



# HOUSING ELEMENT UPDATE

Frequently Asked Questions  
September 16, 2022



# SAUSALITO'S REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

- A RHNA is assigned to each jurisdiction in California and represents the number of units each jurisdiction must plan to accommodate during its planning period.
- Assigned by the Association of Bay Area Governments based on Sausalito's projected share of Bay Area growth to 2050.
- The RHNA is increased to adjust for Sausalito's:
  - **Access to opportunity** (high resource areas receive more units)
  - **Proximity to jobs** (by auto or transit – areas closer to job centers receive more units)
- State law requires Sausalito to identify adequate sites to accommodate the RHNA and very low and low income sites must meet certain criteria.

Income Level	Sausalito 6 <sup>th</sup> Cycle RHNA
Very Low-Income: 0-50% Area Median Income (AMI)	200
Low-Income: 50-80% AMI	115
Moderate-Income: 80-120% AMI	114
Above Moderate-Income: >120% AMI	295
<b>Total</b>	<b>724</b>





# WHY ARE SO MANY UNITS ASSIGNED TO SAUSALITO?

- The baseline allocation is based on the Plan Bay Area 2050 growth assumptions for southern Marin and is increased to reflect Sausalito's high opportunity areas (areas with high scores for access to education, economic, and environmental opportunities) as well as Sausalito's proximity to employment centers.
- The allocation does not take into account:
  - Sausalito's actual capacity for growth
  - Availability of water and sewer to serve new growth
  - School capacity to serve new growth
  - wildfire, emergency evacuation, flooding, landslides, and other constraints to growth
- Sausalito appealed its RHNA to ABAG and the appeal was denied.



# OPPORTUNITY SITES & SITES WITH EXISTING ZONING



# IS AN OPPORTUNITY SITE A COMMITMENT TO DEVELOP NEW HOUSING?

- The City is not required to build the units required to be addressed by the RHNA.
- Once the Housing Element is adopted, the City must rezone enough sites to accommodate the entire RHNA.
- Housing development then must be allowed on all of the Opportunity Sites that are rezoned.
  - Development proposals must submit an application to the City.
  - The City will review the application and ensure it meets Sausalito's adopted requirements, including zoning, design, and development standards.
  - Applications that meet certain criteria must be processed ministerially, meaning that the City does not have the discretion to deny the application provided that the project meets the City's objective requirements and is eligible for streamlined processing under State law.



# WHAT ARE DENSITY BONUSES? HOW DO THEY AFFECT GROWTH?

- Projects that include very low and low income units, as well as other qualified units, are eligible to receive a density bonus under State law. The density bonus is based on the number of very low, low, and other qualified units and is applied on a sliding scale, with density bonuses up to 80%.
- The density bonus allows units in excess of the maximum number of units a site is zoned to accommodate, so a density bonus results in new growth beyond the City's projected growth.
- The State does not allow the City to factor density bonuses in when calculating the number of units that may be accommodated on the Opportunity Sites, so there is the possibility that some future projects may include an affordable component and result in more units than planned.





# HOW DOES SENATE BILL 9 IMPACT THE CITY'S RHNA AND GROWTH?

- Senate Bill 9 allows up to 4 units (duplex or single family units) to be built on existing lots zoned for single family uses:
  - Existing lots can be developed with two units, or
  - Existing lots may be split into two lots and then be developed with two units per lot.
- The Draft Housing Element assumes that vacant sites zoned for single family will develop with up to 4 units, with reductions on some sites do to potential constraints.
- A percentage of sites with existing single family units that are zoned for single family uses are also assumed to develop with additional units under SB 9.
- SB 9 increases the growth capacity of the City and assists the City in accommodating the RHNA, but SB 9 units are not counted toward a significant amount of the very low and low income RHNA.



# WHO WILL PAY FOR THE INFRASTRUCTURE TO SERVE NEW GROWTH?

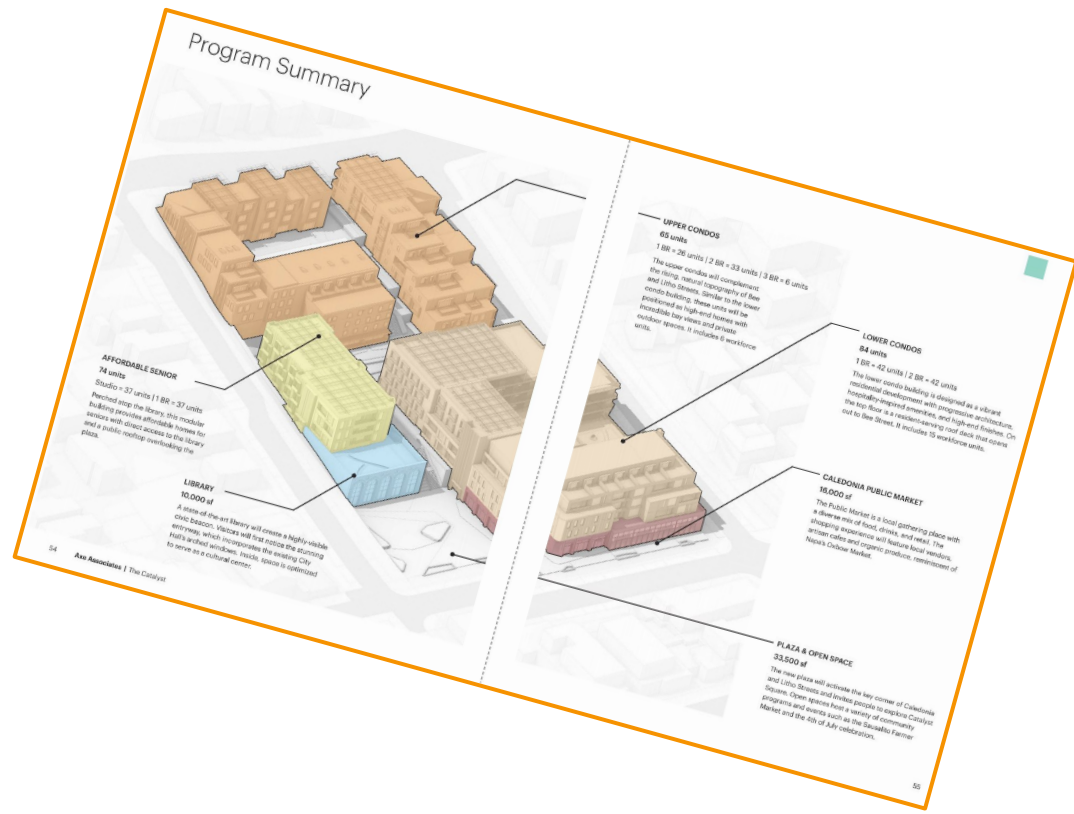
- Development projects will pay for their fair-share through collection of impact fees or construction of improvements to accommodate their project.
- However, infrastructure improvements will need to be planned and constructed in order to accommodate the growth associated with the RHNA and a portion of these costs will likely fall upon the service providers (Marin Water, City of Sausalito, Southern Marin Sanitary District).





# WHEN AND WHY DID THE CITY APPROVE GROWTH AT CITY HALL AND OTHER SITES?

- The Golden Shovel competition held in Spring 2022 resulted in two vision documents addressing opportunities for growth in the Caledonia area, including City Hall. These are not development proposals, but are urban design projects that students at UC Berkeley and Stanford completed.
- The Housing Element identifies City Hall as an opportunity site. The City has not yet approved the Housing Element and the final amount of new development that may be assigned to the City Hall site has not yet been decided.



# WHY HAVEN'T I RECEIVED NOTICE ABOUT THE HOUSING ELEMENT UPDATE?

- A mailer was sent to every resident and property owner in Sausalito to introduce the Housing Element Update and invite participation
- Regular updates are posted in the Currents and sent out to persons who have requested information
- To be placed on the email list for Housing Element notices and updates, please visit:

<https://www.surveymonkey.com/r/SausalitoHEStakeholder>



City of Sausalito  
Community Development Department  
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#### Project Overview

The City of Sausalito is updating its Housing Element of the General Plan for the 2023-2031 period as required by State law. The Housing Element establishes policies and programs to address Sausalito's existing and projected housing needs, including the 724 new units that have been allocated to Sausalito through the Regional Housing Needs Allocation (RHNA). Specific aspects of the Housing Element include:

- Inventory of sites suitable to accommodate the City's RHNA
- Assessment of financial and programmatic resources for housing
- Analysis of fair housing issues and constraints
- Goals, policies, and actions to address our current and projected housing needs

To learn more about the Housing Element, including Frequently Asked Questions, upcoming meeting information, and Housing Element terminology, please visit

<https://housingelementsmarin.org/city-of-sausalito>

Mailing Label

Name

Address

City, State Zip



# HOW DO I STAY INFORMED?

- Upcoming Community Engagement Activities – Estimated Dates
  - HEAC Meeting #10 – October 2022
  - HCD Review Draft Housing Element – October 2022
- Website:  
<https://housingelements Marin.org/city-of-sausalito>
- FAQs  
<https://housingelements Marin.org/city-of-sausalito/widgets/38317/faqs#7204>
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