



City of Sausalito Housing Element Community Workshop #1 Introduction to the Housing Element Update

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Welcome and Introductions



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



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



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



The General Plan



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

STATE OF CALIFORNIA
**General Plan
Guidelines**

2003



GOVERNOR'S OFFICE OF PLANNING AND RESEARCH



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



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



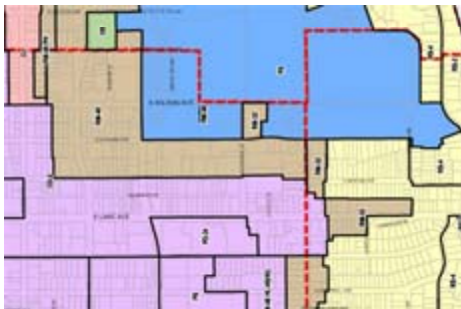
The Housing Element



- 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



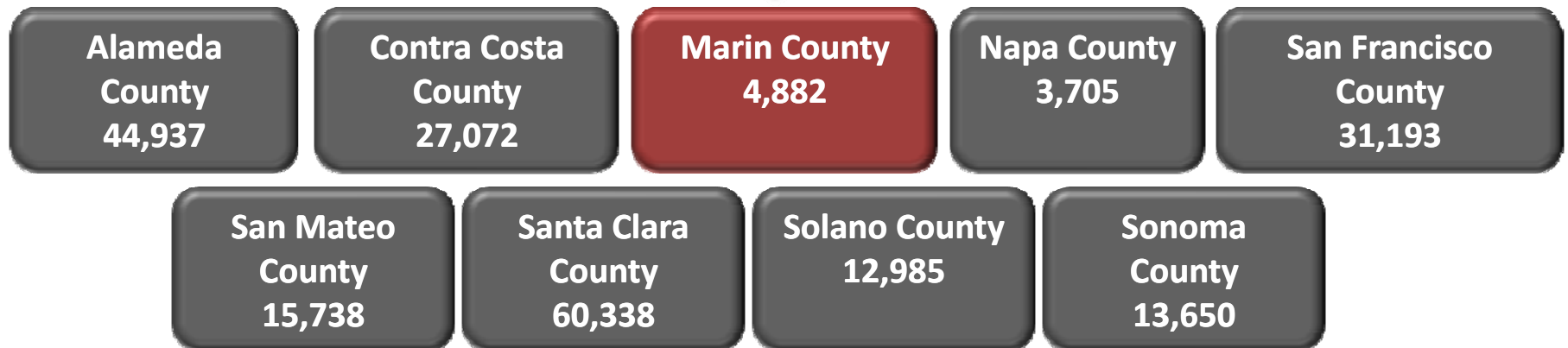
Regional Housing Needs Allocation



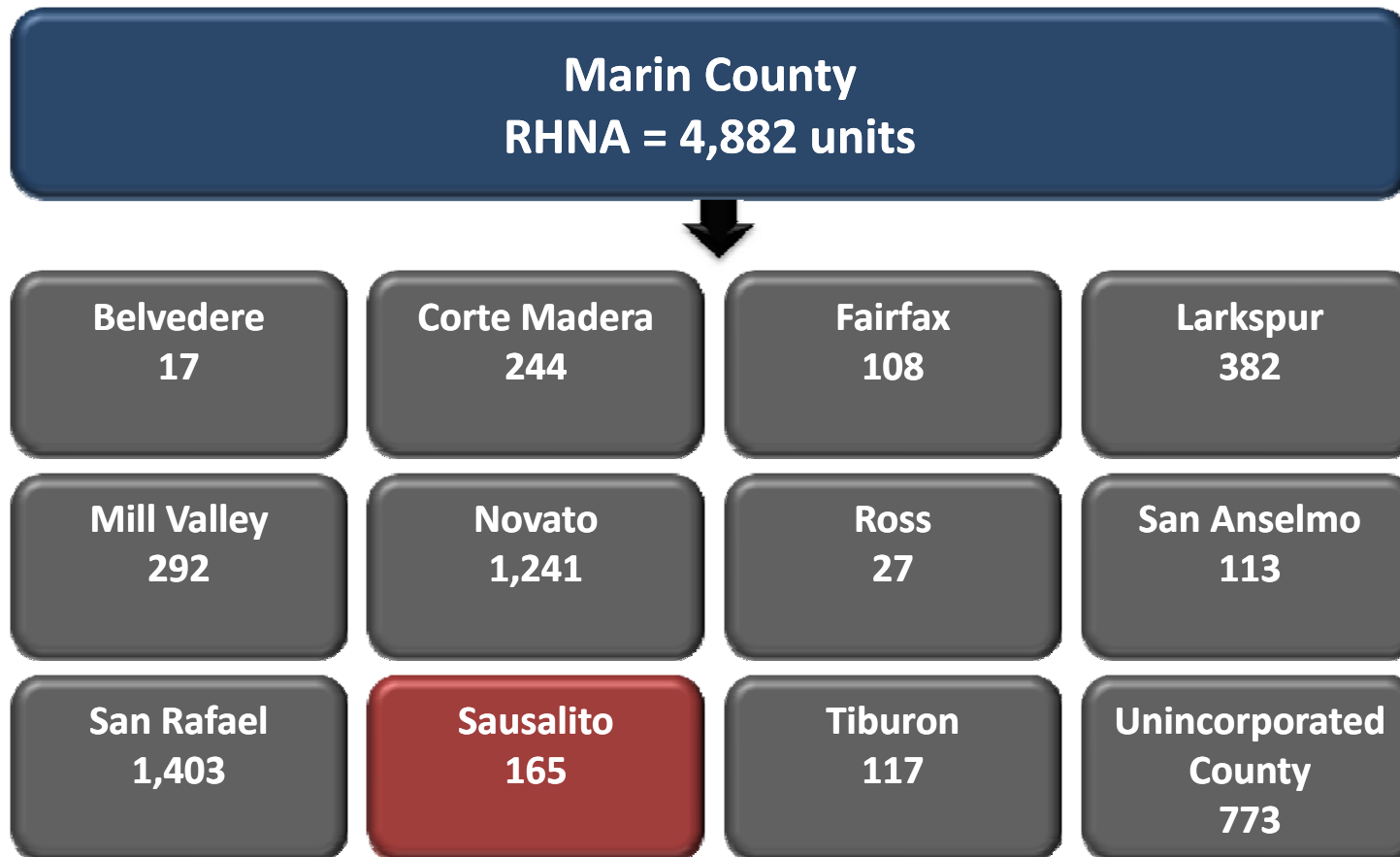
California
(Housing and Community Development)



ABAG
Association of Bay Area Governments
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 Sausalito:
20 units/acre



Affordable Housing Obligation



**Ensuring
Adequate
Sites**

RHNA

**Promoting
Affordable
Housing
Development**

- Existing Sites
- Proposed Sites

- Regulatory Incentives
- Removing Constraints
- Providing Funding



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



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



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



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



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)



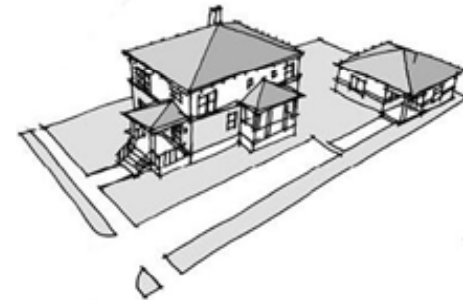
- Certain governmental provisions can serve to restrict housing opportunities for **persons with disabilities**
- What the legislation does:
 - Cities must analyze potential governmental constraints on the development of housing for persons with disabilities
 - Accessibility
 - Reasonable accommodation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



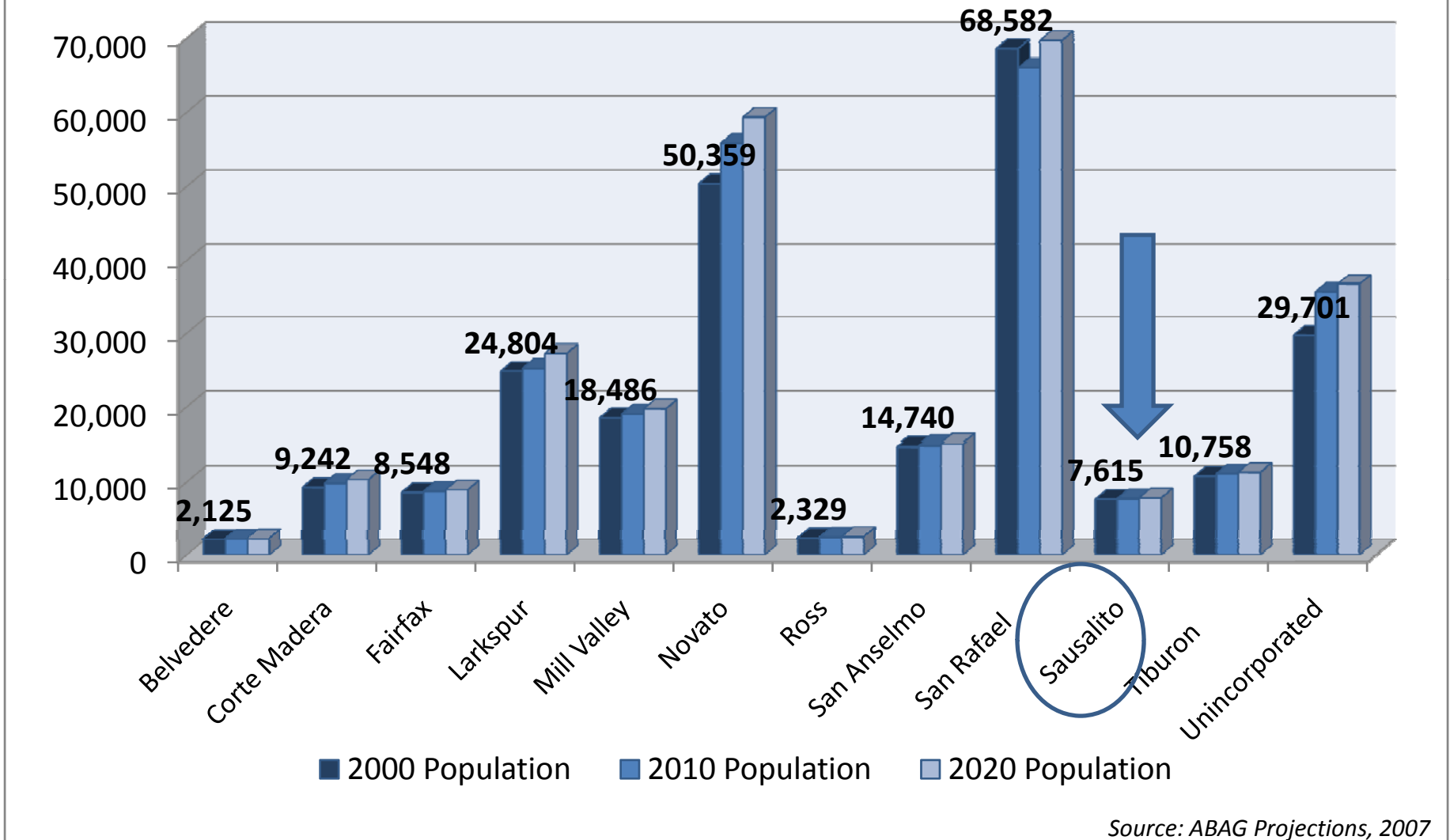
Housing Needs and Population Characteristics



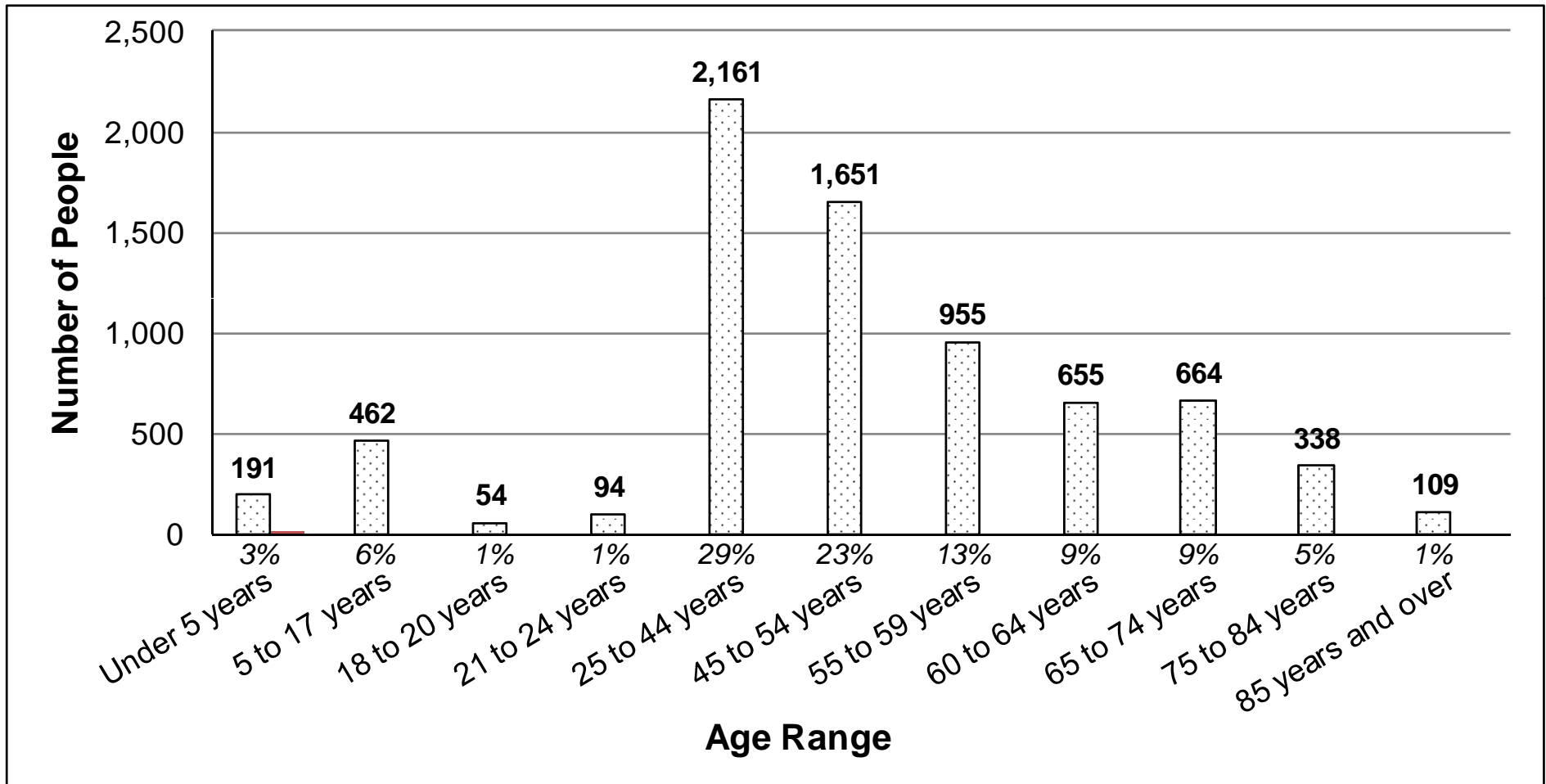
Population Projections



Marin County Projected Population Growth



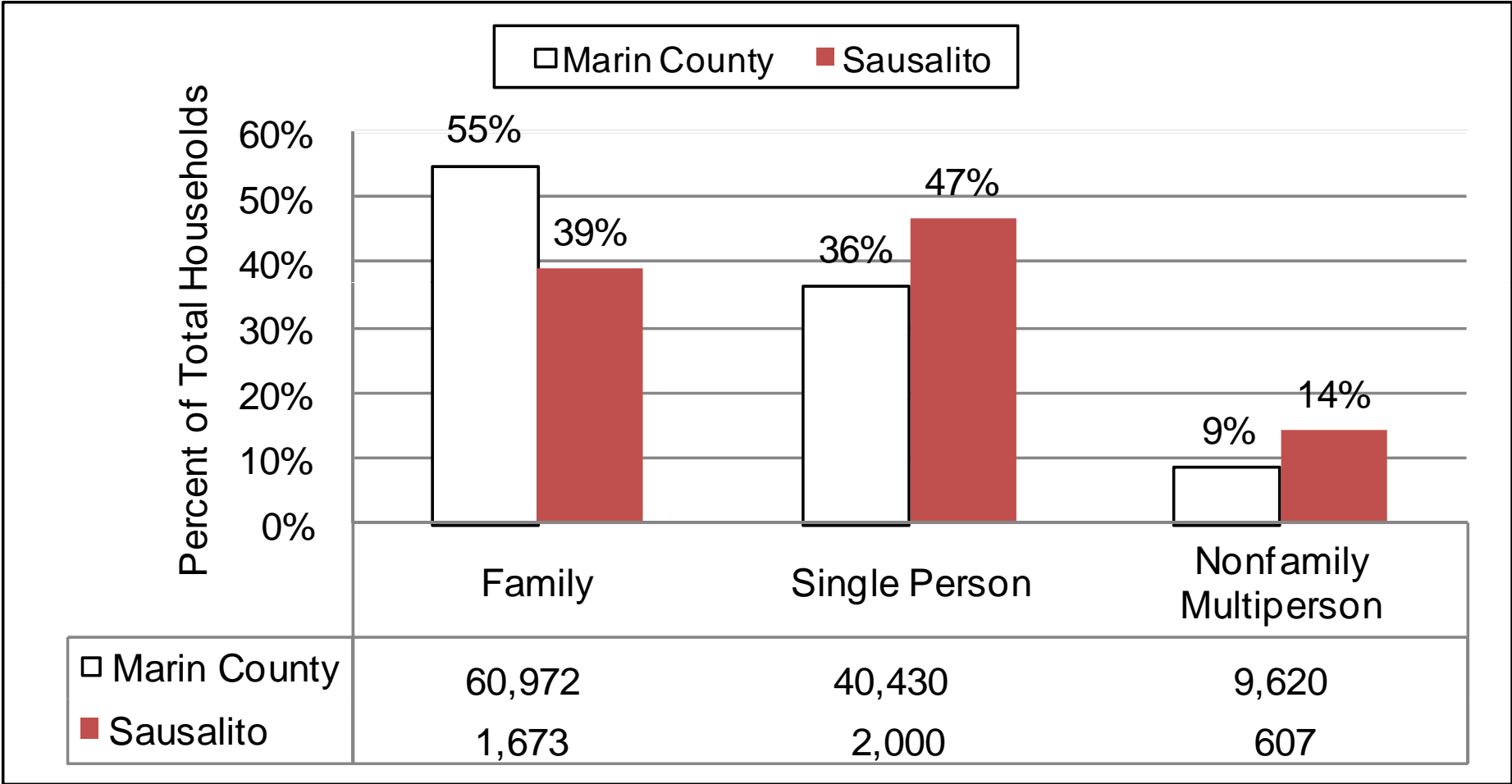
Age Distribution



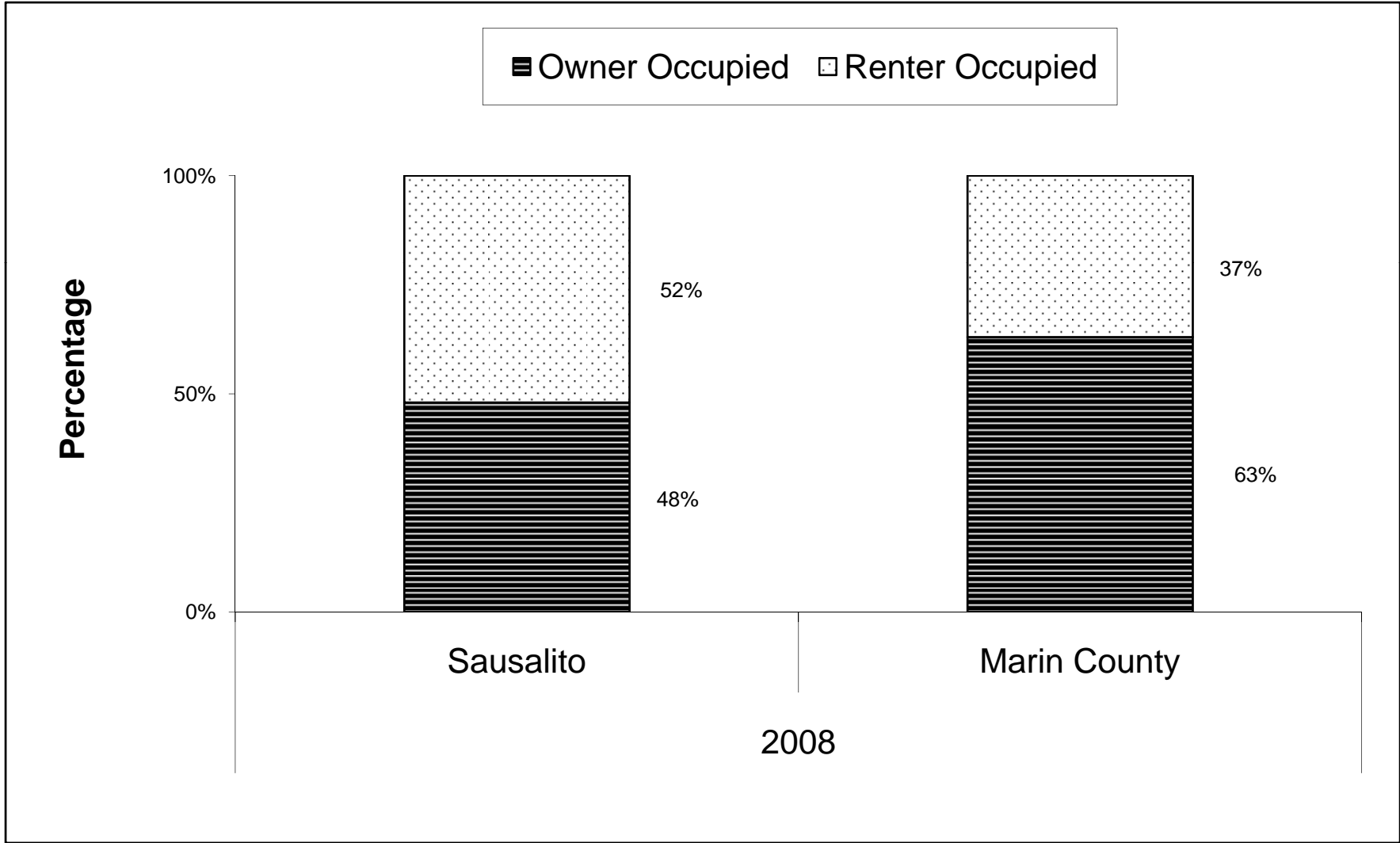
Source: Claritas (2008)



Household Characteristics



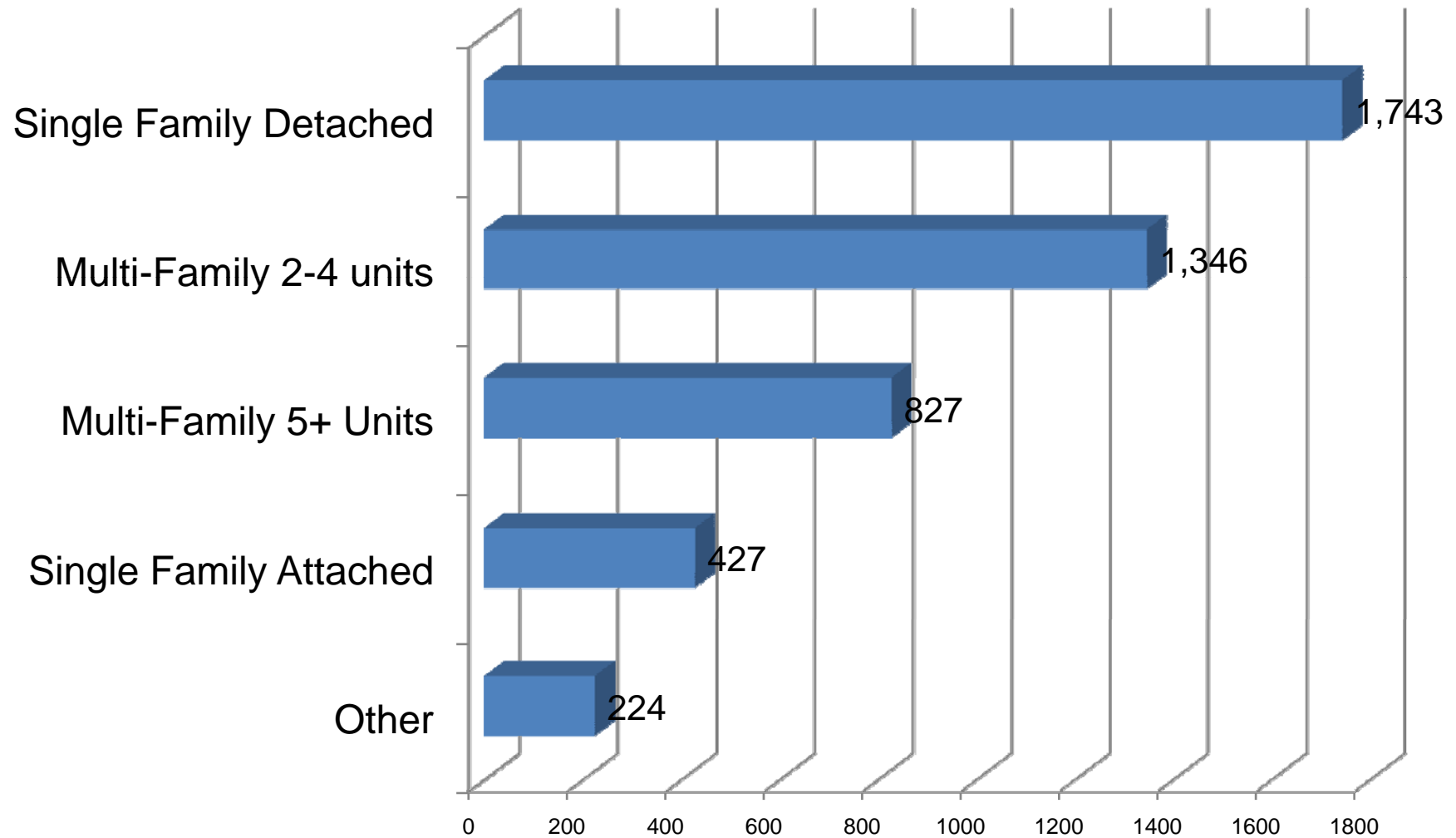
Housing Characteristics



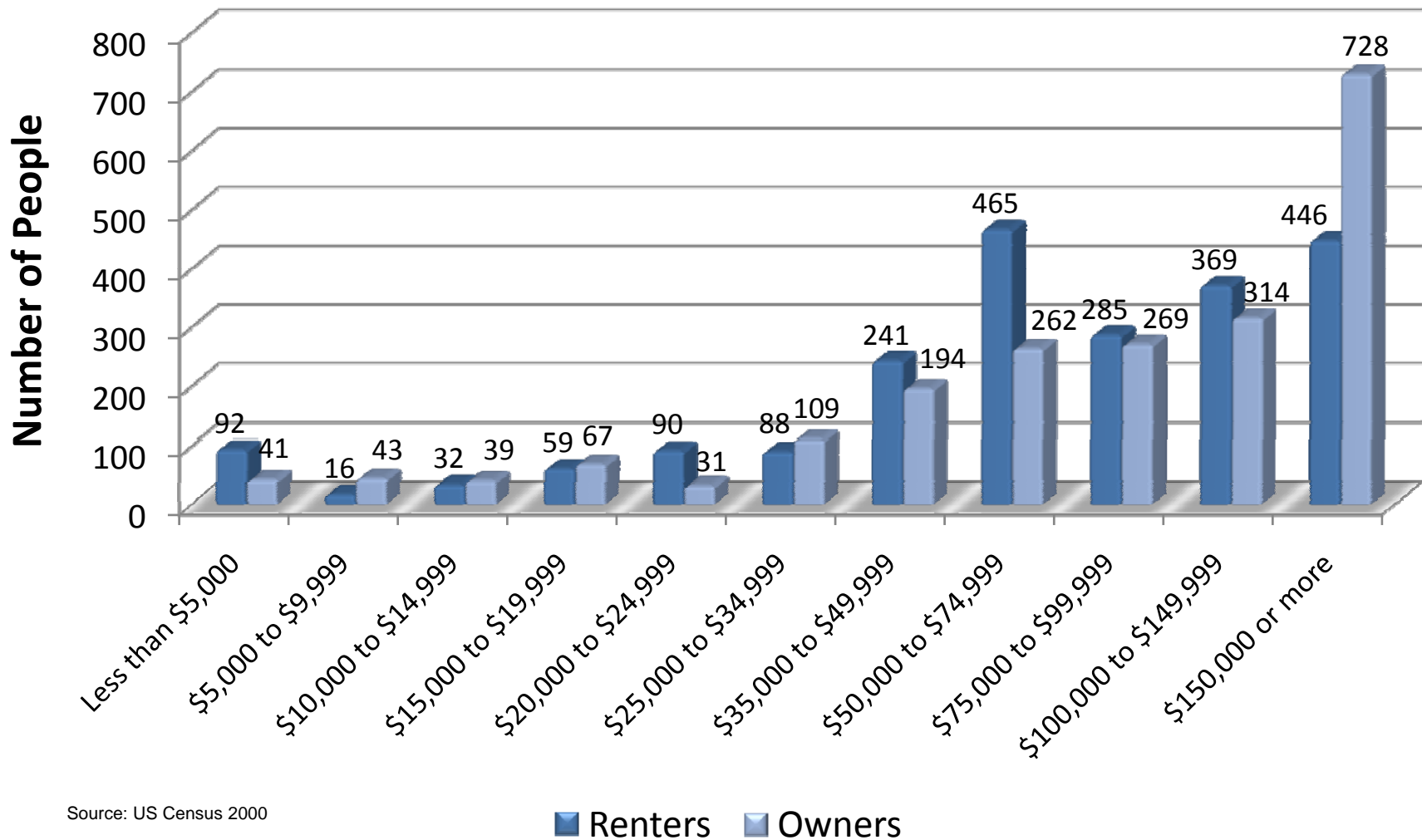
Housing Characteristics



Housing Types in Sausalito



Income Distribution in Sausalito



Source: US Census 2000



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 \$33,950) Retail Sales Person | \$26,825 | \$129,288 | \$617 |
| VERY LOW INCOME (\$33,951 - \$56,550) Postal Service Clerk | \$45,676 | \$225,790 | \$1,142 |
| LOW INCOME (\$56,551 - \$90,500) Middle School Teacher | \$62,079 | \$303,597 | \$1,552 |
| MODERATE INCOME (\$90,501 - \$114,00) Civil Engineer | \$92,153 | \$452,275 | \$1,762 |
| ABOVE MODERATE INCOME (\$114,00 +) Lawyer | \$144,291 | \$710,060 | \$3,607 |

\$1,483 mo. rent for 1-bdrm

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

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

\$780,000 median sales price of condo

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

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.



Special Needs Households



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



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



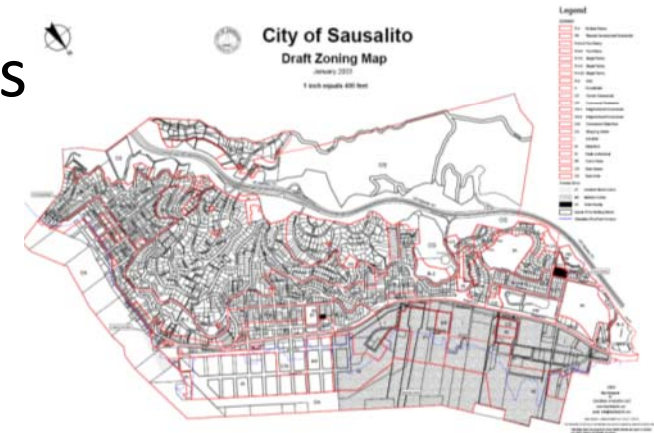
Housing Constraints



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



Non-Governmental Constraints



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



Next Steps



Next Steps



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



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)



Next Steps



- More information/Feedback:
 - Join mailing list
 - Fill out evaluation form
 - Staff contact:
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LSchinsing@ci.sausalito.ca.us



Questions and Answers



Thank you for participating!

