



City of Sausalito Housing Element

Community Workshop #2 | Strategies for Meeting the RHNA

July 16, 2011



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planning consultants

Welcome and Introductions



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



Welcome and Introductions



- Housing Element Update Workshop Series
 - Workshop #1: Intro to the Housing Element (February 2011)
 - Workshop #2: Strategies for Meeting the RHNA (Today)
 - Workshop #3: Housing Policies and Programs (Early 2012)



Workshop Agenda



1 | Overview of RHNA and Sites Inventory Requirements

2 | Strategies for Meeting the RHNA

3 | Questions, Answers, Discussion

4 | Next Steps



1 | Overview of RHNA and Sites Inventory Requirements



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

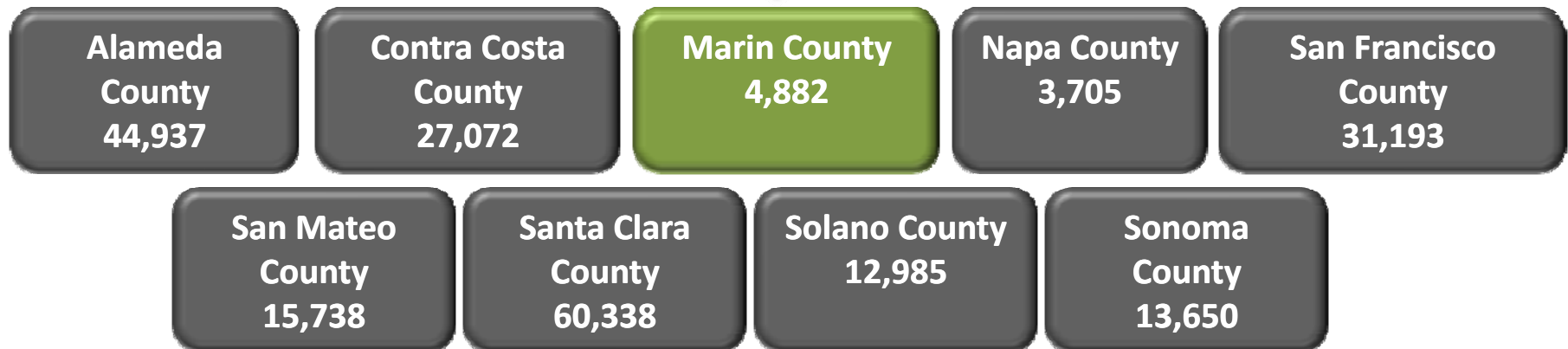


Regional Housing Needs Allocation

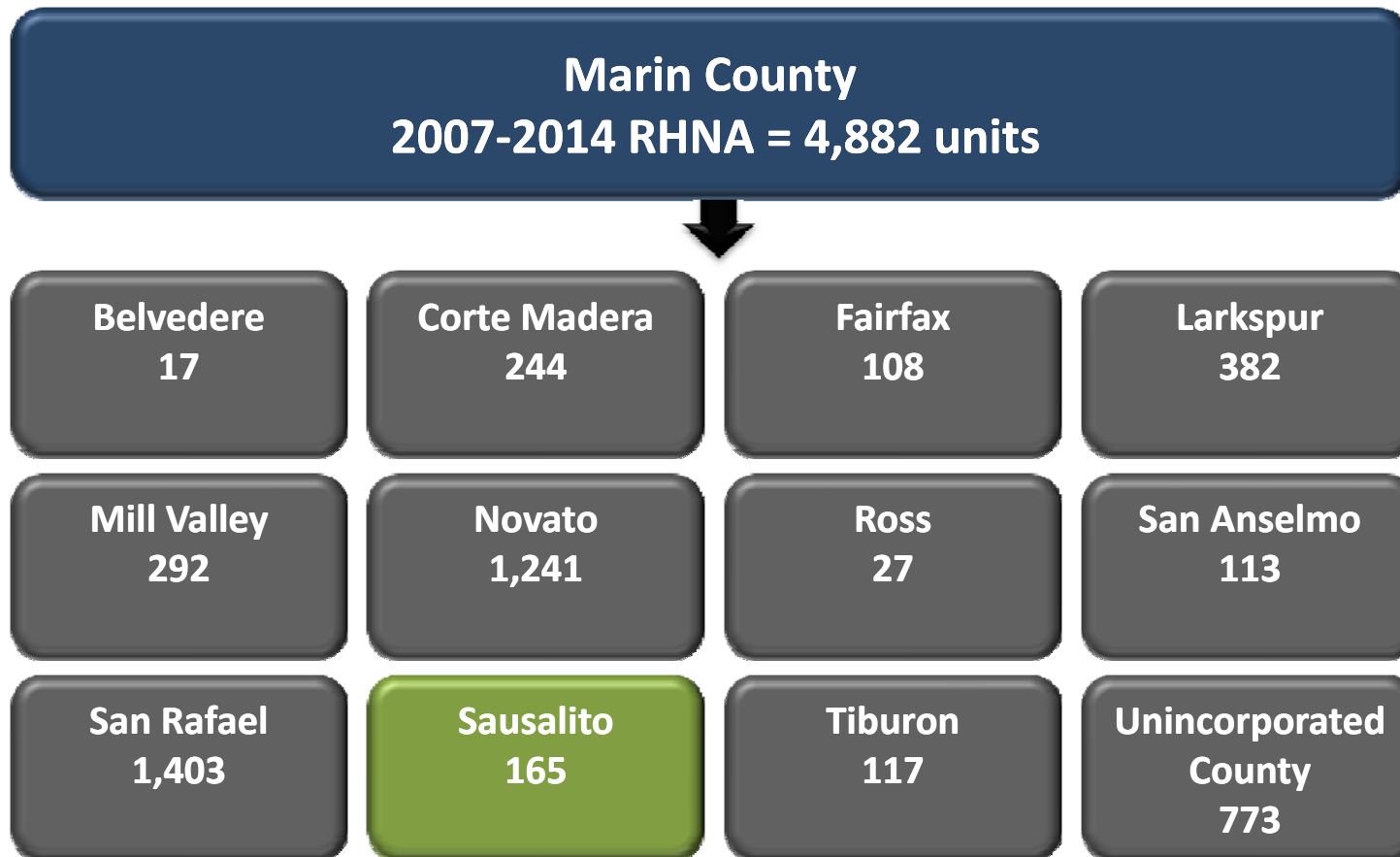


California
(Housing and Community Development)

ABAG
Association of Bay Area Governments
2007 -2014 RHNA = 214,500 units



Regional Housing Needs Allocation



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 **lower income** households (i.e., extremely low, very low, and low income) in Sausalito: **20 units/acre**



Housing Affordability



2011 State Income Limits

Marin County

Income Category	One-Person Household		Two-Person Household	
	Income	Affordable monthly rent for household (spending 30% of income on housing)	Income	Affordable monthly rent for household (spending 30% of income on housing)
Extremely Low	\$22,450	\$561	\$25,650	\$641
Very Low	\$37,400	\$935	\$42,750	\$1,069
Low	\$59,850	\$1,496	\$68,400	\$1,710
Moderate	\$85,350	\$2,134	\$97,500	\$2,438

Source: State of California Department of Housing and Community Development, June 23, 2011.

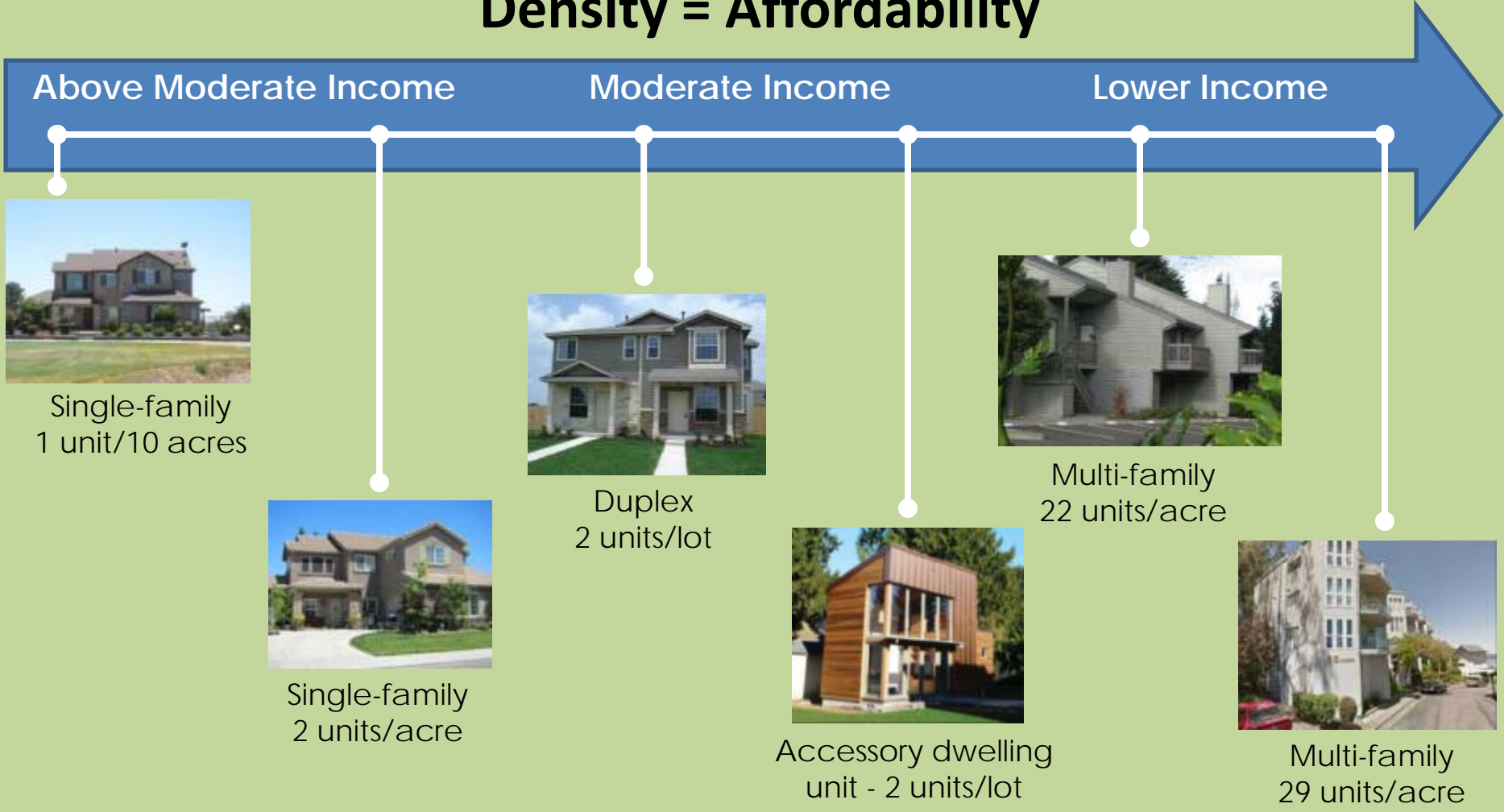




Housing Types and Affordability

Housing Element basic assumption:

Density = Affordability



Housing Types and Affordability



Housing Element basic assumption:

Density = Affordability (not always the case...)



Density within the local context



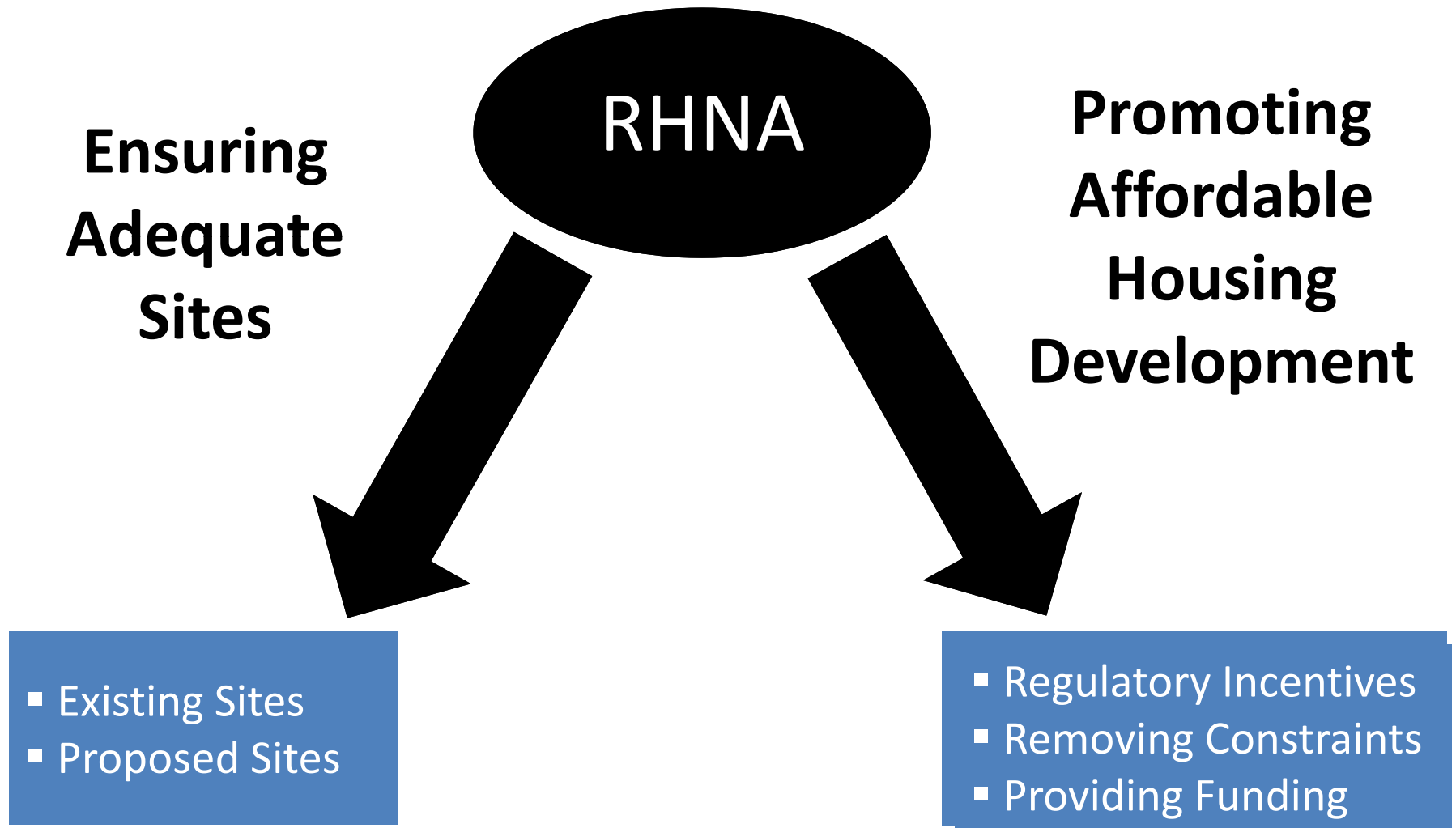
- In Sausalito, HCD Rule of Thumb for lower-income affordable housing is **20 units/acre**

Housing Types and Affordability Sausalito

Income Category	Potential Housing Types
Above Moderate Income	Single family homes
Moderate Income	Accessory dwelling units, duplexes, triplexes, fourplexes, small multi-family housing, liveboards
Lower Income	Larger multifamily housing, accessory dwelling units, liveboards



Affordable Housing Obligation



Sites Inventory and Analysis



- Traditional approach to inventory:
 1. Inventory units built since start of RHNA planning period (i.e., 1999)
 2. Inventory of vacant and underdeveloped land suitable for residential development
 3. Hope you meet your RHNA



Remaining Need



RHNA by Income Category					
Sausalito					
	Very Low	Low	Moderate	Above Moderate	Total
Combined RHNA (1999-2014)	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189

*City must use other strategies to meet the remaining need



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



2 | Strategies for Meeting the RHNA



Strategies for Meeting the RHNA



- Built, under construction, or approved units
 - Capacity on vacant and underutilized land
1. Adopt Accessory dwelling unit (ADU) regulations and count capacity for future ADUs
 2. ADU amnesty program
 3. Count existing undocumented liveaboards
 4. Incentives for affordable liveaboards
 5. Rezone existing residential and mixed use sites to higher density
 6. Rezone non-residential land to allow residential



Strategies for Meeting the RHNA



- Each strategy is presented on a scale:
 - **Light Approach** = less aggressive policies, fewer incentives, stricter regulations/standards
 - **Medium Approach** = more policies, some incentives, some regulations/standards
 - **Heavy Approach** = more aggressive policies, more incentives, minimal regulations/standards



Strategies for Meeting the RHNA



- Ranking the strategies

Implementation



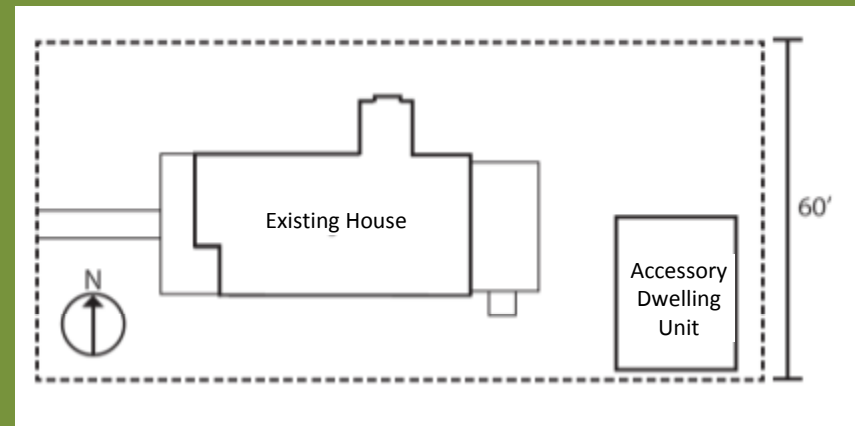
Acceptance by HCD



** Just because the City proposes a strategy, doesn't mean HCD will accept it*



Strategy 1: Count capacity for future accessory dwelling units (ADUs)



1 – Count Capacity for Future ADUs



- **Background:**
 - Capacity for future ADUs can count toward RHNA
 - Capacity is estimated based on:
 - past development trends
 - community need for ADUs
 - resources/incentives to encourage future ADUs
 - ADU Affordability Study in Marin County found that:
 - **30%** of ADUs are affordable to **extremely low income** households
 - **20%** of ADUs are affordable to **very low income** households
 - **40%** percent of ADUs are affordable to **low income** households
 - Remaining ADUs are affordable to **moderate or above moderate income** households



1 – Count Capacity for Future ADUs



- **Background:**
 - City ordinance in 1984 prohibited ADUs
 - City conducted an ADU Survey in 2010:
 - 16% of owners would be inclined to create an ADU if the City allowed
 - 20% of owners would be able to provide off-street parking
 - To count ADUs, City would have to adopt regulations allowing ADUs in the city



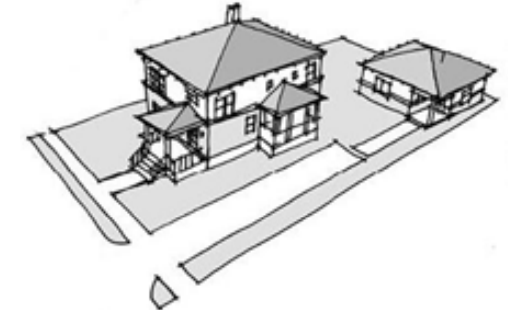
1 – Count Capacity for Future ADUs



- **Light Approach:**
 - Allow ADUs in *select areas*
 - Very strict standards:
 - each ADU must provide one off-street parking space
 - all development standards must be met (e.g., floor area, building coverage)
- **Medium Approach:**
 - Allow ADUs in *specific residential Zoning Districts*
 - Standards:
 - each ADU must provide one off-street parking space, however, there may be cases where the requirement is waived for specific reasons, such as proximity to bus route;
 - development standards may be relaxed (e.g., small discount from floor area and/or building coverage given so that ADU does not make parcel non-conforming);
 - small discount given on building permit fees.



1 – Count Capacity for Future ADUs



- **Heavy Approach:**

- Allow ADUs in *all residential Zoning Districts*
- Very relaxed standards:
 - Parking is not required for the ADU;
 - ADU under a certain size doesn't count towards building coverage or floor area

Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	6	5	1	1	13
Medium	13	10	2	1	26
Heavy	81	64	9	8	162

Implementation



Acceptance by HCD



Strategy 2: Accessory Dwelling Unit (ADU) Amnesty Program



2 – ADU Amnesty Program



- **Background:**
 - City ordinance in 1984 prohibited ADUs
 - All ADUs built since 1984 are illegal units
 - City conducted an ADU Survey in 2010:
 - 15% of owners have an existing ADU on their property
 - 25% of owners with an existing ADU indicated it was built without permits
 - 40% of owners with an existing ADU indicated that they would be able to provide off-street parking for the unit
- **Overview of Approach:** To count existing ADUs, City would have to:
 1. Prove that illegal ADUs were not counted in the U.S. Census
 2. Adopt an amnesty program to legalize ADUs



2 – ADU Amnesty Program



- **Light Approach:**
 - Conditions are very strict:
 - ADUs must provide one off-street parking space;
 - all development standards must be met (i.e., floor area, building coverage);
 - no discount given on building permit fees
- **Medium Approach:**
 - Conditions are more relaxed:
 - ADU must provide one off-street parking space, but requirement could be waived for specific reason, such as proximity to bus route;
 - development standards may be relaxed (e.g., small square foot discount from floor area and/or building coverage could be given so ADU does not make parcel non-conforming);
 - small discount given on building permit fees



2 – ADU Amnesty Program



- **Heavy Approach:**
 - Very relaxed conditions:
 - parking is not required for the ADU;
 - ADU does not factor into building coverage or floor area;
 - large discount given on building permit fees.

Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	3	2	1	0	6
Medium	6	4	1	1	12
Heavy	19	15	2	2	38

Implementation



Acceptance by HCD



Strategy 3: Count existing undocumented liveaboards



3 – Count Existing Liveaboards



- **Background:**
 - Sausalito Zoning Ordinance:
 - Allows 10% of berths to be used for liveaboards
 - Half of the liveaboards must be available to low and moderate income residents
 - 2009 survey of boating community revealed:
 - The majority of liveaboards are permanent residents on their boats
 - Median cost for a berth was \$657, significantly below market rate for a one-bedroom apartment
 - There are an estimated 116 unpermitted liveaboards in the city
 - Several marinas do not have City or BCDC permits for liveaboards and therefore have potential for amnesty for up to 10% of boat slips
 - City may be able to count some (up to 92) existing unpermitted liveaboards as affordable housing if we can prove they were not counted in the 2000 Census



3 – Count Existing Liveaboards



- **Overview of Approach:** Legalize up to 10% of unpermitted liveaboards at unpermitted marinas (92 liveaboards) via an amnesty program:
- **Light Approach:**
 - Require an even split between all income levels
- **Medium Approach:**
 - Require an even split between very low, low, and moderate income levels
 - Provide an incentive (e.g., relaxation of permitting requirements)
- **Heavy Approach:**
 - Require an even split between very low and low income levels
 - Provide a larger incentive



3 – Count Existing Liveaboards



Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	23	23	23	23	92
Medium	31	31	30	0	92
Heavy	46	46	0	0	92

Implementation



Acceptance by HCD



Strategy 4: Incentives for affordable liveaboards



4 – Affordable Future Liveaboards



- **Background:**
 - The following permitted marinas have additional liveaboard capacity:
 - Marina Plaza – 4 additional
 - Clipper Yacht – 18 additional
- **Overview of Approach:** incentives to encourage marinas to offer remainder of liveaboard slips to low/moderate income households
- **Light Approach:**
 - Status Quo (i.e., no incentives for affordable units)
- **Medium Approach:**
 - Provide incentives for liveaboards to be affordable to very low, low, and moderate (assume an even split between these income levels)
- **Heavy Approach:**
 - Provide strong incentives for liveaboards to be affordable to lower income households (assume an even split between very low and low income levels)



4 – Affordable Future Liveaboards



Approach	Very Low	Low	Moderate	Above Moderate	Total
Light	0	0	0	22	22
Medium	7	7	8	0	22
Heavy	11	11	0	0	22

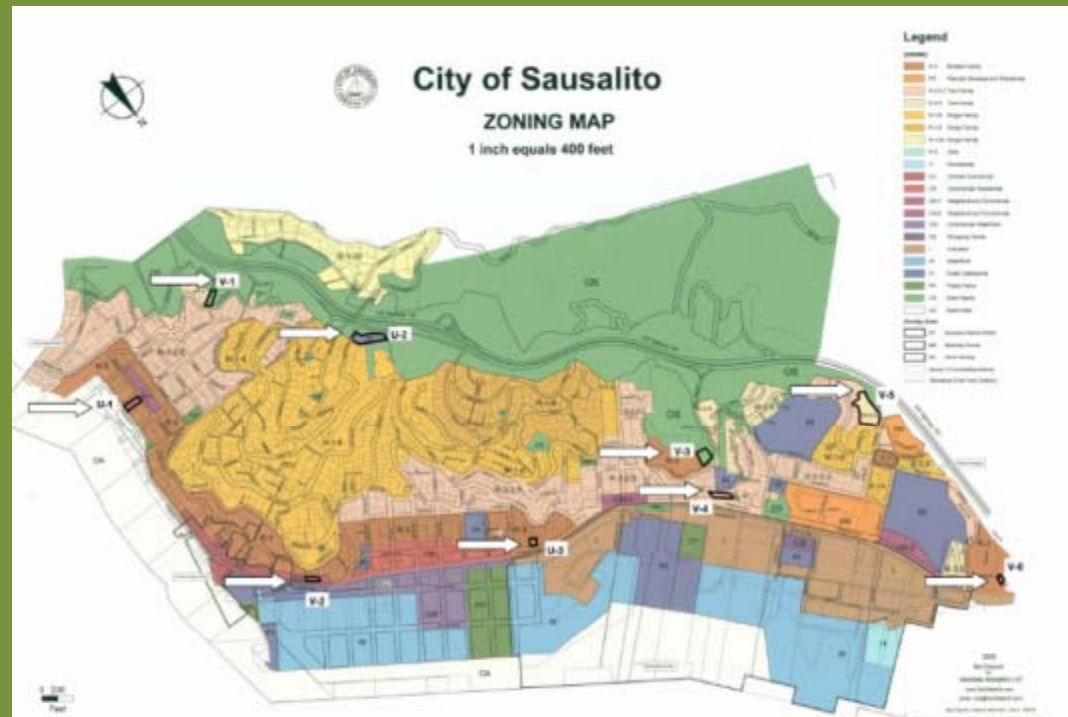
Implementation



Acceptance by HCD



Strategy 5: Upzone existing residential and mixed use sites to higher density



5 – Upzone for Higher Density



- **Background:**

- The sites inventory can include sites that will be made available for residential uses via **rezoning** within the planning period
- If there is a shortfall of sites, the Housing Element must include an “adequate sites program” to accommodate 100% of the shortfall
- Rezoned sites must meet the following requirements:
 - Allow housing “by right” (i.e., ministerial, not discretionary)
 - Allow at least 20 units/acre
 - Be large enough to accommodate at least 16 units
 - At least 50 percent of the remaining very low- and low-income RHNA must be accommodate on site allowing exclusively residential uses (i.e., not mixed use sites)



5 – Upzone for Higher Density



- **Overview of Approach:**

- Upzone certain sites to R-3 (multi-family residential) to allow an increased density
- Apply an Affordable Housing Overlay District (AHOD) to these sites and provide incentives for affordable housing





5 – Upzone for higher density

Site V-4: Woodward Avenue

Site Information

Address/Street: Along Woodward Avenue

Nearest Address: 266 Woodward Avenue (adjacent to the site)

Site Area: ~26,392 square feet (1.07 acres)

Owner: City of Sausalito

Assessor Parcel Number: Surplus Right-of-way

Current Use: Vacant

Existing Building(s): None

Constraints: Access from Woodward; PG&E substation across street, requires vacation of right-of-way

Current General Plan Designation: Medium High Density Residential—maximum 17.4 dwelling units/acre

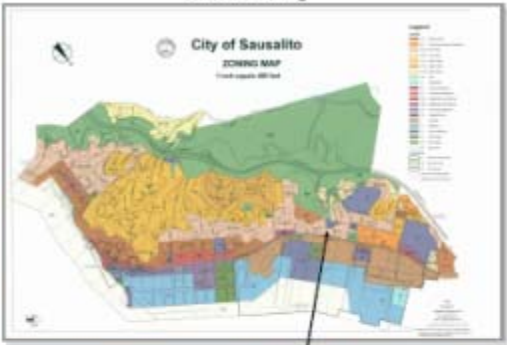
Current Zoning Designation: Two-Family R-2-2.5 (maximum 1 dwelling unit/2,500 square feet of parcel area)



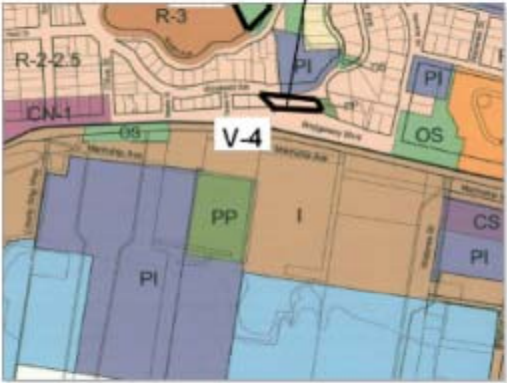
Site Location

Current Zoning

Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.



V-4: Woodward Ave Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
9	17	Current R-3 13 25



5 – Upzone for higher density



Site V-5: Butte Street

Site Information

Address/Street: End of Butte Street

Nearest Address: 806/808 Butte Street (across Butte Street from the site)

Site Area: 87,643 square feet (2.01 acres)

Owner: 50% City of Sausalito, 50% Rodney Hunt

Assessor Parcel Number: 064-321-01

Current Use: Vacant

Existing Building(s): None

Constraints: Steep Slopes, Heavily wooded

Current General Plan Designation: Medium Density Residential— maximum 8.7 dwelling units/acre

Current Zoning Designation: Two-Family R-2-5 (maximum 1 dwelling unit/5,000 square feet of parcel area)



Site Location

Current Zoning

Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.



V-5: Butte Street Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezoned to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
17	58	Current R-3 25 87





5 – Upzone for higher density

Site U-1: Vahalla

Housing Element Update: The Inventory

Community Workshop 2
July 16, 2011

Site Information

Address/Street: 201 Bridgeway and 206 Second Street

Site Area: 23,088 square feet (0.94 acres)

Owner: Jon Roberts and John Boccardo

Assessor Parcel Numbers: 065-242-06 and 065-242-17

Current Use: 201 Bridgeway— currently vacant two story structure, 206 Second Street— approximately 33-space parking lot with a single family home

Existing Building(s): One two-story commercial building; one one-story 1911 single-family home

Constraints: Commercial building is a noteworthy structure

Current General Plan Designation: 201 Bridgeway: Neighborhood Commercial— maximum 29 dwelling units/acre; 206 Second Street: Split between Neighborhood Commercial and Multi-Family Residential— maximum 29 dwelling units/acre

Current Zoning Designation: 201 Bridgeway: Neighborhood Commercial (CH-1)(maximum 1 dwelling unit/1,500 square feet of parcel area); residential only allowed above the ground level, 206 Second Street: Split between Neighborhood Commercial (CH-1) and Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



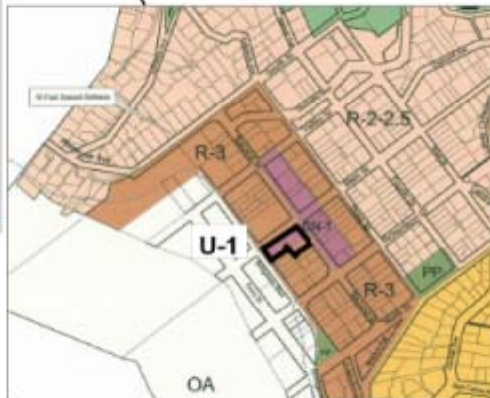
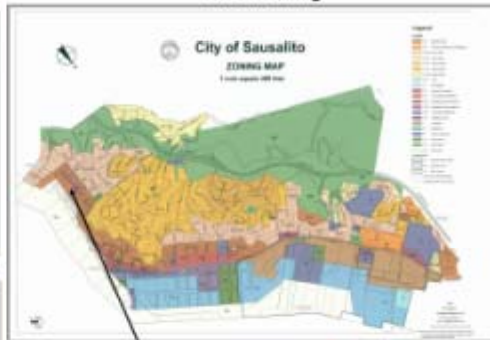
Site Location



Current Zoning



Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

U-1: Vahalla Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
15	15*	Current R-3
		22** 22*

*A zone change to R3 would allow residential on the ground floor
**Units required to be above ground level





5 – Upzone for higher density

Site U-3: 1700 Block of Bridgeway

Housing Element Update: Site Inventory

Community Workshop 2
July 16, 2011

Site Information

Address/Street: 1757/1751 Bridgeway and 160 Filbart

Site Area: 18,088 square feet (0.45 acres)

Owner: TB Ventures Sausalito LLC

Assessor Parcel Number: 064-151-02

Current Use: Residential

Existing Building(s): Three blighted residences

Constraints: Three blighted units are located on site

Current General Plan Designation: Multi-Family Residential—maximum 29 dwelling units/acre

Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



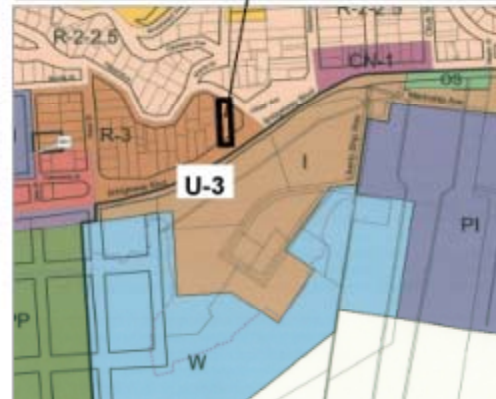
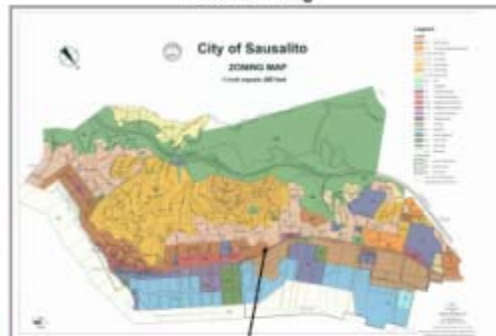
Site Location



Current Zoning



Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

U-3: Bridgeway Infill Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
12	n/a*	Current R-3 18 n/a*

*Site is already zoned R-3





5 – Upzone for higher density

Site V-2: 800 Block of Bridgeway

Site Information

Address/Street: Bridgeway, near downtown commercial core

Nearest Address: In between 833 Bridgeway and 885 Bridgeway

Site Area: 11,903 square feet (0.23 acres)

Owner: Auberge De Lydie LLC

Assessor Parcel Number: 065-063-12

Current Use: Vacant

Existing Building(s): None

Constraints: Steep Slopes, access to site may be challenging unless significant excavation occurred

Current General Plan Designation: Central Commercial— residential use allowed above the ground floor only

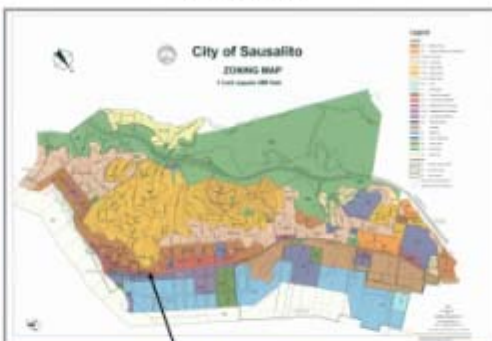
Current Zoning Designation: Central Commercial (CC)— residential use allowed above the ground floor only



Site Location



Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

V-2: Bridgeway Commercial

Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
7	7	Current R-3 10* 10*

*As this site provides less than 10 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible.





5 – Upzone for higher density

Site V-6: Ebbtide Avenue

Site Information

Address/Street: Ebbtide Avenue

Nearest Address: 330 Ebbtide Avenue (adjacent to the site)

Site Area: 7,365 square feet (0.17 acres)

Owner: Kenneth Leitch Living Trust

Assessor Parcel Number: 052-322-01

Current Use: Vacant

Existing Building(s): None

Constraints: Steep Slopes, small site

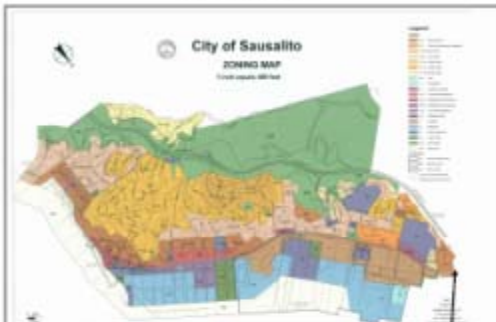
Current General Plan Designation: Multi-Family Residential— maximum 29 dwelling units/acre

Current Zoning Designation: Multi-Family (R-3) (maximum 1 dwelling unit/1,500 square feet of parcel area)



Site Location

Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

V-6: Ebbtide Avenue Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
4*	n/a**	Current R-3 6* n/a*

*As this site provides less than 10 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible

**Site is already zoned R-3





4 – Upzone for Higher Density

Approach	Very Low	Low	Moderate	Above Moderate	Total
Light Rezone V-4 only	6	6	5	0	17
Medium Rezone V-4 and V-5	26	25	24	0	75
Heavy Rezone V-4, V-5, U-1, and U-3 and apply an AHOD to the sites	52	50	50	0	152

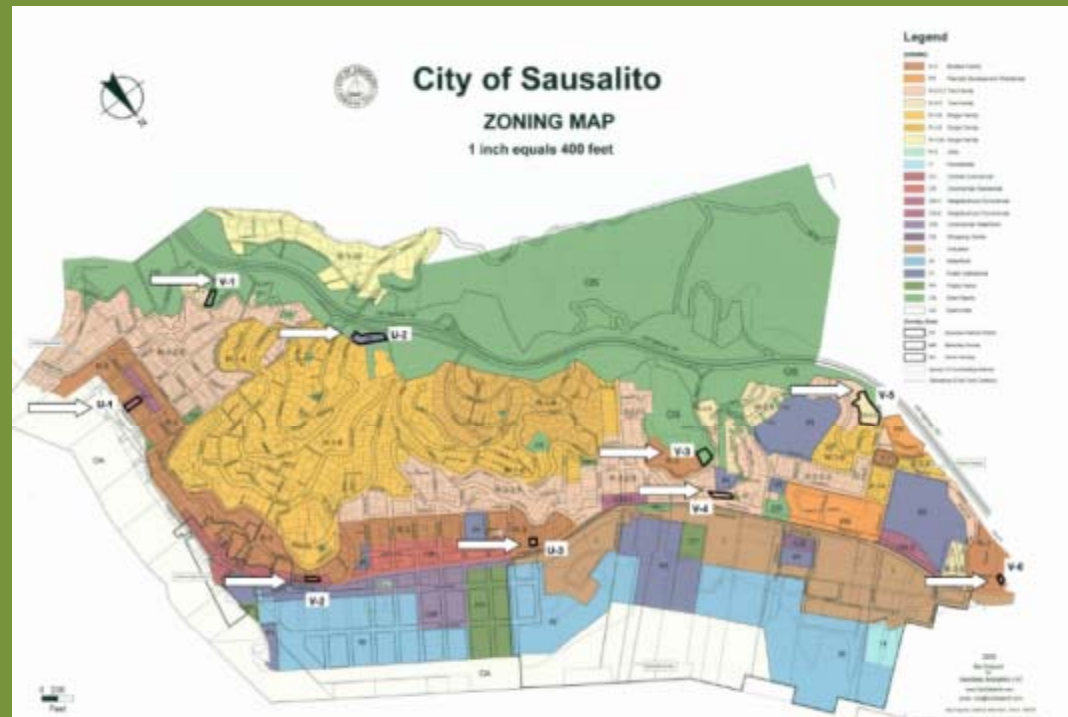
Implementation



Acceptance by HCD



Strategy 6: Rezone non-residential land to allow residential uses



6 – Rezone Non-Residential Land



- **Background:**
 - The sites inventory can include sites that will be made available for residential uses via **rezoning** early in the planning period
- **Overview of Approach:**
 - Rezone certain non-residential sites to residential use
 - Apply an Affordable Housing Overlay District (AHOD) to these sites and provide incentives for affordable housing



6 – Rezone Non-Residential Land



Site U-2: Spencer Fire Station

Site Information

- Address/Street:** 300 Spencer Avenue
- Site Area:** 42,745 square feet (~1 acre)
- Owner:** City of Sausalito
- Assessor Parcel Number:** 065-181-44
- Current Use:** Vacant Fire Station
- Existing Building(s):** One two-story former Fire Station
- Constraints:** Very Steep Slopes on Undeveloped Portion
- Current General Plan Designation:** Public Institutional—no residential use allowed
- Current Zoning Designation:** Public Institutional (PI)—no residential use allowed



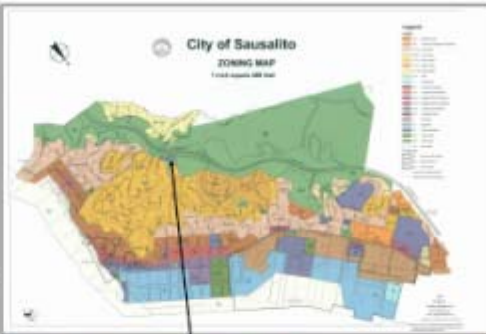
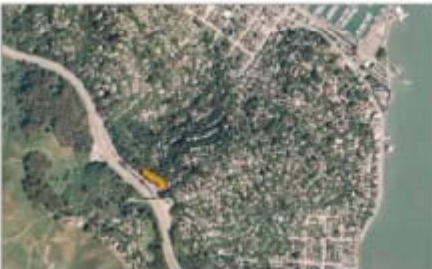
Site Location



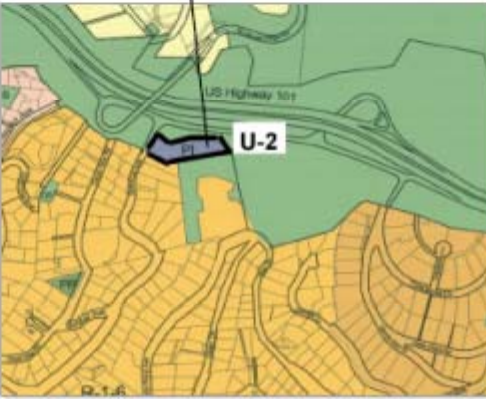
Current Zoning



Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.



U-2: Spencer Fire Station Site

Rezoning Potential		
Potential Units Under Current Zoning	Potential Units under Reszone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning:
0*	28	Current R-3 0* 42

*The Public Institutional Zoning District does not allow residential uses



6 – Rezone Non-Residential Land



Site V-3: Rodeo Avenue

Site Information

Address/Street: Rodeo Avenue

Nearest Address: 98 Rodeo Avenue (across Rodeo Avenue from the site)

Site Area: 26,757 square foot (0.63 acres)

Owner: City of Sausalito

Assessor Parcel Number: 064-133-01

Current Use: Vacant; Open Space

Existing Building(s): None

Constraints: Vehicular access to MMWD facility crosses site; access would have to be relocated

Current General Plan Designation: Open Space—no residential use allowed

Current Zoning Designation: Open Space (OS)—no residential use allowed

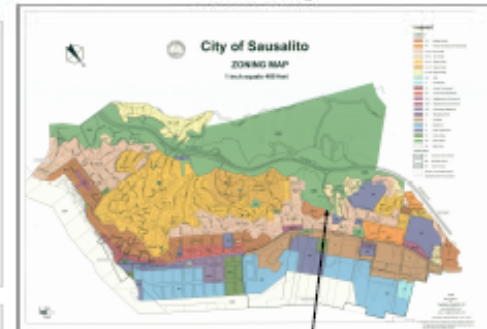


Site Location



Current Zoning

Options to Increase Density



The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square foot parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.



V-3: Rodeo Avenue Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Vary Low, Low or Moderate Income Affordability	Units may be credited to Vary Low, Low or Moderate Income Affordability Zoning:
0*	17	Current R-3 0* 25

*The Open Space Zoning District does not allow residential uses



6 – Rezone Non-Residential Land



Housing Element Update: Site Inventory

Community Workshop 2
July 16, 2011

Site V-1: Sausalito Boulevard

Site Information

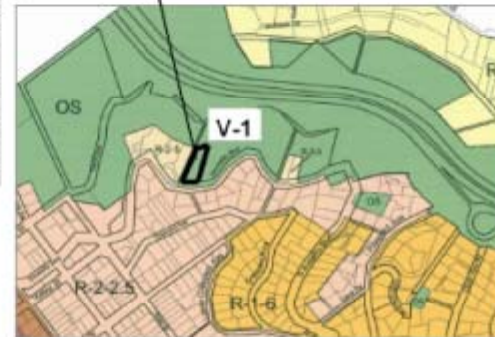
Address/Street: Sausalito Boulevard
Nearest Address: 373 Sausalito Boulevard
Site Area: 13,404 square feet (0.31 acres)
Owner: City of Sausalito
Assessor Parcel Number: 065-251-07
Current Use: Vacant
Existing Building(s): None
Constraints: Very steep slopes
Current General Plan Designation: Open Space—no residential use allowed
Current Zoning Designation: Open Space (OS)—no residential use allowed



Site Location



Current Zoning



Options to Increase Density

The rezoning of certain existing residential/mixed use sites to a higher density strategy involves the up-zoning of certain sites to R-3 (multi-family residential— maximum Density= 1 unit/ 1,500 square feet parcel area), thus providing an increased density. In addition an Affordable Housing Overlay District (AHOD) could also be applied to these sites which would provide an incentive to enhance the feasibility of an affordable housing project. The AHOD would allow a further 50% increase in the allowed density if the units are affordable to moderate or lower income households.

V-1: Sausalito Boulevard

Site Rezoning Potential

Potential Units Under Current Zoning	Potential Units under Rezone to R-3 Zone	Potential Units under Affordable Housing Overlay District
All Units are Above Moderate Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability	Units may be credited to Very Low, Low or Moderate Income Affordability Zoning.
0*	5**	Current R-3 0* 7**

*The Open Space Zoning District does not allow residential uses

**As this site provides less than 10 units/acre a feasibility analysis is required to be performed to demonstrate that the development of affordable housing is feasible.



6 – Rezone Non-Residential Land



Approach	Very Low	Low	Moderate	Above Moderate	Total
Light Rezone U-2 only	10	9	9	0	28
Medium Rezone U-2 and V-3	16	15	14	0	45
Heavy Rezone U-2 and V-3 and apply an AHOD to the sites	23	22	22	0	67

Implementation



Acceptance by HCD



Summary (Light Strategies)



RHNA vs. Capacity by Income Category

	Very Low	Low	Moderate	Above Moderate	Total
Total 1999-2014 RHNA	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189
1. Capacity for future ADUs	6	5	1	1	13
2. ADU Amnesty Program	3	2	1	0	6
3. Count existing liveaboards	23	23	23	23	92
4. Incentives for affordable liveaboards	0	0	0	22	22
5. Rezone for higher density residential	6	6	5	0	17
6. Rezone non-residential land	10	9	9	0	28
<i>Subtotal of Light Strategies</i>	70	45	39	494	670
Difference Between RHNA and Capacity	-11	-2	-44	356	299



Summary (Moderate Strategies)



RHNA vs. Capacity by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Total 1999-2014 RHNA	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189
1. Capacity for future ADUs	13	10	2	1	26
2. ADU Amnesty Program	6	4	1	1	12
3. Count existing liveaboards	31	31	30	0	92
4. Incentives for affordable liveaboards	7	7	8	0	22
5. Rezone for higher density residential	26	25	24	0	75
6. Rezone non-residential land	16	15	14	0	45
<i>Subtotal of Moderate Strategies</i>	<i>99</i>	<i>92</i>	<i>79</i>	<i>2</i>	<i>272</i>
Difference Between RHNA and Capacity	40	45	-4	312	393

*Moderate income need can be met by surplus lower-income need



Summary (Heavy Strategies)



RHNA vs. Capacity by Income Category					
	Very Low	Low	Moderate	Above Moderate	Total
Total 1999-2014 RHNA	81	47	84	160	372
Units built (1999-2011)	22	0	1	33	56
Capacity on vacant/ underdeveloped sites	0	0	0	437	437
Remaining Need*	59	47	83	-	189
1. Capacity for future ADUs	81	64	9	8	162
2. ADU Amnesty Program	19	15	2	2	38
3. Count existing liveaboards	46	46	0	0	92
4. Incentives for affordable liveaboards	11	11	0	0	22
5. Rezone for higher density residential	52	50	50	0	152
6. Rezone non-residential land	23	22	22	0	67
<i>Subtotal of Heavy Strategies</i>	<i>232</i>	<i>208</i>	<i>83</i>	<i>10</i>	<i>533</i>
Difference Between RHNA and Capacity	173	161	0	320	654

*Moderate income need can be met by surplus lower-income need



3 | Questions, Answers, Discussion



4 | Next Steps



Next Steps



1. Determine complete RHNA strategy
2. Continue Community Workshop Series:
 - Workshop #3: Review of Housing Policies and Programs (Early 2012)
3. Prepare Draft Housing Element
4. Planning Commission and City Council Review of Housing Element
5. Submit Housing Element to the State Department of Housing and Community Development (HCD)



Next Steps



- More information/Feedback:

- Join mailing list
- Fill out evaluation form
- Contact staff:

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LSchinsing@ci.sausalito.ca.us



Thank you for participating!