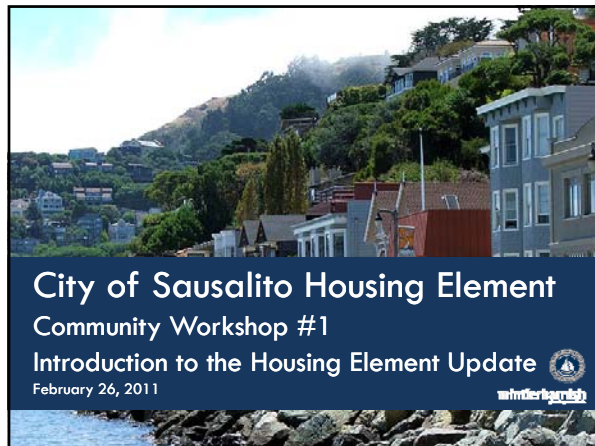




Welcome and Introductions

- Call to Order- joint City Council/Housing Element Committee meeting
- Welcome and Introductions
 - City Council
 - Housing Element Committee
 - Staff
 - Facilitator

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Welcome and Introductions

- Housing Element Update Workshop Series
- First Workshop: Intro to the Housing Element
 - Today's Topics:
 - Overview of Housing Element Requirements
 - New Housing Element Legislation
 - Sausalito's Housing Needs and Population Characteristics
 - Housing Constraints
 - Next Steps/Additional Workshops

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Overview of Housing Element Requirements

The General Plan

- Long-range planning document required by State law
- Blueprint or "constitution" for physical development in a community
- Contains goals, policies, and programs
- Addresses a comprehensive list of issues, changing conditions, and values

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The General Plan

- Required General Plan Elements:
 - Land Use
 - Circulation
 - Housing
 - Conservation
 - Open Space
 - Safety
 - Noise

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The Housing Element

- One of the seven mandated elements of the General Plan
- State sets schedule for periodic update of the housing element.
 - 5-year timeframe
 - State sets 7 ½ year planning period: January 1, 2007 to June 30, 2014
- Review by California Department of Housing and Community Development (HCD) for compliance with State law



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7

The Housing Element

- Background Report
 - Housing Needs Assessment
 - Existing Needs
 - Special Housing Needs
 - Projected Needs
 - Sites Inventory and Analysis
 - Analysis of Constraints on Housing
 - Governmental
 - Non-Governmental
 - Evaluation of Existing Policies/Programs



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8

The Housing Element

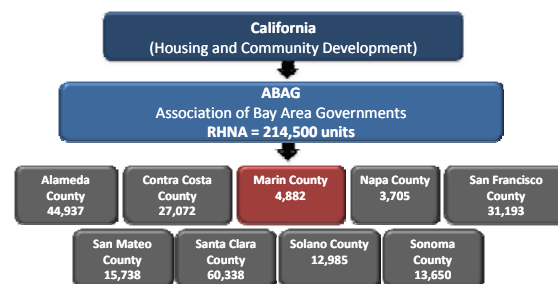
- Policy Document
 - Goals, Policies, Programs, & Quantified Objectives
 - Adequate sites
 - Assist in development of affordable housing
 - Remove governmental constraints
 - Preserve existing affordable housing
 - Promote equal housing opportunities



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9

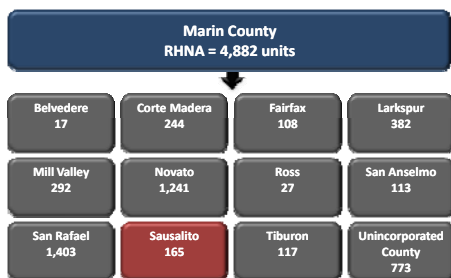
Regional Housing Needs Allocation



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10

Regional Housing Needs Allocation



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11

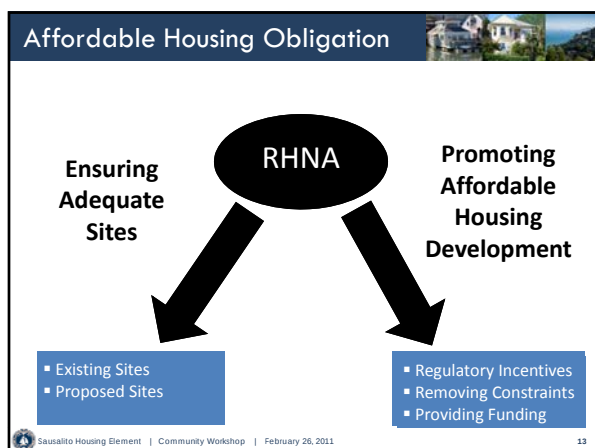
Regional Housing Needs Allocation

RHNA by Income Category Sausalito						
Planning Period	Extremely Low (30% or Less of County Median Income)	Very Low (50% or Less of County Median Income)	Low (51-80% of County Median Income)	Moderate (81-120% of County Median Income)	Above Moderate (121% + of County Median Income)	Total
2007-2014	22	23	30	34	56	165
1999-2006	0	36	17	50	104	207
Total	22	59	47	84	160	372

HCD Rule of Thumb for affordable housing for Sausalito:
20 units/acre

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12



Theory of the Fair Share

- Increasing housing supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner
- Promoting socioeconomic equity, protection of environmental and agricultural resources, and efficient development patterns
- Bring jobs and housing closer together

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What is Affordable Housing?

- Not all high-density or multi-family housing is affordable
- Deed-restricted for lower-income families
 - no more than 30% of monthly income
- Serves families, seniors, and people with disabilities
- Developed by private developers, mostly non-profits, using a combination of rental income, private funding, and government subsidies
- More focus lately on design that fits with the character of the neighborhood
 - Higher quality construction and professional management

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Why affordable housing matters

- Bay Area housing is among the most expensive in the nation
- Salaries are not keeping pace with housing prices:
 - A minimum wage earner must work about 156 hours a week to afford a one-bedroom apartment in Sausalito
- Providing housing for the local workforce
 - School teachers, child care workers, nurses, and other professionals
- Reducing traffic and improving air quality

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Consequences of Non-Compliance

- Legal Responsibility**
 - The Housing Element needs to be certified for an adequate General Plan
 - Could lose local land use authority
- Fiscal Obligation**
 - Could have to pay legal fees, including plaintiff's fees
- RHNA becomes cumulative (AB 1233)**
- Ineligible for State housing funds and related infrastructure funds**
 - e.g., CDBG, HOME, Infill Incentive Grant, Housing Related Parks

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New Housing Element Legislation

New Housing Element Legislation

- 2002: Persons with Disabilities (SB 520)
- 2003: Accessory Dwelling Units (AB 1866)
- 2004/2009: Density Bonus (SB 1818/AB 2280)
- 2005: RHNA Carry-over (AB 1233)
- 2006: Downzonings (AB 2511)
- 2007: Homeless/Emergency Shelters (SB 2)
- 2008: Sustainability Planning (SB 375)

Persons with Disabilities (SB 520)

- Certain governmental provisions can serve to restrict housing opportunities for **persons with disabilities**
- What the legislation does:
 - Cities must analyze potential governmental constraints on the development of housing for persons with disabilities
 - Accessibility
 - Reasonable accommodation
 - Group homes



Accessory Dwelling Units (AB 1866)

- An **accessory dwelling unit** is a secondary unit on the same property as the primary home
- What the legislation does:
 - Zoning code must allow accessory dwelling units (i.e., second units) “by-right” in all residential zones allowing single-family homes



Density Bonus (SB 1818/AB 2280)

- A **density bonus** is an additional number of units beyond what the zoning allows if a developer provides affordable housing units
- What the legislation does:
 - Reduces number of affordable units a developer must provide in order to receive a density bonus
 - Increases maximum amount of density bonus from 25% to 35%
 - Increases number of incentives cities must grant developers of affordable housing

RHNA Carry-over (AB 1233)

- RHNA = Regional Housing Needs Allocation
- What the legislation does:
 - If city/county fails to adopt a housing element in last round they must accommodate the RHNA from the previous housing element planning period



Downzonings (AB 2511)

- Cities and counties cannot reduce the density of a site in the housing element inventory
- What the legislation does:
 - Clarifies/strengthens no-net-loss zoning
 - Cities/counties cannot downzone a site or approve development on a site at a lower density than what is inventoried in the housing element without making a finding that the city has adequate capacity to accommodate the RHNA

Emergency Shelters (SB 2)

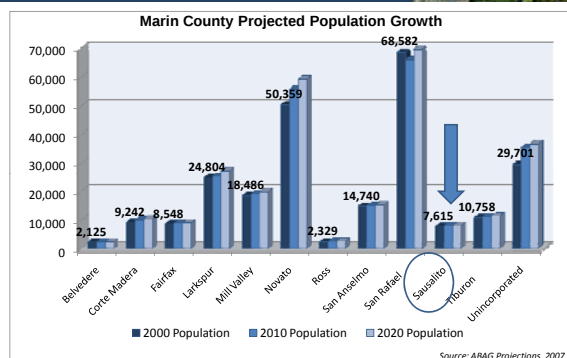
- An emergency shelter provides temporary housing for homeless individuals
- What the legislation does:
 - Every jurisdiction must identify at least one zone where emergency shelters (i.e., homeless shelters) are permitted “by-right”
 - Zone must have capacity to accommodate the city’s homeless need
 - Emergency shelters must be subject to the same development and management standards as residential or commercial uses in the same zone

Sustainability Planning (SB 375)

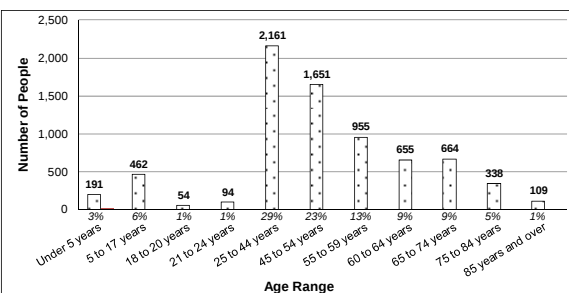
- SB 375 aligns three major planning processes – land use planning, transportation planning and funding, and housing mandates – to reduce greenhouse gas emissions
- What the legislation does:
 - Changes timing of housing element updates (8 years instead of 5 years)
 - RHNA must be consistent with the MPO’s sustainable community strategy (SCS)
 - New penalty: failure to adopt housing element in time results in requirement to update housing element every 4 years instead of 8

Housing Needs and Population Characteristics

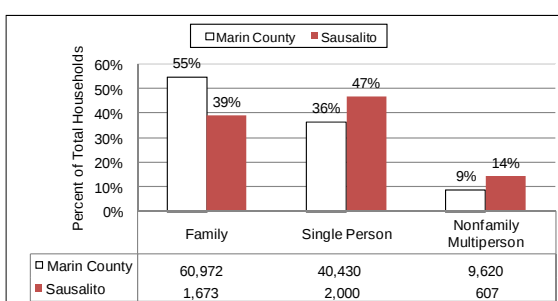
Population Projections



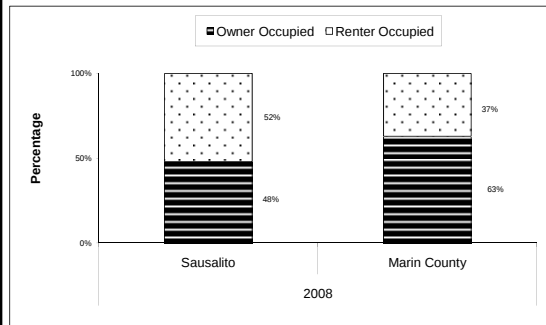
Age Distribution



Household Characteristics



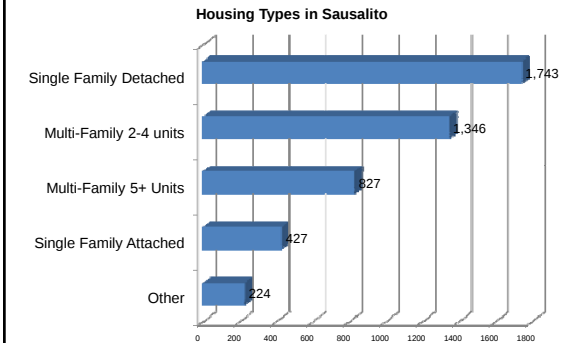
Housing Characteristics



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31

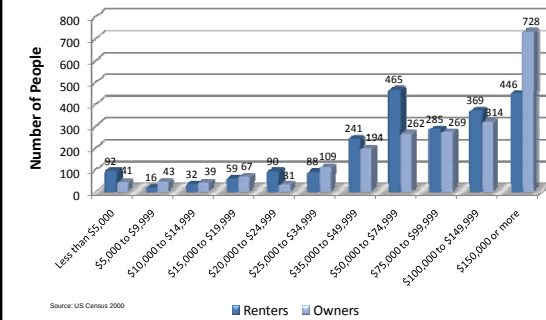
Housing Characteristics



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32

Income Distribution in Sausalito



Source: US Census 2000

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33

Affordability

Income Limit - Based on county median income \$95,000 (2008)	Median Salary of Sample Profession	Estimated Maximum Sales Price of Home ¹	Affordable Monthly Rent or Housing Cost ²
EXTREMELY LOW INCOME (up to \$12,000) Partial Sales Person	\$20,825	\$128,388	\$877
VERY LOW INCOME (\$12,001 - \$19,000) Postal Service Clerk	\$45,670	\$228,780	\$1,142
LOW INCOME (\$19,001 - \$24,000) Middle School Teacher	\$62,670	\$282,987	\$1,582
MIDDLE INCOME (\$24,001 - \$34,000) Civil Engineer	\$82,183	\$482,276	\$1,782
ABOVE MIDDLE INCOME (\$34,001 +) Lawyer	\$144,301	\$710,000	\$3,067

¹ - Based on the following assumptions: 6.5% interest rate, 30-Year Fixed loan, 20% down-payment, 1% property tax and no additional monthly payments or funds available.
² - Defined as 30% of monthly income.

\$780,000 median sales price of condo
 \$1,382,550 median sales price of single-family home

\$1,483 mo. rent for 1-bdrm
 \$1,817 mo. rent for 2-bdrm
 \$1,915 mo. rent for 2-bdrm

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34

Special Needs Households

- Seniors
- Single parent and female-headed households
- Persons with disabilities
- Large families
- Individuals and families who are homeless



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35

Special Needs

Special Needs Households	Households
Elderly (65+)	1,111
Large Family	28
Single-Female Headed	148
Total	1,287

Special Needs Persons	People
Persons with disabilities	1,728
16-64 years	1,221
65+ years	507

Sources: Census 2000, Claritas 2008

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36



Governmental Constraints

- Constraints to maintenance, improvement, or development of housing
 - Land Use Regulations and Density
 - Building Codes
 - Parking Regulations
 - Public Improvement Requirements
 - Permit Processing Time and Fees



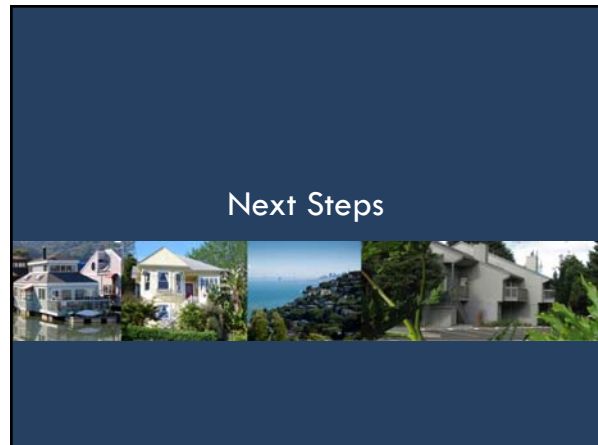
City of Sausalito
Land Use Map

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Non-Governmental Constraints

- Constraints to maintenance, improvement, or development of housing
 - Land Costs
 - Construction Costs
 - Financing Costs
 - Community Resistance to New Housing

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Next Steps

- Data Collection
 - Vacant and Underdeveloped Parcels
 - Accessory Dwelling Units
 - Liveaboards



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Next Steps

- Community Workshop Series
 - Workshop #1: Introduction to Housing Element (Today)
 - Workshop #2: Review of Options to Meet State-Mandated Housing Requirements (Summer 2011)
 - Workshop #3: Review of Housing Policies and Programs (Early 2012)



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Next Steps

- More information/Feedback:
 - Join mailing list
 - Fill out evaluation form
- Staff contact:
Lilly Schinsing, Associate Planner-Project Manager
(415) 289-4134
LSchinsing@ci.sausalito.ca.us



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43

Questions and Answers



Thank you for participating!

