

Strategy:
Housing Element identifies a program to adopt an ADU amnesty program to legalize unpermitted ADUs

Basic Assumptions (from ADU Technical Studies):

- 15% of properties have existing ADU
- 25% of those properties w/ ADU have an ADU without building permits
- 40% of those properties w/ ADU would be able to provide off-street parking

Strategy			Additional Assumptions	Potential RHNA Credits				
				Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>certain conditions</i> : Conditions are very strict: ADUs must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.); no discount given on permitting fees.	• Parking is a factor • One eighth of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014)	3	2	1	0	6 ^g
	Medium	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>certain conditions</i> : Conditions are more relaxed: 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 or neighborhood location; development standards may be relaxed (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.	• Parking is a factor • One fourth <u>third</u> of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014)	6 7	4 6	1	1	1 5 2 ^h
	Heavy	Housing Element identifies program to adopt ADU amnesty program to legalize unpermitted ADUs under <i>all conditions</i> : Parking is not required for the ADU; ADU does not factor into building coverage or floor area; large discount given on building permit fees.	• One third of those property owners with an illegal ADU would take advantage of amnesty program within the planning period (through 2014) • Parking is not a factor	19	15	2	2	38 ⁱ

Comment [LS1]: Changes made at 8-22-11 HETF meeting, Task Force voted 7:0 to move forward with the heavy approach.

^g The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 462 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 462 existing ADUs yields 116 illegal ADUs. Approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 116 existing illegal ADUs yields 46 ADUs which can provide parking and could be legalized via amnesty program. Assuming that only one eighth of those property owners would take advantage of an ADU amnesty program in the planning period yields 6 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 6 amnesty ADUs.

^h The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 462 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 492 existing ADUs yields 116 illegal ADUs. Approximately 40% of owners who have an existing ADU indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 116 existing illegal ADUs yields 46 ADUs which can provide parking and could be legalized via amnesty program. Assuming that one ~~quarter~~ third of those property owners would take advantage of an ADU amnesty program in the planning period yields 1~~5~~2 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 12 amnesty ADUs.

ⁱ The ADU survey demonstrated that 15% of Sausalito owners have an existing ADU on their property. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 462 existing ADUs. Approximately 25% of owners indicated that their ADUs were built without building permits. Applying this percentage to the 462 existing ADUs yields 116 illegal ADUs. Assuming that one third of those property owners would take advantage of an ADU amnesty program in the planning period yields 38 ADUs legalized via an amnesty program within the planning period. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 38 amnesty ADUs.
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Strategy:
Housing Element identifies a program to adopt ADU regulations to allow ADUs

- Basic Assumptions (from ADU Technical Studies):
- 16% of owners without an ADU would be inclined to create a new ADU if the City allowed ADUs.
 - 20% of owners indicated that they would be able to provide off-street parking for a new ADU

Comment [LS2]: Changes made by the Task Force on 8-22-11. Task Force voted 4:3 to move forward with the medium approach

Strategy			Additional Assumptions	Potential RHNA Credits				
				Very Low	Lower	Moderate	Above Moderate	Total
Approach	Light	Housing Element identifies program to adopt ADU regulations to allow ADUs in <i>select areas</i> based on health and safety (i.e., emergency vehicle access) Very strict standards are placed on ADUs: each ADU must provide one off-street parking space; all development standards must be complied with (i.e., floor area, building coverage, etc.)	• One eighth of property owners would take advantage of ADU program within the planning period (through 2014)	5	5	1	1	12 ^j
	Medium	Housing Element identifies program to adopt ADU regulations to allow ADUs in <i>specific residential Zoning Districts</i> based on health and safety (i.e., emergency vehicle access) Standards are placed on ADUs: 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 (i.e., a small square foot discount from floor area and/or building coverage could be given so that ADU does not make parcel non-conforming); small discount given on building permit fees.	• One fourth third of property owners would take advantage of ADU program within the planning period (through 2014)	27 11	10 22	2 3	1 2	25 54 ^k
	Heavy	Housing Element identifies program adopt ADU regulations to allow ADUs in <i>all residential Zoning Districts</i> . Very relaxed standards are placed on ADUs: parking is not required for the ADU; ADU under a certain size does not count towards building coverage or floor area.	• One third of property owners would take advantage of ADU program within the planning period (through 2014)	81	64	10	9	164 ^l

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^j The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 492 new potential ADUs. Approximately 20% of owners indicated that they would be able to provide off-street parking for an ADU. Applying this percentage to the 492 ADUs yields 98 ADUs. Assuming that only one eighth of those property owners would create an ADU in the planning period yields 12 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 12 ADUs.

^k The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 492 new potential ADUs. ~~Approximately 20% of owners indicated that they would be able to provide off-street parking for an ADU. It is assumed that one third of property owners would be able to provide parking or would be able to apply for a waiver from parking.~~ Applying this percentage to the 492 ADUs yields ~~98~~164 ADUs. Assuming that only one ~~quarter~~third of those property owners would create an ADU in the planning period yields ~~25~~54 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the ~~25~~54 ADUs.

^l The ADU survey demonstrated that 16% of Sausalito owners would be inclined to create a new ADU if the City allowed ADUs. Applying this percentage to all two bedroom or more units in Sausalito (3,077 units, from the 2000 US Census Table H42) yields 492 new potential ADUs. Assuming that only third of those property owners would create an ADU in the planning period yields 164 ADUs. The Marin Countywide Housing Element Workbook assumptions for ADU affordability were applied to the 164 ADUs.