Revised Draft Amended
City of Sausalito 6th Cycle Housing Element
Housing Plan
Background Report

Draft Amendments: August 15, 2024, Revised August 22, 2024, Revised February 13, 2025, Revised March 27, 2025, Revised May 5, 2025, May 20, 2025 - Revisions consolidated into complete Amended Housing Element document

Amendments are limited to the adopted Housing Element pages and figures proposed for modification. Revisions are shown in track changes with additions identified with underline and deletions identified with ~~strikethrough~~. The August 22, 2024 revisions corrected dates in the Housing Plan Program 4, Table 2. The January 21, 2025 revisions address comments provided by the California Department of Housing and Community Development (HCD). The February 13, 2025 revisions address comments by City Council at its February 4, 2025 Study Session. The March 24, 2025 revisions address comments by City Council at its February 26, 2025 hearing, including modifications to the sites identified to accommodate the RHNA, and revisions to address input from HCD, including updated information regarding pending and approved projects. The May 5, 2025 version replaces the March 27, 2025 version and revises Program 19 to include additional implementation language, revises Program 15 to clarify the applicability of inclusionary housing requirements, revises Housing Plan Table 1 and Background Report Table 57 to reflect approved and pending projects, and includes the full text of Appendix D1 in order to assist the reader in understanding the context of the changes.

On May 20, 2025, the May 5, 2025 version was integrated into the complete Amended Housing Element document; no changes were made to the Housing Plan or Background Report. This version includes a correction to Appendix D1 to reflect the correct number of units for Sites 202 and 303 (these units were correctly identified in the March 27, 2025 version) and to provide a clarifying note for Appendix E.

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I. INTRODUCTION

OVERVIEW AND PURPOSE

The City of Sausalito recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. The Housing Element is one of the mandated elements of the City's General Plan. State law requires that local governments address the existing and projected housing needs of all economic segments of the community through their housing elements.

Consistent with State law, the purposes of this Housing Element are to identify the community's housing needs; to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs and affirmatively further fair housing; and to define the policies and programs that the community will implement to achieve the stated goals and objectives.

HOUSING ELEMENT COMPONENTS

The City of Sausalito Housing Element consists of two documents: the Housing Plan (policy document) and the Background Report.

The Housing Plan establishes Sausalito's housing goals, objectives, policies, and programs for the 6th Cycle, providing an implementable plan of action to address housing needs and constraints.

The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, including community participation in the development of the element, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Background Report reviews the effectiveness of the 2015-2023 Housing Element in achieving Sausalito's housing goals and objectives and meeting the community's housing needs. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in the Housing Plan.

CONTENTS

The Housing Plan includes two chapters:

I. Introduction. This chapter provides introductory material to the Housing Element, including a discussion of the purpose of the Housing Element and

State laws that inform the element and a description of the components of the Housing Element.

II. Housing Plan. This chapter presents Sausalito's Housing Plan, including goals, policies, and programs the City will implement to address priorities, constraints, and needs for the 2023-2031 planning period.

AFFIRMATIVELY FURTHERING FAIR HOUSING

The City's commitment to affirmatively furthering fair housing is demonstrated by holistically addressing fair housing throughout the Housing Plan. While Program 21 focuses on affirmatively furthering fair housing, multiple programs in the Housing Plan address aspects of fair housing priorities and issues. In order to identify how various programs further fair housing, the following icons are used to identify programs that address specific fair housing issues:

- Enforcement and Outreach

- Segregation and Integration

- Access to Opportunities

- Disproportionate Housing Needs

- Racially/Ethnically Concentrated Areas of Affluence or Poverty

II. HOUSING PLAN

This Housing Plan reflects: 1) Sausalito's housing needs, 2) land availability and constraints, and 3) experience gained during the past eight years (as summarized in the Housing Element Background Report) and sets forth the goals, policies, and programs to address the identified housing needs and issues for the 2023-2031 planning period. Quantified objectives for new construction, rehabilitation and conservation are also identified for this planning period.

GOALS AND POLICIES

The goals and policies that guide the City's housing programs and activities are as follows:

Goal H-1: Preserving housing and neighborhood assets.

Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

Policy H-1.1 Housing Design. Review proposed housing projects for compliance with the City's objective design standards to achieve excellence in development design through sensitive transition of scale and building

bulk, compatibility with the surrounding neighborhood, and use of quality building materials.

Policy H-1.2 Maintenance and Management of Quality Housing. Maintain the quality and design of housing through enforcing compliance with housing and property maintenance codes and standards and supporting housing rehabilitation programs and good property management practices.

Policy H-1.3 Rental Housing Conservation. Continue to conserve the existing rental housing stock by limiting the conversion of rental units to ownership or non-residential uses and limiting the conversion of ownership units to non-residential uses.

Policy H-1.4 Protection of Existing Affordable Housing. Ensure the continued affordability of income-restricted housing for lower and moderate income households and support partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to conserve affordable housing.

Goal H-2: Support housing diversity, opportunities, and assistance.

Plan for a range of housing opportunities, including diverse housing types, special needs populations, and affordability levels, throughout the community and use collaborative partnerships and incentives to ensure all segments of the community have access to safe and decent housing that meet their special needs.

Policy H-2.1 Variety of Housing Choices. Encourage diversity in the type, density, size, affordability, and tenure of residential development in Sausalito, through developing partnerships with affordable, special needs, and workforce housing providers, developing incentives for needed housing types and affordability levels, supporting home ownership programs, and supporting rental assistance programs, while maintaining quality of life goals for the community.

Policy H-2.2 Adequate Sites. Provide adequate housing sites through regional housing growth needs.

Policy H-2.3 Adaptive Reuse. Support innovative strategies for the adaptive reuse of commercial structures to provide for a range of housing types and residential uses, for example, the residential use of upper floors of commercial buildings.

Policy H-2.4 Special Needs. Encourage and support the development of housing for those with special housing needs, including seniors, persons with a disability, including developmental, female heads of household with children, large families, the workforce, and unhoused.

Policy H-2.5 Unhoused and At Risk Populations. Continue to prioritize the needs of the unhoused and persons at risk of becoming unhoused, including existing anchor-outs, when emergency shelter, supportive and transitional housing, liveaboard berths, and permanent affordable housing opportunities become available and support additional housing opportunities for homeless persons through continued participation in the Marin Homeless Continuum of Care and through partnerships and collaboration with public and private organizations.

Policy H-2.6 Partnerships. Explore collaborative partnerships with nonprofit organizations, faith-based organizations, developers, governmental agencies, and the business community to develop, rehabilitate and preserve affordable housing.

Policy H-2.7 Senior and Accessible Housing. Support the concept of "aging in place" by supporting a range of housing types that allow people to remain in the community as their housing needs change.

Policy H-2.8 Creation of New Accessory Dwelling Units. Enable and support the construction, creation, and legalization of new accessory dwelling units to increase the supply of affordable housing, provide affordable opportunities in high resource areas, and address a portion of Sausalito's regional housing needs. Ensure accessory dwelling units are designed to be compatible with the surrounding neighborhood.

Policy H-2.9 Liveaboard Housing. Protect liveaboards as a source of affordable housing and officially recognize them as part of the community's housing stock. Work with residents, marine operators and owners, agencies and non-profit groups to identify ways to assist in the long-term affordability and maintenance of this unique form of housing in Sausalito.

Policy H-2.10 Workforce Housing. Ensure that adequate housing is available for the City's workforce, including essential workers (e.g., first responders, teachers, and infrastructure and other essential service providers) and that non-residential development addresses its fair share of the regional housing need.

Policy H-2.11 BCDC Coordination. Support and encourage BCDC to adopt standards and approaches that reflect the housing goals and objectives of ABAG and the State and assist local waterfront jurisdictions with meeting State-mandated housing requirements.

Goal H-3: Reducing constraints to housing development, rehabilitation, and preservation.

Reduce constraints, particularly governmental constraints under the City's control, on the maintenance, improvement and development of housing while maintaining community character.

Policy H-3.1 Incentives for Affordable Housing. Support the use of various incentives, including regulatory incentives, streamlined approvals, site assembly assistance, and financial assistance, to offset the costs of affordable housing and encourage a variety of housing types and affordability levels throughout the community while ensuring that potential impacts are addressed.

Policy H-3.2 Flexible and Objective Development Standards. Ensure development standards are based on objective requirements and provide flexibility to accommodate creative approaches to providing housing, such as transit-oriented development, mixed use, and co-housing.

Policy H-3.3 Efficient Use of Land and Zoning. Encourage the sustainable use of land and promote affordability by encouraging development of two-family and multi-family housing within the City's multi-family zoning districts (R-2-5, R-2-2.5, R-3), districts that allow mixed use as well as in areas where multiple units are allowed under State law (e.g., SB 9).

Policy H-3.4 Development Review. Explore continued improvements to the entitlement process to reduce constraints through ensuring objective and achievable design and development standards and streamlining and coordinating the processing of development permits, design review, and environmental clearance.

Policy H-3.5 Zoning for Special Needs. Provide for transitional and supportive housing, emergency shelters, low barrier navigation centers, employee housing, residential care facilities, and single room occupancy uses, consistent with State law.

Goal H-4: Affirmatively further fair and equal housing access and opportunities.

Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that safe and decent housing is available to all persons and all income levels throughout the community regardless of race, religion, sex, marital or familial status, ancestry, national origin, disability, income source, and other protected traits and ensure housing opportunities and policies address historical exclusionary practices.

Policy H-4.1 Fair Access to Housing. Ensure that individuals and families at all income levels pursuing housing in Sausalito have access to safe and decent housing and do not experience discrimination on the basis of any arbitrary factors, including those identified in the Fair Housing Act.

Policy H-4.2 Fair Housing Education and Assistance. Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy H-4.3 Senior Housing. Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.

Policy H-4.4 Female-Headed Households with Children and Large Family Housing. Support families and single heads of household with children by encouraging the development of larger rental and ownership housing units for families with children, and the provision of family support services such as childcare and after-school care.

Policy H-4.5 Housing for Persons with Disabilities. Address the special housing needs of persons with disabilities through provision of supportive housing, homeowner accessibility grants, zoning for group housing, and continued implementation reasonable accommodation procedures.

Policy H-4.6 Housing for Essential Workers. Support affordable housing options for workers providing essential infrastructure and services, including first responders and teachers, to allow them to live in the community in which they work.

Policy H-4.7 Housing for Marine Workers. Support affordable housing options for persons employed in Sausalito's waterfront to allow them to live in the community in which they work.

Policy H-4.8 Homeless Housing and Services. Work cooperatively with Marin County and other applicable agencies to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing and permanent affordable housing.

Policy H-4.9 Access to Affordable Housing. Ensure that units produced for lower- and moderate-income households are made available to those groups and maintained as affordable units.

Policy H-4.10 Community Engagement. Promote the active participation of all socioeconomic segments, including special needs groups and potentially underrepresented populations, in the community, community

groups, and governmental agencies in the formulation and review of housing programs and in housing and community development activities.

PROGRAMS

The following programs are the implementing actions the City will take to address its housing goals. Each program identifies the objectives and the program, timeframe for implementation, and the City department that is primarily responsible for implementation.

Goal H-1: Preserving housing and neighborhood assets.

1. Home Rehabilitation, Energy Efficiency, and Improvement / Code Enforcement

The Code Enforcement Program is operated through the City's Community Development Department. Code Enforcement staff responds to complaints related to substandard housing, property maintenance, overgrown vegetation, trash and debris, improper occupancy, and other nuisance and municipal code violations and complaints.

Home improvement assistance, including housing rehabilitation, energy-efficiency retrofits, accessibility, and other improvements, is available through Marin Housing's Residential Rehabilitation Loan Program, Marin Clean Energy's energy savings programs, and the City/Age Friendly Sausalito Age Friendly Home Adaptation/Equity Residential Rehabilitation Permit Program.

Program Objectives and Timeframe:

- The City's Code Enforcement staff will continue to work with property owners, residents, and Homeowner Associations to enforce the City's Building and Zoning Code on an on-going basis. As part of Code Enforcement activities, staff will provide property owners, residents, and Homeowner Associations with referral information to the Marin Housing, Marin Clean Energy, and Age Friendly Sausalito housing rehabilitation and improvement programs through a bi-annual Citywide mailing beginning no later than July 2024.
- Coordinate with Marin Housing, PG&E, and Age Friendly Sausalito annually to identify potential sources of funding to expand housing rehabilitation assistance, to identify service and volunteer programs that assist homeowners with physical or financial constraints, and to identify methods to prioritize areas with higher rates of housing rehabilitation needs and areas with higher potential of displacement. Objective is to assist a minimum of 10 households per year with housing rehabilitation.
- On an annual basis, review code enforcement records to identify areas that need special attention. If areas with less stable housing conditions, which includes clusters of homes or multiple homes in a neighborhood with code violations, significant deferred maintenance (e.g., multiple major components such as roof, siding, foundation) in need of replacement, and/or illegal occupancy are identified, perform targeted outreach within six months to the neighborhood and areas through a targeted mailing to

affected residents, direct contact with residents if it is an area with 50 or fewer homes affected, or through attendance at Homeowner Association meeting(s) within the affected area to ensure property owners and residents are aware of housing rehabilitation and improvement programs available through Marin Housing, Marin Clean Energy's, and Age Friendly Sausalito and any available community service or other organizations that provide housing improvement assistance.

- Proactively publicize available housing rehabilitation, energy efficiency, accessibility, and home improvement programs available on the City's website, at City Hall, and at convenient locations in the City, including the Library, MLK Park, and 750 Bridgeway (Bank of America) and review information annually to ensure the information is current.
- Update the City's code violation notification form by March 2023 to include a link to the City's web page where information related to housing rehabilitation and improvement resources is available.

Primary Responsible Department: Community Development

Funding Source: General Fund

2. Preservation of Existing Affordable Housing

Four income-restricted affordable housing projects are located in the City: Bee Street Housing (6 very low income units); Rotary Place (10 very low income units); Sausalito Rotary Senior Housing (22 very low income units), and Galilee Harbor (5 extremely low, 7 very low, 15 low, and 7 moderate income berths). In total, 72 income-restricted affordable housing opportunities are available, none of which are at risk of conversion to market rate.

Program Objectives and Timeframe:

- Annually monitor the City's affordable housing stock to ensure that the 5 extremely low, 45 very low, 15 low income and 7 moderate income housing units/berths are preserved.
- By March 2023, confirm whether the housing at 408 Bee Street is deed-restricted to be permanently affordable. If it is determined that it is at risk of converting to market rate due to its affordability potentially expiring within the next 10 years, the City will address the potential conversion as described below with the objective of preserving its 6 affordable units.
- Should any of the assisted multi-family properties become at risk of converting to market rate, the City will work with property owners, interest groups, and the State and federal governments to ensure compliance with State law and implement the following:
    - Technical Assistance: Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing units at risk. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/hpd/hrc/tech/presrv/), and educate tenants of their rights. As part of this process, the City will assess if the at risk units are particularly well-positioned to address the housing needs of any of the City's special needs populations, particularly where the

at-risk housing is currently providing housing for a special needs population) so that the City can engage the most appropriate potential purchasers and work with them to continue meeting the unique challenges associated with these groups.

- Preservation Programs: Provide information to owners of at-risk properties regarding rehabilitation assistance and/or mortgage financing in exchange for extending affordability restrictions.
- Tenant Education: Hold public hearings upon receipt of any Notice of Intent to Sell or Notice of Intent to Convert to Market Rate Housing, pursuant to Section 65863.10 of the Government Code and provide tenant education on housing rights. Owners of at-risk developments that are within three years of scheduled expiration of affordability or termination of affordability contract are required to notice prospective tenants and existing tenants at one year and at least six months of scheduled /termination of affordability as specified by Government Code Section 65863.10. For any assisted housing at-risk of conversion, the City will ensure that the property owner is aware of its obligations under State law and that tenants are properly noticed.

Primary Responsible Department: Community Development

Funding Source: General Fund

3. Condominium Conversion Regulations

Multi-family rental units proposed for conversion to condominium ownership are subject to Condominium Conversion regulations (Zoning Ordinance Chapter 10.66). These regulations set forth a series of tenant protections including tenant noticing, relocation compensation and right of first purchase, and prohibit the eviction of senior citizen tenants and conversion of low and moderate income rentals. The regulations limit the number of conversions to no greater than 5% of the City's potentially convertible rental stock in any given year. Conversions involving five or more units are subject to a 15% low and moderate income inclusionary requirement (with not less than one affordable unit provided), with resale restrictions to assure long-term affordability.

In recent years, the primary requests for condominium conversions have involved small projects (e.g., projects with four or fewer units). In order to mitigate the loss of rentals from these smaller projects, the City will evaluate strengthening its current regulations to extend the low and moderate income inclusionary requirement to projects with 3 and 4 units, providing smaller projects an option to pay an in-lieu housing fee as supported by a nexus study. In order to assure that long-term homeowners of small projects are not adversely affected, relief may be provided to projects which are primarily homeowner occupied. The City will also evaluate prohibiting conversions when the rental vacancy rate falls below a certain level (e.g., 5%).

Program Objectives and Timeframe:

- Update the Zoning Ordinance by October 2025 to strengthen regulations to extend inclusionary requirements to smaller projects (projects with 3 or 4

units) with an option for the projects to pay an in-lieu fee, with exceptions for projects that are occupied by long-term homeowners, prohibit conversions during periods of low rental vacancy rates (e.g., 5% or less) unless the conversion would provide substantial affordable housing and not result in the displacement of existing residents.

Primary Responsible Department: Community Development

Funding Source: General Fund

Goal H-2: Support housing diversity, opportunities, and assistance.

4. Ensure Inventory of Sites Accommodates RHNA throughout Planning Period

The General Plan Land Use Element and Zoning Ordinance designate land within Sausalito for a range of residential densities. Sausalito received a RHNA of 724 units for the 2023-2031 planning period. As discussed in Chapter IV, the City's inventory of residential sites can accommodate approximately ~~118~~ 158~~60~~ units. After accounting for approved projects, proposed projects, and projected ADUs, and projected SB 9 units, the City has a remaining RHNA of 372~~95465~~ units~~, including 263 lower income units (extremely/very low and low), 52 moderate income units, and 166 above moderate income units~~, as shown in Table 1.

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policy and zoning standards, the City would not be able to fully accommodate the remaining RHNA. With very limited vacant land in Sausalito, the remaining development opportunities are primarily on underutilized parcels. To encourage intensification of uses on these parcels and residential development to accommodate the RHNA, the City has identified opportunity sites to be designated with a 29 du/ac Housing Overlay (H-29), a 43-49 du/ac Housing Overlay (H-49), a 50-70 du/ac Housing Overlay (H-70), a Mixed Use Overlay to allow 29 du/ac ~~with a minimum of 85% residential required~~(MU-29), ~~or~~ a Mixed Use Overlay to allow 43-49 du/ac ~~with minimum of 85% residential required~~(MU-49), and a Mixed Use Overlay to allow 50-70 du/ac ~~with a minimum of 85% residential required~~(MU-70)~~.~~ . Opportunity Sites are counted toward accommodating the RHNA based on the minimum required residential density (43 units per acre or 50 units per acre) applied as part of the rezone; future development of sites would be allowed up to the maximum allowed density, plus any density bonus required by State law.

Due to the need for voter approval of ballot measures to complete the rezoning necessary to accommodate the full RHNA, there is a need for flexibility in developing the City's approach to accommodate the RHNA. Recognizing this, there are multiple potential outcomes to accommodate the RHNA. If there is a shortage to accommodate the RHNA, the City will identify additional sites to be rezoned to accommodate the RHNA in accordance with Government Code Section 65583.2(h,i). Sites to be considered shall include sites that are: 1) City-controlled or 2) a minimum of 0.5 acres and either vacant or meet the methodology and criteria for nonvacant sites provided at Background Report beginning on page HBR-116. Further, the City will investigate inclusion of additional capacity for SB 9 and ADUs and a program to incentivize SB 9 and ADU units to address a RHNA shortfall.

A summary of the RHNA approach is shown in Table 1 and further described in Section IV of the Background Report of this Housing Element. Detailed information on the Opportunity Sites is provided in Appendices D1 and D2 of the Background Report.

Table 1. RHNA Sites Strategy

	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	**200**	**115**	**114**	**295**	**724**
EXISTING CAPACITY					
Approved/Entitled Projects	1093[1]	21207[1]	20226[1]	18197	6923
Inventory of Existing Residential Sites & Pending Projects[3]	19	1114	4347	8273	158122
ADU & SB 9 Projected Units	1214	2729	3033	4749	116125
Subtotal: Existing Capacity	164243	3564	83996	127149	2613352
RHNA Less Existing Capacity	1578	51	186	146	372
CAPACITY FROM POTENTIAL OPPORTUNITY SITES					
Housing H-29	12 47	6 21	5	5	78
Housing – 43 H-49 du/ac	30 54	16 28	4039 36	4745 40	133166 158
Housing – 50 H-70 du/ac	69 30	3433 15	13 8	1815 10	134130 63
Mixed Use MU-29/85%	2	12	13 11	36 3130	52 4645
Mixed Use MU-49/85%	12286 69	695627	4734 23	120123 86	358299 205
Mixed Use MU-70/85%	0	0	11	11	22
Subtotal: Opportunity Sites	221223 202	119124 93	111115 94	196235 1823	647697 5712
TOTAL CAPACITY (EXISTING CAPACITY PLUS OPPORTUNITY SITES)					
Total Capacity	237239 244245	154159 157	194198 192190	323362 331	908958 923
Surplus[2]	3739 4445	3944 42	8084 7876	2867 36	184234 199
Percentage of Total Sites Units that are Surplus	169 2223%	2834 37%	7042 6867%	19 12%	245 27%

1. See Chapter 4 , including Table 57, and Appendix D1 in the Background Report for the basis of affordability determinations.

2. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA. A modest surplus also allows various sites identified in the Housing Element to identify at different income levels than those anticipated, while still maintaining an adequate supply of available sites.

3. Pending/approved projects (1315/1319 Bridgeway and 409 Napa Street) located on opportunity sites are included in the Capacity from Potential Opportunity Sites rows and are counted for the approved (1315/1319 Bridgeway – 1 low (ADU), 1 moderate (deed-restricted), and 2 above moderate) and proposed (409 Napa – 1 moderate (deed-restricted) and 2 above moderate) units. These sites remain in the Opportunity Sites to ensure that the sites are rezoned.

The RHNA Sites Strategy shown in Table 1 provides the capacity to accommodate at least ~~872~~ ~~958~~925 new units at all income levels, exceeding the total RHNA allocation for Sausalito by ~~148~~ ~~234~~4201 units, or ~~17~~24~~2~~8%. This small buffer is necessary to address the No Net Loss requirement (Government Code Section 65863) to maintain an inventory of sites adequate to accommodate the City's RHNA throughout the planning period, as development may occur on inventory sites that may result in fewer units or different income levels than assumed for the inventory. The opportunity sites can accommodate the RHNA for all income levels through 2031.

Program Objectives and Timeframe:

- As part of the Annual Performance Report, the City will monitor and report on progress made toward meeting the 2023-2031 RHNA allocation at all income levels.
- Continue to maintain an inventory of sites suitable for residential development affordable at all income levels and provide that information online and to interested developers and update the inventory annually as part of the Annual Performance Report.
- Sites proposed for rezoning include sites subject to a vote of the electorate under Ordinance 1022 and Ordinance 1128. Voter initiative sites are Sites 39, 44, 47, 72, 79, 81, 84, ~~201,~~211, ~~212,~~301, 303, ~~304, and~~ 306, 401, and 402 identified in Appendix D1 and are anticipated to accommodate at least ~~-~~very low, low, moderate, and ~~-~~above ~~moderate income~~moderate-income units. The City will initiate the election, conduct community outreach and education on the benefits of the selected housing sites and accommodating affordable and workforce housing, and pay for all costs associated with the ballot measure.

Table 2: ~~Milestones~~ Anticipated Timeline for Housing Element Adoption, Implementation and Election

Anticipated Date	Action	Requirements
January 2023	Housing Element Adoption	Public Hearing
~~February 2023 – October 2023~~2024August 2024- ~~December 2024~~March/April 2025	Preparation of Amended Housing Element, including coordination with HCD to address HCD findings Prepare u~~U~~pdated Land Use Element and Zoning amendment(s) to rezone Opportunity Sites ~~Completion of Environmental Impact Report~~	~~Community Meetings and Public Hearings~~
~~Complete (~~February 2025~~)~~	Completion of Environmental Impact Report	Community Meetings and Public Hearings
April/May 2025	Adoption of Amended Housing Element Certification of Environmental Impact Report	Review and Comment by HCD as Required by Gov. Code 65585

July/Early August 2025~~March 2024December 2024~~	~~Initiate~~ Prepare ballot measure for adoption of rezoning and Ordinance 1022/Ordinance 1128 vote Adoption of Rezoning Ordinance and General Plan Amendments Not Requiring Voter Approval ~~Certification of Environmental Impact Report~~	~~133~~ 88 days prior to election date
~~November 2024~~Special Election, ~~March or November~~November 2025	Election date for voter approval on proposed Ordinance 1022/Ordinance 1128 Opportunity Sites	
If ~~Ordinance 1022/Ordinance 1128~~Voters disapprove of rezoning of Opportunity Sites ~~vote fails~~restricted by Ordinance No. 1022/1128:		
~~April 2024~~ 2025 – ~~August 2024~~2025	~~Amend Housing Element for HCD review~~ ~~Amend Land Use Element and adopt corresponding zoning strategies~~	~~Community meetings and Public Hearings~~
December 2025~~September June 2024~~2025	Request opinion from State Attorney General's Office as to City's options, or seek declaratory relief in court~~Initiate ballot measure for second Ordinance 1022/Ordinance 1128 vote on revised amendments~~	~~133 days prior to election date~~
~~March~~ November ~~2025~~	~~Second election date for voter approval on proposed Ordinance 1022/Ordinance 1128 Opportunity Sites~~	
~~If second Ordinance 1022/Ordinance 1128 Opportunity Sites vote fails:~~		
~~April 2024~~	~~Request opinion from State Attorney General's Office as to City's options~~	

~~Following release of the Draft Housing Element, AB 2011 and SB 6 passed, which provide for residential development on sites currently zoned and designated for commercial or retail uses. The City is in the process of evaluating the application of these new laws to the Inventory of Sites and Opportunity Sites to determine if there is additional capacity for residential development and if AB 2011 and/or SB 6 will preclude the need for a voter initiative on any of the sites.~~

To the extent a shortfall exists in sites receiving voter approval, the City will conduct community outreach to identify alternative sites for rezoning, including outreach to property owners with underutilized sites not constrained by voter initiatives that are larger than 0.5 acre and amend the Housing Element for HCD review. It is noted that all sites throughout the City that were larger than 0.5 acre were considered as potential Opportunity Sites for rezoning. Certain ~~–~~ sites larger than 0.5 acres ~~that~~ were ultimately not selected to be rezoned as Opportunity Sites as they were determined to be unsuitable by the ~~HEAC~~ City based on review of property owner input (or lack thereof) regarding interest in developing or intensifying residential uses on the site and each site's characteristics, including environmental factors and existing uses. Should a ~~second~~ vote designating adequate sites fail to pass the electorate, the City Council will seek a legal opinion from the State Attorney General's Office as to how to proceed, and/or potentially seek court relief.

- ~~Within three years [Housing Element must be both adopted by May 2023 and certified by HCD or the rezoning must occur within one year] of Housing Element adoption, and~~ By the statutory deadline of ~~nNo later than~~ January 30, ~~2027~~2026, amend the General Plan and Zoning Ordinance to establish adequate opportunity sites to accommodate the City's remaining RHNA of 371~~463~~ units, plus a buffer for ~~the very low, low, and moderate~~all income categories:
    - A minimum of 3.2 acres zoned H~~ousing~~-29 ~~-~~(minimum of 20 du/ac for low/lower income sites, maximum 29 du/ac) to accommodate 47~~12~~ very low, 21~~6~~ low, 5 moderate, and 5 above moderate income units;
    - A minimum of 1.9 acres zoned MU-29~~/85%~~ (minimum 20 du/ac for low/lower income sites and maximum 29 du/ac, allow 100% residential, and require a minimum of 85% residential) to accommodate 2 very low, ~~1~~2 low, 11~~3~~ moderate and 31~~6~~ above moderate income units;
    - A minimum of 4.5~~6507~~ acres zoned H~~ousing~~-49 (minimum 43 du/ac and maximum 49 du/ac) to accommodate ~~30~~ 54 very low, ~~16~~ 28 low, ~~40~~ 36~~9~~ moderate, and 40~~57~~ above moderate income units,
    - A minimum of 1.2~~2.4057~~ acres zoned H~~ousing~~-70 (minimum 50 du/ac and maximum 70 du/ac) to accommodate 30~~69~~ very low, 15~~334~~ low, 8~~13~~ moderate, and ~~18~~ 10~~15~~ above moderate income units, and
    - A minimum of 4.4~~10.167.01~~ acres zoned ~~Mixed Use~~MU-49~~/85%~~ (minimum 43 du/ac and maximum 49 du/ac, allow 100% residential, and require~~ment~~ a minimum of 85% residential) to accommodate ~~122~~ 69 very low, ~~69~~ 27 low, ~~47~~ 23 moderate, and ~~120~~ 86 above moderate income units,
    - A minimum of 0.3~~3~~ acres zoned ~~Mixed Use~~MU-70~~/85%~~ (minimum ~~43~~ 50 du/ac and maximum ~~49~~ 70 du/ac, allow 100% residential, and require a minimum of 85% residential) to accommodate 11 moderate and 11 above moderate income units~~.~~ .
    - The rezoning to address the City's lower income RHNA shortfall shall meet the requirements of Government Code Section 65583.2(h,i), including the following requirements:
        - Permit owner-occupied and rental multi-family uses by-right, consistent with Government Code Section 65583.2(i) for projects with 20% or more units affordable to lower income households
        - Permit a minimum density of at least 20 units per acre
        - Allow a minimum of 16 units per site
        - Accommodate at least 50 percent of the lower income need on sites designated for residential use only, except that the City may accommodate the very low and low income need on sites designated for mixed use if those sites allow 100

percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project

- Following the rezoning of sites to accommodate the RHNA, prepare an updated inventory of sites that identifies the amount, type, size, and location of vacant and underutilized sites and identifies sites with the potential for consolidation to assist developers in identifying land suitable for residential development.
- Throughout the duration of the 6th cycle, e~~E~~nsure there is no net loss of housing sites pursuant to Government Code Section 65863 through monitoring the updated inventory of sites to ensure that the net future housing capacity is adequate to accommodate the RHNA and implementing a project-by-project procedure to evaluate the proposed density and affordability levels of each project to ensure that the project would not create a shortfall in capacity to accommodate the RHNA. If a shortfall occurs, the City will identify replacement sites and complete rezoning within ~~6 months~~the timeframes mandated by state law.
- By January 30, 2026, or earlier, rezone all sites identified to accommodate a portion of the housing need for lower income households that are either 1) nonvacant sites identified in a prior housing element pursuant to paragraph (3) or (4) of subdivision (a) of Government Code Section 65583.2 or 2) vacant site included in two or more consecutive planning periods. The rezone shall allow residential densities of at least 20 units per acre, for any sites where such densities are not currently allowed, and shall allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.
- Concurrent with the rezoning effort, amend the General Plan as necessary to ~~the General Plan~~ accommodate~~s~~ the rezoned sites. As part of the review, update the Circulation Element, including Figure 5-2, Circulation, as necessary to address capacity for the RHNA, including rezoned sites, and to address alternative transportation measures, including increased transit, bicycle, and pedestrian modes to further reduce reliance on single passenger vehicles.

Primary Responsible Department: Community Development

Funding Source: General Fund

5. Replacement Housing

Development on all nonvacant sites designated in the Housing Element, at all income levels, which contain existing residential units, or units that were rented in the past five years, is subject to the replacement housing requirements specified in Government Code sections 65583.2 and 65915.

Program Objectives and Timeframe:

- By December 2023, as part of the redesignation and rezoning being undertaken to implement the Housing Element update (see Program 4, update the Zoning Ordinance to address the replacement requirements).

Primary Responsible Department: Community Development

Funding Source: General Fund

6. Accessory Dwelling Units and Junior Accessory Dwelling Units

An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. A junior accessory dwelling unit (JADU) is a unit that is no more than 500 square feet in size and contained entirely within a single-family residence with separate or shared sanitation facilities. ADUs and JADUs offer several benefits. First, they often are affordable to very low and low income households and can provide options for seniors, single persons, and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs offer an important opportunity to help Sausalito address its regional housing needs while maintaining the community's small-town character.

The City will continue to apply Municipal Code regulations that allow ADUs and JADUs by-right on properties with existing or planned single family and multifamily uses.

Program Objectives and Timeframe:

- Update the City's current ADU/JADU requirements (Municipal Code Sections 10.44.80 and 10.44.85) to comply with State law by December 2023.
- In 2023, contact the HCD Annual Progress Report staff to determine how to correct data from the 2019 to 2021 APRs based on City staff's review of issued building permits for that time frame, which identified errors in data submitted for the Annual Progress Reports.
- In 2024 and 2025, pursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs with the objective of assisting 15 ADUs during the planning period. If funds are received, provide financial assistance to qualified property owners (qualifications will be determined at the time funding is received and will be based on the specific program requirements of the funding program) to build ADUs using State funds (such as CalHOME funds).
- By December 2024, provide technical resources to assist with ADU/ JADU development online, including a summary of requirements for ADUs/JADUs, fees required and waived for ADUs/JADUs, and link to the ADU Marin website which provides comprehensive information about building an ADU in Marin County, including a guide to the process, sample floorplans, and a calculator of development costs and income for typical ADUs with the objective of a minimum of 8 ADUs permitted per year.
- In 2024 and 2026, conduct increased outreach and education on ADU options and requirements to homeowners and Homeowner Associations.
- Conduct a mid-cycle review no later than January 31, 2027 of ADU assumptions, including the number and affordability of permitted ADUS and the affordability of entitled ADUS included in Chapter IV of the Background Report with the objective of 32 ADUs, including at least 5 very low, 11 low, 10 moderate, and 6 above moderate, by January 31, 2027. If the review finds that production is not consistent with the projections in Background Report Chapter IV and that the underproduction or affordability of ADUs will limit the ability of the City to accommodate its RHNA, modify this program within

1 year to further incentivize ADU production so that the City's projections can be realized.

- Encourage ADU/JADU development and conversion through implementation of Program 24, which provides for City participation in a home sharing program, such as Home Match Marin, which assists with matching property owners and renters.

Primary Responsible Department: Community Development

Funding Source: General Fund

7. SB 9 Units

SB 9 (Government Code Section 65852.21) is a new regulation that allows property owners in single family zoning districts to build additional units on their properties, subject to exclusions identified in the statute. The City will facilitate the SB 9 process by developing a mapping tool to help property owners determine if their properties may be eligible to utilize SB 9 to add new units.

Program Objectives and Timeframe:

- By December 2024, publish an online mapping tool that will assist property owners in identifying whether their property is eligible for a maximum of 2 units or if the parcel is eligible for a lot split, where each resultant parcel can accommodate up to two units under SB 9. The mapping tool will identify land zoned for single-family residential uses in the City that are eligible for lot splits and additional units under SB 9 and will exclude areas not eligible based on the criteria identified at Government Code 65913.4(a)(6)(A-K).
- The tool will also provide a link to a SB 9 handbook that will identify the City's process for permitting SB 9 units under Government Code Section 65852.21.
- Conduct a mid-cycle review no later than January 31, 2027 of SB 9 unit assumptions, including the number and affordability of permitted SB 9 units and the affordability of entitled SB 9 units included in Chapter IV of the Background Report, with the objective of 26 SB 9 units, including 1 very low, 3 low, 5 moderate, and 17 above moderate by January 31, 2027. If the review finds that production is not consistent with the projections in Background Report Chapter IV and that the underproduction or affordability of SB 9 units will limit the ability of the City to accommodate its RHNA, modify this program within 1 year to further incentivize SB 9 production so that the City's projections can be realized.

Primary Responsible Department: Community Development

Funding Source: General Fund

8. Public Property Conversion to Housing

The City has not currently identified any City-owned land as surplus land, as defined by Government Code Section 54230 et. seq. The City has identified sites in the Inventory of Residential Sites and Opportunity Sites that are owned by the City and are planned for development during the Planning Period: Sites ~~52,~~ 75, ~~78,~~ 84, and APN 065-062-19. These sites are planned to remain in City ownership and are anticipated to be made available for development through long-term leases~~.~~.

These sites will be made available for affordable housing either as City-owned properties through an agreement with an affordable housing provider or as a surplus sites, consistent with the requirements of the Surplus Lands Act. Sites that require voter approval (Site 84) will be made available following voter approval, which is addressed in Program 4.

In accordance with the Surplus Lands Act, if sites are made available as surplus property, the City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus City-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report (Program 29). Any disposition of future surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

Should, in the future, any additional City-owned land be determined to be "surplus", the City will maintain a list of such surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land), in accordance with State law.

In addition to City-owned sites, the City has identified two publicly-owned sites to be rezoned to accommodate the RHNA.

Program Objectives and Timeframe:

- Address Site 75 as identified in Appendix E (outreach to property owners and proactive coordination to support relocation in April 2024, April 2025, July 2025, and October 2025, identification of alternative location for Corporation Yard by July ~~2025~~2026, relocate by December 2027~~5~~, make site available for development by March 2028, and rezone~~ing~~ by January 2026, etc.) By November 2027, prepare the draft Notice of Availability/Request for Proposals and Qualifications package to ensure that the City is prepared to make the site available by March 2028.
- By March 2028~~6~~, make Site~~s~~ 75 ~~and 84~~ available for development and by March 2026, make Site 84 available for development.
    - If City determines that the City-initiated development of sites with affordable housing is not subject to the Surplus Lands Act, the City shall issue a request for proposals for the development of affordable housing projects on the site~~.~~ and seek development under Government Code 37364 or any other provision of state law allowing development of affordable housing.
    - If City will make sites available as surplus property, declare Sites 75 and 84 as surplus and issue a notice of availability pursuant to the Surplus Lands Act for City-owned surplus sites~~Site 75~~ that are not subject to a ballot measure. In conjunction with issuing the notice of availability, perform outreach to affordable housing developers and non-profits active in the City and region to ensure developers and non-profits are aware of the notice and of the City's commitment to affordable housing~~.~~. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.

- Following a successful ballot measure for Site 84, no later than March 2026, issue a notice of availability pursuant to the Surplus Lands Act ~~within 60 daysno later than March 2026~~ or issue a request for proposals (or similar request/notice) for affordable housing projects on the site under Government Code 37364. By November 2025, prepare the draft Notice of Availability/Request for Proposals and Qualifications package to ensure that the City is prepared to make the site available by March 2026. In conjunction with issuing the notice of availability/request for proposals, perform outreach to affordable housing developers and non-profits active in the City and region to ensure developers and non-profits are aware of the notice and of the City's commitment to affordable housing~~.~~. Following receipt of notice(s) of interest from entities desiring to lease the lands, continue with disposition of the lands for affordable housing purposes consistent with the Surplus Lands Act.
- For affordable housing projects proposed on City-owned lands, the City shall provide financial incentives to remove barriers to development, such as ~~below market rents,~~ waiver or deferral of City fees, priority processing, and assistance with and support of grant applications.
- For Site 73 (SMCSD MLK School Nevada Campus), take the following steps to ensure that sites are made available for affordable housing development during the 6th Cycle:
    - Meet with SMCSD by ~~December 2023~~July 2025, as appropriate, to identify the planning process, proposed zoning for the site to accommodate the SMCSD vision for affordable workforce housing, incentives for development, financial assistance programs, and opportunities to assist with the application processing, and to ensure that the project is identified for completion during the 6th Cycle
    - Reach out to~~Meet~~ with SMCSD at least quarterly in ~~2024~~2025 and request to meet to ensure that site plans are being developed and that the site is included in a Master Plan phase for completion as early in the 6th Cycle as possible.
    - ~~Meet with~~Reach to SMCSD quarterly until project is completed to assist with project application materials, financial assistance (grant or loan applications), and identify any methods available to streamline project implementation.
    - The housing is anticipated to be owned and operated by SMCSD, so it is not expected that the site will need to go through disposition via the Surplus Lands Act.
    - By January 2026, rezone the site (the portion of the parcel upon which Site 73 is located) to Housing-49, or
    - ~~o~~ If by ~~March~~ November ~~2025~~2026, the City has not received a commitment from SMCSD to make the site available by January ~~2026~~ 2027 for the 6th Cycle RHNA, the City will identify a

replacement site to be rezoned at the same or ~~or~~ greater density and that will accommodate at least the same realistic capacity units and will rezone the replacement site by ~~January~~ May ~~2026~~2027, if needed to accommodate the remainder of the RHNA.

- ~~For Site 85 (Caltrans right-of-way for former Highway 1 facility that is now a local street), take the following steps to ensure that sites are made available for affordable housing development during the 6th Cycle:~~

~~o Meet with Caltrans Right-of-Way, Local Programs and Caltrans Relinquishments and Vacations staff by August 2023 and again by December 2023 to identify the process to declare the site as excess land and to initiate the disposition process, including prioritization of the site for affordable housing. The City will identify planning incentives for development, financial assistance programs, and opportunities to assist with the application processing that can be included in the Caltrans materials to dispose of the site and, and to ensure that the project is identified for completion during the 6th Cycle.~~

~~o Meet with Caltrans at least quarterly in 2024 and 2025 to ensure that the process for identifying the site as excess land is expedited, with the intent of making the site available for site plans are being developed and that the site is included in a Master Plan phase for completion as early in the 6th Cycle as possible.~~

~~o When the site is advertised as Excess Land, coordinate with affordable and special needs housing developers regarding acquisition of the site, identifying assistance available from the City for development and funding of housing.~~

~~o By January 2026, rezone the site to Housing-49, or~~

  - ~~If by March 2025, the City has not received a commitment from Caltrans to make the site available by January 2026 for the 6th Cycle RHNA, the City will identify a replacement site to be rezoned at the same or or greater density and that will accommodate at least the same realistic capacity units and will rezone the replacement site by January 2026.~~

- Maintain an adequate inventory of surplus lands, if any.

Primary Responsible Department: Community Development

Funding Source: General Fund

9. Liveaboard/Water-based Housing

Sausalito has a well-established and vibrant marine culture that plays an important role in shaping the character of the community. There are eight marinas in the City where many boat owners reside in their boats as permanent housing. The San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as liveaboard housing. Liveaboards provide a valuable source of affordable housing in

Sausalito, offering one of the few local housing options for marine workers employed in Sausalito's waterfront. Both the Environmental Protection Agency and the National Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed marinas as an environmentally sustainable housing option.

Program Objectives and Timeframe:

The Housing Element recognizes liveaboards in City marinas and water-based residential communities (i.e., Galilee Harbor) as a low impact approach to addressing a key segment of the City's affordable housing needs, and establishes the following actions to maintain and enhance liveaboards as a permanent form of housing in the community:

- Maintain zoning provisions which allow up to 10% of berths in recreational marinas in the C-W and W Zoning Districts to be occupied by liveaboards and houseboats and, if increases in water-based housing are permitted by BCDC, revise the standards for the C-W and W Zoning Districts to allow 15% of berths to be occupied by liveaboards and houseboats, with provisions for 100% water-based residential communities such as Galilee Harbor.
- By October 2025, review Zoning Code and revise as necessary to ensure liveaboard housing is limited to marinas and water-based communities.
- Determine by December 2023 if requiring marina operators to update their conditional use permits (CUPs) to reflect their current liveaboard berths to ensure that the liveaboards are counted toward Sausalito's permanent housing stock is feasible. If CUP updates are feasible, then require marina operators to update their CUPs to reflect the current, or up to the maximum allowed, liveaboards.
- By June 2025, institute a reporting program to enforce Zoning Ordinance Section 10.44.170.H, which states: "As vacancies occur, marina operators shall give preference to qualified low and moderate income tenants until such tenants constitute at least 50% of the liveaboard vessels in the marina."
- No later than August 2023, contact BCDC, Marin Housing, and regional affordable housing providers to work to develop a model water-based housing program that can be implemented in the City's marinas to assist marina providers in dedicating liveaboard/houseboat berths for lower income households.
    - Meet quarterly to develop the water-based housing program and aim to complete program by December 2025, recognizing that timing is largely based on BCDC and not controlled by the City.
    - Explore opportunities for water-based housing and identify 2 to 3 sites in Sausalito for new water-based housing. The effort shall consider the potential of the Marin Plaza Marina, Arques Marina, and other locations along the waterfront.
    - Work with property owners of Site 301, potential water-based housing sites, and existing marinas where property owners desire to increase the amount of liveaboards to develop model plans that demonstrate feasibility of water-based housing for BCDC consideration. It is noted that Site 301 is prioritized to accommodate

new water-based housing during the 6th Cycle while additional sites may accommodate water-based housing during the 6th or future Housing Element cycles.

- Identify a project to accommodate at least 32 new liveaboards (8 very low, 8 low, 8 moderate, and 8 above moderate units), either through liveaboard berths in a marina or in a water-based residential community, to increase the permanent water-based housing supply during the 6th Cycle.

- No later than August 2023, begin working with BCDC and encourage involvement from State agencies that address housing needs, including HCD, to ensure that BCDC increases the permanent residential capacity of local marinas and waterfront areas by December 2027 through:
  - Allowing marinas to increase their capacity of total berths to 15% if the new berths will provide permanent housing affordable to the workforce or will provide naturally affordable housing opportunities and ensure that marinas are providing land-based facilities, such as bathing and laundry areas, to reduce the extent of water-based infrastructure necessary to serve new berths.
  - Allowing marinas to increase their capacity of liveaboard and houseboat berths by 5% (up to 15% total) and consider a rent control program for new berths to ensure that rents remain naturally affordable to lower and moderate income households.
  - Developing a regionwide permit to streamline approvals within BCDC's jurisdictional area for land-based housing that is consistent with the State-approved Regional Housing Needs Allocation. The permit will provide standards for such housing that may include identification of specific areas where permanent housing opportunities are permitted, requirements for housing developments to include access to the shoreline and water-based uses, a minimum percentage of the local waterfront workforce that will receive priority for new housing within the BCDC jurisdictional area, and requirements for local jurisdictions to identify in their Housing Elements that such housing is necessary to accommodate their RHNA in any given planning period.

Primary Responsible Department: Community Development

Funding Source: General Fund

10. Affordable Housing Development Assistance

The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives and direct financial assistance. By utilizing various tools to facilitate infill development, the City can help to address the housing needs of its extremely low, very low, low, and moderate income households. The following are among the types of incentives the City can offer:

- Reduced development standards, including setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities
- Density bonuses

- Expedited review / no cost pre-application submittal meetings for extremely low, very low, low and moderate income housing
- Financial assistance and/or land write-downs

Program Objectives and Timeframe:

- The overall objective of this program is development of 80 extremely low, 120 very low, and 115 low income units during the planning period, including at least 20% of units for special needs households, including seniors, persons with a disability, homeless, and agricultural workers.
- By July 2024, establish financial and regulatory incentives to private and non-profit developers upon request, for the development of affordable housing for families, seniors, and other households and housing for special needs populations. Financial and regulatory incentives will include:
    - Expedited processing of projects with 20% or more of units affordable to very low or low income households or for special needs households.
    - Reduction in development fees, including waiving application processing fees for projects with a minimum of 15% extremely low income units, a minimum of 40% lower income units, or a minimum of 50% of the units restricted to occupancy by special needs groups (seniors, persons with a disability, large families, farmworkers, single heads of household with children present, and unhoused persons and families).
    - Defer payment of City development impact fees until certificate of occupancy for projects with at least 49% of units affordable to very low or low income households consistent with AB 641 or with at least 50% of the units restricted to occupancy by special needs groups (seniors, persons with a disability, large families, farmworkers, single heads of household with children present, and unhoused persons and families).
    - Reduced development standards, including setbacks, floor area ratios, and parking, where necessary to accommodate maximum permitted densities
    - Density bonuses as described in Program 17
    - City support in affordable housing funding applications
    - Financial assistance through regional resources and future Affordable Housing Fund resources (Program 11)
- Provide annual outreach to affordable developers and housing providers identifying City incentives for affordable and special needs housing development. The annual outreach shall be conducted via email and shall include a list of City incentives (including those identified by the above bullet point), a list of sites identified for very low and low income units in the Housing Element, including site characteristics provided in Appendix D1 and a map of the sites, and identification of funds anticipated to be available in the next 1-5 years. The outreach shall provide a contact information for City

staff and City staff shall respond to inquiries from interested developers and housing providers within 10 business days.

- Explore opportunities for regional partnerships to leverage funds and assets available for affordable housing development, to provide for cooperation between regional jurisdictions in procuring funds to assist with affordable housing development, and to coordinate outreach to developers and housing providers.
- Hold a bi-annual workshop for property owners of sites identified to accommodate the very low and low income RHNA and affordable housing, special needs housing, and workforce housing developers to assist property owners in understanding the steps through the development process, to connect the development community with property owners, and to ensure there is understanding of the City's incentives for affordable housing, development standards, and development process.
- By December 2024, identify funding timelines for grant and loan programs and annually contact affordable and special needs housing developers to identify interest in seeking grant funding with the intent of supporting at least 1 grant application per year, which may include:
    - Low Income Housing Tax Credits (LIHTC): The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low income households. In turn, the capital subsidy allows rents to be set at below market rates.
    - County-administered HOME and CDBG Funds: The City will contact Marin County annually to identify funds anticipated to be available through the HOME, CDBG, and other County-administered funding programs, will provide this information in the annual outreach, and will assist developers in obtaining funding.
    - Other Funding Sources: The City will evaluate the opportunity to prioritize the use of other funding sources, such as funds made available through the Permanent Local Housing Allocation (PLHA) or former redevelopment funds, as a local source of funding for affordable housing.

Primary Responsible Departments: Office of City Manager, Community Development, Finance

Funding Source: General Fund

11. Local Affordable Housing Fund

With limited access to state and federal housing resources, Sausalito faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City will establish an Affordable Housing Fund that will be used to construct or help leverage construction of affordable housing. Potential Fund resources include in-lieu fees from the Inclusionary Housing Requirement, in-lieu fees on small condominium conversions (3 to 4 units), commercial/non-residential workforce housing impact fees, and public and private grant and funding programs.

Program Objectives and Timeframe:

- Establish an Affordable Housing Fund by December 2023.
    - Funding sources may include in-lieu fees for the City's Inclusionary Housing Requirement and for small condominium conversions (3 and 4 units) and impact fees for non-residential development.
    - Implementing regulations will be established to manage the Affordable Housing Fund and establish parameters for allocation of funds towards projects. The regulations will ensure that affordable and special needs development are distributed throughout the community, while promoting affordable development for families in areas with the highest educational opportunities and promoting affordable development for seniors and persons with a disability in areas with the highest rates of housing cost burden for seniors and persons with a disability.
    - Review grant and other funding opportunities from State, federal, non-profit, and other sources annually. All feasible funding sources shall be pursued.
- Consult with Marin County in developing regulations to govern fund oversight and expenditures.

Primary Responsible Departments: Office of City Manager, Community Development, Finance

Funding Source: General Fund

12. Partnerships for Affordable Housing

The Bay Area is home to numerous nonprofit housing developers who have produced thousands of high-quality affordable housing projects over the past 40 years. In Sausalito, two non-profits have a track record of developing and managing successful affordable housing projects – Rotary Housing and the Ecumenical Association for Housing (EAH). The key to the success of non-profits lies in three areas: 1) their ability to access a diversity of funding sources; 2) their commitment to working cooperatively with the local community; and 3) their long-term dedication to their projects. The City is committed to assist in the development of housing for extremely low-, very low-, low-, and moderate-income households throughout the community, including supporting nonprofit and private affordable housing developers, to the extent feasible.

Program Objectives and Timeframe:

- The overall objective of this program is development of 80 extremely low, 120 very low, and 115 low income units during the planning period, including at least 20% of units for special needs households, including seniors, persons with a disability, homeless, and agricultural workers.
- Establish a network of affordable housing providers interested in development in Sausalito and Marin County, utilizing the Nonprofit Housing Association of Northern California, Marin Housing, Marin County Community Development Agency Housing and Grants Division, and the Marin County Planning Directors Collaborative as resources.

  - Identify network of affordable housing providers, including names of each entity and contact information (email or phone) for an individual identified by the entity for participation in the network, by June 2023.
  - Establish a semi-annual meeting (twice a year) with interested affordable housing providers to identify housing opportunities and promote development applications for affordable housing projects throughout the community and emphasizing affordable development for families in areas with the highest educational opportunities and promoting affordable development for seniors and persons with a disability in areas with the highest rates of housing cost burden for seniors and persons with a disability.
  - Annually email affordable housing providers a list and map of the Inventory of Residential Sites (Inventory and Opportunity Sites), maps illustrating high resource areas and areas with high levels of people-based and place-based opportunities in the City in order to highlight opportunities for development projects to affirmatively further fair housing, list of the City's incentives for affordable and special needs housing, and, once adopted, a summary of the City's Objective Design and Development Standards (ODDS).
  - In conjunction with Program 10, explore opportunities to coordinate outreach to developers at the regional level.
- By December 2024, designate a staff member to serve as a "housing concierge" to guide affordable housing projects through the development process and to coordinate assistance and support for affordable and special needs housing projects.
- Support affordable housing and special needs projects through the following actions:
  - Provide Letters of Support for Funding Applications: The City will support developer and housing sponsor applications for funding (such as Low Income Housing Tax Credit or State HOME funds) for affordable housing, provided the proposed project is consistent with the City's General Plan.
  - Priority Processing: The City will adopt priority processing for applications that include housing affordable to lower-income and/or moderate-income households.
  - Concessions/Incentives. The City will continue to grant concessions and incentives as described in Program 10 for projects which include housing affordable to lower-income and/or moderate-income households, such as reduced parking requirements.
  - Funding. Seek funding through State programs (i.e., PLHA) to expand affordable housing and or homelessness prevention services.
- Annually pursue affordable housing funds available at the California Department of Housing and Community Development (HCD) for new construction and acquisition/rehabilitation of affordable housing.

- Achieve the development of at least 200 affordable housing units over eight years.
- Target areas and populations with displacement risk as identified in the Background Report, including owner-occupied housing in areas of highest cost burden (Census Tract north-X), renter occupied housing in areas of highest cost burden (Census Tract south x-X), southern CT, (Owners with areas with cost burden over 40%, and any households living in housing that is identified by the City's Building Department or Code Enforcement staff as being dilapidated and in need of replacement or significant repair during the Planning Period,
- Increase socioeconomic opportunities, including access to jobs, education, and services, through targeting areas with highest resources and access to transportation.

Primary Responsible Department: Community Development

Funding Source: General Fund

13. Homebuyer Assistance

First-time homebuyers in Sausalito have access to several homebuyer assistance programs offered through Marin Housing.

The Mortgage Credit Certificate (MCC) program administered by Marin Housing provides qualified first time homebuyers with a federal income tax credit of up to 15% of the annual interest paid on the homebuyer's mortgage. Marin Housing also administers a Below Market Rate (BMR) first-time homebuyer program on behalf of jurisdictions in the County with inclusionary housing requirements.

Program Objectives and Timeframe:

- Coordinate with Marin Housing annually, beginning no later than December 2023, regarding methods to increase participation in the MCC and first-time homebuyer program in Sausalito and to identify additional potential funding sources to augment Marin Housing's existing programs to further assist with homeownership opportunities for workforce and lower income households throughout the community.
- By December 2023, advertise Marin Housing's homeownership assistance programs on the City's website and at City Hall, the Library, MLK Park, and the 750 Bridgeway (Bank of America) and ensure information is reviewed and updated annually.
- By December 2024, review State funding sources to determine if the City is eligible to apply for grant funding for any homebuyer assistance programs. If the City is eligible to apply, apply for funding within the next 12 months. If funding application is not successful, contact staff administering the program to identify modifications to the City's application anticipate to result in a successful application and re-apply in the next funding cycle.

Primary Responsible Departments: Office of City Manager, Community Development, Finance

Funding Source: General Fund

14. Housing Choice Voucher Rental Assistance

The Housing Choice Voucher/Section 8 Rental Assistance Program extends rental subsidies to very low-income households, including families, seniors, and the disabled. The Housing Choice Voucher program plays a critical role in allowing such households to live affordably in a community, and is a key program to address the needs of extremely low and very low income households.

Program Objectives and Timeframe:

- Cooperate with Marin Housing to continue to make Housing Choice Vouchers available in Sausalito on an on-going basis and to increase voucher use in higher opportunity areas by 5% by 2027.
- Make information regarding the Housing Choice Voucher program on the City website and in Currents by December 2023, and in an annual direct mailing identifying available housing resources to all residents and property owners.
- Provide referrals to Marin Housing to households seeking rental assistance.
- To increase housing mobility and opportunities in the City's highest resource areas, provide annual outreach to property owners Citywide encouraging owners of rental property to register with Marin Housing to increase housing stock accessible to very low and extremely low income households.
- Perform additional outreach, with a minimum of 3 presentations each year, to Homeowner Associations and Neighborhood Associations in the areas with the highest opportunity scores in the City, to provide education about the benefits of the Housing Choice Voucher program and to encourage increased landlord participation.
- The City will offer tenants information regarding Section 8 rental subsidies and referrals to Marin Housing for assistance. The City will also encourage landlords to register units with the Housing Authority by providing informational brochures to rental property owners.
- In 2023 and 2024, coordinate with Marin Housing and other Marin County jurisdictions to determine the capacity to develop a Countywide registry of rental units that accept Section 8 vouchers. If capacity and funding for such a program is identified, implement the registry by 2026.

Primary Responsible Department: Community Development

Funding Source: General Fund

15. Inclusionary Housing Regulations

The City's Inclusionary Housing requirement ensures that new residential development with 4 or more units will make at least 15% ~~to 20%~~ of the units affordable to at least moderate income households. The City's inclusionary housing requirements, specifically SMC 10.40.140.E, allow developers to propose affordable housing projects at deeper levels of affordability than required by the City in that section. The inclusionary program has high priority in the City's efforts to affirmatively further fair housing, by ensuring that there is a mix of incomes in every housing development project. The program also requires that the affordable units be reasonably dispersed throughout the development and contain on average the same number of bedrooms as the market-rate units, ensuring that the inclusionary

units will accommodate families with children to the same extent as the market-rate units.

Program Objectives and Timeframe:

- By December ~~2024~~2025, ~~modify~~ review the inclusionary requirement to address the potential to require ~~specified~~ minimum percentages of very low and low income units, and if determined to be feasible, revise requirements to ensure inclusionary units assist in integrating housing affordable to lower income households with market rate and moderate income housing and increase opportunities for affordable housing throughout the community.
- In ~~2023~~2025, initiate preparation of an Inclusionary Housing Fee Nexus Study, or participate in a Countywide Inclusionary Housing Fee Nexus Study, to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount~~—~~.
- By December ~~2024~~2025, adopt an in-lieu fee that can be applied to small projects and be an option for developments that have demonstrated it is not financially feasible to produce some or all of the inclusionary units on-site. In-lieu fees generated from the program will be placed in an Affordable Housing Fund to support affordable housing activities.
- Provide referrals to Marin Housing in connection with~~to~~ households seeking rental assistance.

Primary Responsible Department: Community Development, Finance

Funding Source: General Fund

Goal H-3: Reducing constraints to housing development, rehabilitation, and preservation.

16. Zoning Ordinance Amendments

Amendments to the Zoning Ordinance are needed to address various recent changes to State law and create consistency with the Housing Element.

Objectives and Timeframe.

- Update the Zoning Ordinance to address the following:

A. *Low Barrier Navigation Centers:* The Zoning Ordinance shall be updated to define and permit low-barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low-barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).

B. *Transitional and Supportive Housing:* The Zoning Ordinance shall be revised to ensure that transitional and supportive housing are in accordance with State law, including to require that supportive housing that meets the criteria in Government Code Section 65651 is allowed by right in multi-family and mixed use zones s with a streamlined and ministerial review and not be subject to discretionary review.

C. *Employee Housing:* The Zoning Ordinance will be updated to be consistent with State laws addressing employee housing, including Sections 17021.5 and 17021.6, and will be revised to ensure that: 1) employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family dwelling in the same zone, and 2) employee housing consisting of no more than 12 units or 36 beds will be permitted in the same manner as other agricultural uses in the same zone.

D. *Emergency Shelter Parking:* The Zoning Ordinance will be updated to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

E. *Mobile Homes and Manufactured Homes:* Review and amend the Zoning Ordinance to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of Government Code Section 65852.3 by requiring that to ensure that mobile homes and manufactured homes are allowed on lots zoned for single-family residential dwellings and shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot, except for architectural requirements for the roof overhang, roofing material, and siding material, as specified by Government Code Section 65852.3.

F. *Design Standards:* The City will review and modify the Design Review criteria to ensure application processing timelines comply with the requirements of applicable State laws, including Government Code Sections 65950-65957.5), streamline and simplify the process, including a limitation on the maximum number of hearings per project, and ensure objective standards and findings are applied to projects subject to Design Review.

G. *Height Limits:* The City will review its maximum height limits, including those included as part of the ODDS, and revise requirements as necessary to accommodate the maximum permitted densities in the proposed Housing Overlay and Mixed Use Overlay Zones in Program 4.

H. *Streamlined Ministerial Review and Objective Design Standards.* The City will establish a permit or process for streamlined ministerial approvals where required by State law. The ODDS are addressed under Program 19.

I. *Parking.* Update the City's parking standards for consistency with AB 2097.

J. *Chapter 10.46, Historic Preservation.* Revise to provide definitions for terms that may be interpreted subjectively, such as to define "damage", "major architectural features", "architectural interest", "historic interest", "compatible", "character" as used in Findings 1, 2, and 3.

K. *Historic Design Guidelines.* Revise to ensure that sites included for rezoning under Program 4 can develop at maximum allowed densities, including reducing limitations on building mass, placement of additions, and redevelopment of property that would constrain maximum densities.

L. *Household Definition.* The City will amend the definition for "household" to allow for a barrier-free definition that does not distinguish between related

and unrelated persons and does not impose limitations on the number of people that may constitute a household.

M. *Large Residential Care Facilities.* The City will examine and revise the Zoning Ordinance accordingly to permit residential care facilities serving seven or more clients within additional zones allowing residential uses, including the PR, R-2-5, R-2-2.5, R-3, and CR zones.

N. *Parcel Consolidation*. Revise the Zoning Ordinance to only apply setbacks along the exterior lot lines where a site is composed of multiple internal parcels developed as a single unit. No setbacks, yards, or other similar requirements shall be applied to parcel lines that are interior to the site.

- Complete amendments to the Zoning Ordinance no later than October 2025.

Primary Responsible Department: Community Development

Funding Source: General Fund, County of Marin funds administered on behalf of the region

17. Density Bonus and Other Incentives

Government Code Section 65915-65918 requires density bonuses for a range of housing types, including mandating bonuses of up to 80% based on the percentage of affordable units for projects affordable to very low, low, and moderate income households (depending on the affordable units provided by the project), no maximum density limits for 100% affordable projects within ½ mile of a major transit stop, and up to 4 incentives for qualified housing projects. The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites.

Objectives and Timeframe.

- Update the Zoning Ordinance within one year of Housing Element adoption to allow density bonuses and incentives consistent with the requirements of State law.
- Promote and implement the density bonus provisions of State law as an incentive for affordable housing development as part of Program 10.

Primary Responsible Department: Community Development

Funding Source: General Fund

18. Energy Conservation

The City will continue to implement energy-efficient standards for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter.

As part of the City's 2021 General Plan Update, the City committed to implementing the Climate Action Plan and Low Emissions Action Plan, which identify opportunities to reduce greenhouse gas emissions, including energy-efficient measures, through a variety of programs and projects. This effort is consistent with the City's commitment to promoting energy conservation Citywide.

Program Objectives and Timeframe:

- Continue to explore ways to promote energy conservation and sustainability, with a focus on reducing energy usage and energy-related costs in new and existing residential development throughout the community.
- Continue implementation of the Climate Action Plan and Low Emissions Action Plan.

Primary Responsible Department: Community Development Department

Funding Source: Departmental budget

19. Development Review Procedures

To facilitate residential development and to comply with State law, the Municipal Code will be updated to ensure that ~~eligible multi-family projects with an affordable~~ housing development projects ~~component are provided~~ are provided with streamlined review where required by state law, and ~~are subject only to~~will be permitted when consisted with ~~-~~objective design standards~~.~~. The City will ensure that objective design and development standards are identified to applicants, consistent with relevant provisions of SB 35, AB 2011, and other applicable state law ~~and SB 330, as provided for by applicable sections of the Government Code~~, including ~~but not limited to~~Government Code s~~S~~ections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal." The City has already identified existing objective design and development standards in its zoning and subdivision ordinances that already apply to such projects~~.~~. The City has also already revised Sausalito Municipal Code Chapter 10.54 to address streamlined design review where required by state law.

The City is in the process of preparing more comprehensive Objective Design and Development Standards (ODDS) ~~and the ODDS will be developed to address multi-family development at densities envisioned by the General Plan, Zoning Code, and Program 4.~~and upon the development of the ODDS, the City will create a pathway for approval of multi-family projects throughout the City, without the need to make discretionary findings, provided that they are consistent with the ODDS. The ODDS will be set forth in a separate title of the City's municipal code. ~~Additionally, the~~Additionally, the ODDS will be developed to address multi-family development at densities envisioned by the General Plan, Zoning Code, and Program 4, and provide design standards for such development. The approval process for projects submitted under the new title will ~~Following completion of the ODDS for eligible multifamily projects, the City will prepare ODDS for single family development projects and multifamily projects that are not subject to streamlined review requirements under State law. As part of the preparation of these single family and multifamily ODDS, t~~The City will streamline the approval process for all residential uses. ~~The intent of the ODDS and the streamlined approval process is not to eliminate the public's opportunity to comment on projects, rather, it is to establish consistent standards that will help the public frame comments in the context of objective requirements that can be consistently applied to projects and to reduce subjective comments on projects.~~

~~The streamlined approval process will include objective findings to determine project~~be limited to ensuring consistency with the ~~ODDS~~ City's objective standards and will not require any discretionary findings in order to approve projects. ~~The City will a limitation comply with the state law limits on public hearings (5)that may be conducted for a project. The maximum number of hearings is based on the number of hearings allowed under , as set forth in Government Code Section 65905.5. –~~

As an alternative pathway for projects, the City will also continue to maintain its existing discretionary approval process to allow projects that do not comply with objective design and development standards to be permitted under discretionary design review, and seek approval of variances, etc. if necessary. By preserving existing permitting options, the City will ensure compliance with the Housing Crisis Act of 2019, which prohibits the City from changing the land use designation or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing zoning district below what was allowed under the general plan or specific plan land use designation and zoning ordinances of the county or city as in effect on January 1, 2018. ~~although this section does not apply to discretionary, nor all ministerial project, it provides guidance as to the number of hearings that may be considered to not constrain the housing approval process. The maximum hearings is based on the number of hearings allowed under Government Code Section 65905.5– although this section does not apply to discretionary, nor all ministerial project, it provides guidance as to the number of hearings that may be considered to not constrain the housing approval process.~~

To further improve development review, the City ~~will~~ has established a project tracking database, ~~and~~ reviewed its permit processing timelines, and reviewed existing permit processing procedures to ensure projects are not subject to excessive ~~review~~ public hearings ~~or an excessive public process~~. If the City's permit processing timelines do not conform to timelines set forth in the Permit Streamlining Act and California Environmental Quality Act ~~timelines~~, the City shall revise its permit processing to ensure decisions are made in a timely manner and in compliance with State law. ~~–~~. The City has also taken steps to train staff, appointed and elected officials on compliance with the state law limits on public hearings that may be conducted for any project, as set forth in Government Code Section 65905.5.

Program Objectives and Timeframe:

- ~~Within 1 year of Housing Element adoption, and nNo~~By no later than ~~November 2023~~December 2024, develop procedures to address the streamlining requirements of SB 35 and similar state laws, and identify objective ~~design requirements of SB~~ standards that apply to projects ~~330~~for the purposes of the Housing Accountability Act. ~~The procedures shall include ODDs for multi-family residential and mixed use development projects required to be allowed by-right under State law. The standards~~, including floor area ratio, unit size, height, setback, and parking requirements that apply. ~~, accommodate the maximum densities permitted under Program 4 and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes. The Objective Design and Development Standards shall include objective findings for approval that do not include subjective terms, such as "character," "minimize," "complement,", etc. unless such terms are objectively defined by the ODDS.~~ For projects that involve a public hearing, ~~the ODDS shall~~ staff shall ensure that the City will

limit the number of public hearings to no more than 5 for a project or to any maximum number of hearings specified by ~~State~~ state law ~~for any specific project or approval type~~.

- By no later than December 2024, establish a permit tracking database that includes each project under consideration by the City, the application submittal date, the application completeness date, the application, technical studies and plans submitted, the project status, each hearing date before a decision-making body, the final decision date, and the final decision.
- ~~Within two years of Housing Element adoption, and no later than~~By May 2025, ~~adopt~~ prepare objective design and development standards for ~~single family,~~ multifamily~~,~~ and mixed use housing~~, including ministerial (by-right) approvals and projects subject to the City's discretionary review process,~~ and ensure that the standards, including floor area ratio, unit size height, setback, and parking requirements, accommodate the maximum densities for Opportunity Sites permitted under Program 4 and provide flexibility with the design of building types and units to accommodate irregular lots and steep slopes.
    - Prior to the adoption of the ODDS, the City will analyze the proposed ODDS to determine if the ODDS will accommodate the maximum permitted densities in the R-2-5, R-2-2.5, and R-3 zones and the proposed H-29, H-49, H-70, M-29, M-49, and M-70 overlay zones. If the ODDS will not accommodate the maximum permitted densities, the ODDS shall be modified to accommodate maximum permitted densities prior to adoption. The ODDS will incorporate design standards for the densities permitted under Program 4, including the proposed H-29, H-49, H-70, M-29, M-49, and M-70 overlay zones, however, for sites subject to restriction under Ordinance No. 1022 or 1128, development at those densities will first require voter approval of the overlay zoning in the manner prescribed by state law. ~~for sites that are not subject to requirements for voter approval under Ordinance No. 1022 or 1128. For sites subject to restriction under existing voter initiatives, the City shall place the objective design and development standards to be approved by the voters as part of the same ballot measure approving the program of rezoning for such sites.~~
    - Prior to the adoption of any objective standards for view preservation, the City will publish these standards online and make available any associated software tools to the public for at least one month for beta testing and to solicit public comment.
- Prior to the effective date of the ODDS, the City will publish, on its website, information, including a process map or other visual representation, detailing the permit processing procedure from application to entitlement for both discretionary and ministerial approval procedures to ensure transparency for project applicants. This information will include estimated timeframes for each step in the entitlement process.
- Within two years of adoption of the ODDS, the City will evaluate the effectiveness of the ODDS, including its relationship to the housing overlay development standards, to ensure that these standards will facilitate

housing development at the maximum capacities assumed in the Housing Element. As part of this evaluation, the City will consider the number of housing development applications received and identify:

- The number of applications that utilize the housing overlay standards and ODDS;
- The number of applications received for housing element sites that opt out of using the housing overlay standards and ODDS; and
- The number of applications requesting waivers or incentives to development standards.
- As part of this review, the City will consult with developers and property owners to identify any barriers to achieving maximum densities, as identified in the Housing Element. If constraints are identified, the City will initiate amendments to its development standards, and subject to compliance with CEQA, amend such standards within six (6) months of identification.

- ~~By May 2025, the City shall revise the Zoning Code to limit findings for residential and mixed use projects with a residential component~~ The ~~Objective Design and Development Standards shall include~~to objective findings for approval that do not include subjective terms, such as ~~"character," "minimize," "complement,", etc. unless such terms are objectively defined by the ODDS. For projects that involve a public hearing, the ODDS~~ Zoning Code ~~shall limit the number of public hearings to no more than 5 for a project or to any maximum number of hearings specified by State law for any specific project or approval type.~~
- ~~Establish a permit tracking database that includes each project under consideration by the City, the application submittal date, the application completeness date, the application, technical studies and plans submitted, the project status, each hearing date before a decision-making body, the final decision date, and the final decision.~~On an annual basis, City staff shall review City permitting processing procedures, including development and revision of permit checklists, forms, and internal processes, to respond to changes in state law, improve response timeframes to applicants regarding development projects, and ensure that City staff are providing timely processing of applications in accordance with the requirements of the Permit Streamlining Act. The City shall continue to retain and develop professional planning staff to ensure timely processing of development applications. Upon completion of the annual review of the City's eTRAKiT system and its permit processing procedures, the City will make any necessary modifications within six (6) months of identification.
- ~~Within one year of Housing Element adoption, complete a review of the decision timelines of all discretionary applications for a new residential unit or remodel of a residential unit processed since 2015. If the decisions do not conform to the Permit Streamlining Act, the City shall revise its permit processing procedures within three months to ensure compliance with State law.~~

Primary Responsible Department: Community Development

Funding Source: Departmental budget

20. Water and Sewer Availability

Water and sewer service are necessary to accommodate residential development. While Marin Municipal Water District (Marin Water) is anticipated to have adequate supply to serve new growth, based on its 2020 Urban Water Management Plan, it is anticipated that its treatment and supply infrastructure will need to be evaluated to identify if improvements are necessary to serve Sausalito's RHNA, as well as the RHNAs of other communities served by Marin Water.

The City of Sausalito owns and operates its wastewater collection infrastructure, which conveys wastewater to the Sausalito Marin City Sanitary District (Sanitary District) collector, the Sanitary District owns and operates the wastewater treatment plant. Sausalito is in the process of evaluating its wastewater collection system and exploring the opportunity to consolidate sewer services with the Sanitary District. The Sanitary District has adequate capacity to treat the wastewater anticipated with growth accommodated by the RHNA, but site-specific improvements may be necessary to ensure the collection pipes serving the site have adequate capacity to collect and convey wastewater from each site.

The City of Sausalito is committed to proactively do what it can to ensure adequate water and sewer capacity are available.

Program Objectives and Timeframe:

- In 2023, review Sausalito's wastewater collection infrastructure and identify any locations that may require improvements to accommodate the RHNA, based on the inventory of residential sites and opportunity sites (Program 4 and Appendix D1). Where infrastructure improvements are identified, ensure that improvements are addressed through seeking grant funding, such as the State's Small Community Wastewater Grant Program, Infrastructure State Revolving Loan Fund, and Infill Infrastructure Grant Program, ensuring the City's rates and impact fees reflect the cost to provide services and make infrastructure improvements, and that necessary improvements are included in the City's Capital Improvements Program.
- In 2023, coordinate with Marin Water, Marin County, Tiburon, Belvedere, and other agencies served by Marin Water to ensure Marin Water has accurate information regarding the RHNA for each jurisdiction as well as long-term growth plans to ensure that the upcoming Urban Water Management Plan and Water System Master Plan updates address comprehensive and cumulative growth in the region and prioritize accommodating lower income RHNA units and encourage expedited updates to Marin Water's plans
- Meet with Marin Water annually to collaborate on water system capacity and to ensure service to sites that may accommodate lower income units is prioritized
- Support Marin Water's ability to expand its treatment and supply infrastructure capacity, where necessary
- Coordinate with the Sanitary District and Marin County to ensure the Sanitary District has accurate information regarding the RHNA for each jurisdiction as well as long-term growth plans to ensure that District's Strategic Plan is updated to address comprehensive and cumulative growth in the region and prioritize accommodating lower income RHNA units

- Meet with the Sanitary District annually to collaborate on wastewater system collection capacity and to ensure service to sites that may accommodate lower income units is prioritized.
- Support the Sanitary District's ability to expand its treatment and supply infrastructure capacity, where necessary.
- Work with developers in the Marinship to explore opportunities to create a community finance district to reduce the need for bonds and grants to support infrastructure improvements. By 2025, determine if a community finance district is feasible. If feasible, establish a community finance district by 2027.
- On an annual basis, identify funding (State and federal funding and grants, such as the Infill Infrastructure Grant program) available to support water and wastewater system upgrades and expansions.
    - Proactively share information of any available funds with Marin Water and the Sanitary District and discuss ways that the City can help support a successful application. This could include the City Council adopting a Resolution in support of specific funding opportunities or planned improvements.
- Request regular updates (semi-annually) for the City Council from Marin Water and the Sanitary District (approximately quarterly).

Primary Responsible Department: Office of City Manager, Community Development, Public Works, Marin Water, Sausalito Marin City Sanitary District

Funding Source: General Fund, Infill Infrastructure Grant Program, State/Federal/other grants when available

Goal H-4: Affirmatively further fair and equal housing access and opportunities.

21. Fair Housing Services

Fair Housing Advocates of Northern California (FHANC) is the designated provider of fair housing and tenant-landlord information in Marin County. FHANC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination.

Program Objectives and Timeframe:

- On an annual basis, ensure that the City continues to contract, either independently or through participation in the Urban County CDBG program, with a qualified provider to provide fair housing services to City residents.
- Refer fair housing complaints to the designated housing provider on an ongoing basis.
- Beginning no later than December 2023, advertise fair housing services on the City's website, in the City newsletter and in local periodicals, and place posters and brochures promoting fair housing practices and advertising fair housing services at convenient locations in the City, including the Library, MLK Park, and 750 Bridgeway (Bank of America) and review information annually to ensure the information is current.

- As the majority of the liveaboard community does not receive mail on-site, the City will coordinate with marine operators by June 2024 to establish a bulletin board at each marina for the posting of public notices, and pursue the establishment of mailboxes for liveaboard tenants.

Primary Responsible Department: Community Development

Funding Source: Departmental budget, CDBG funds

22. Affirmatively Further Fair Housing

Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing and address impediments identified in the AFFH analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 3 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, which include other programs identified in this Housing Plan as well as specific actions to address AFFH, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:

- High Priority contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- Medium Priority factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- Low Priority factors may have a direct and substantial impact on fair housing choice, but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table 3, the City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the Sausalito community. These actions are intended to alleviate the main issues identified in the Assessment of Fair Housing and the City intends to implement these and all the programs outlined above during the 2023-2031 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the Annual Progress Report (APR) to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

Primary Responsible Department: Community Development; City Manager's Office; fair housing services provider

Funding Source: Departmental budget, CDBG funds, grant funding

Table 3. Fair Housing Program Action Items

Program/Action Area	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Housing Mobility Enhancement				
6. Accessory Dwelling Units and Junior Accessory Dwelling Units: Encourage the development of ADUs and JADUs throughout the City to expand housing opportunities for all income levels and special needs groups.	• Update the City's ADU/ JADU requirements; • Pursue State funding to assist with ADU construction; • Conduct increased outreach and education on ADU options and requirements; • Conduct a mid-cycle review to ensure the City is meeting the assumption of 8 ADUs per year as outlined in this Housing Element; • Provide financial assistance to qualified property owners to build ADUs using State funds	High priority/ within 18 months of Housing Element adoption	Citywide; target marketing in higher opportunity areas	• Update ADU/JADU requirements (2023); • Pursue State funding (2024/2025); • If funds are received, provide financial assistance to qualified property owners to build ADUs (2025-2027) • Conduct increased outreach and education (2024/2026); • Conduct a mid-cycle review to ensure the City is meeting ADU assumptions (2027); • Enforce and provide oversight to the deed requirements of designated very low and low income ADUs
14. Housing Choice Voucher Rental Assistance: Assist Marin Housing to promote the Housing Choice Voucher (HCV) Program, with a special emphasis on promoting the program to the City's special needs populations.	• Encourage Marin Housing to increase Housing Choice Vouchers to assist minimum of 200 households in Sausalito and to increase voucher usage in higher opportunity areas; • Work with Marin Housing and the City's fair housing services provider to encourage property owners to participate in the Housing Choice Voucher Program	Low priority/ within 36 months of Housing Element adoption	• Increase the number of voucher assistance recipients in higher opportunity areas; • Target education and marketing efforts throughout the City with an	• Provide info regarding the Housing Choice Voucher program on the City website and in *Currents* (2023); • Annual outreach to property owners encouraging owners of rental property to register with Marin Housing to increase housing stock accessible to lower income households;

			emphasis on higher opportunity areas	• Three presentations per year to HOAs and Neighborhood Associations to encourage increased landlord participation; • Increase the number of low-income recipients receiving voucher assistance in higher opportunity areas by 5% by 2027
New Housing Choices and Affordability in Higher Opportunity Areas				
6. Accessory Dwelling Units and Junior Accessory Dwelling Units	See above under Housing Mobility Enhancement.			
7. SB 9 Units	• In 2024, publish online mapping tool identifying lots eligible for multiple units and lot splits under SB 9 • In 2024, prepare handbook to assist property owners in understanding and navigating the SB 9 process • In 2024 through 2026, conduct increased outreach and education (at least one mailing each year and meetings with 2-3 property owner organizations or citizen groups each year) on SB 9 options (additional unit(s) and lot split) and requirements	High priority/ within 18 months of Housing Element adoption	• Citywide; target marketing in higher opportunity areas	• Publish online mapping tool (2024) • Publish handbook (2024) • Conduct increased outreach and education (2024, 2025, 2026)
10. Affordable Housing Development Assistance: Provide Housing Opportunities throughout Sausalito, including increased opportunities in Higher Opportunity Areas for all Members of the Community	• Establish financial and regulatory incentives for the development of affordable housing for families, seniors, and other households and housing for special needs populations; • Provide outreach to affordable developers and housing providers	Medium priority/ within 24 months of Housing Element adoption	• Target affordable housing throughout the City with an emphasis on higher	• Establish financial and regulatory incentives (2024) • Annual outreach to affordable developers and housing providers (2023-2031)

	identifying City incentives for affordable and special needs housing development; • Allocate funding for infrastructure improvements citywide including, but not limited to, pedestrian and bicycle improvements, complete streets and corridor beautification, ADA improvements, and Safe Routes to School enhancements with a priority in the most economically impacted neighborhoods		opportunity areas; • Prioritize projects that include childcare and community amenities in order to expand place-based opportunities in areas accommodating higher amounts of very low and low income housing • Prioritize funding for infrastructure improvements in the most economically impacted neighborhoods	
22A. Provide Workforce and Affordable Housing Opportunities in Higher Opportunity Areas: Increase Workforce and Affordable Housing opportunities that serve a diverse population and increase access to higher opportunity areas	• Promote a range of housing opportunities for essential workers, marine workers and waterfront employees, including liveaboard and other affordable housing • Advertise availability of housing beyond the Sausalito community, including through the Sausalito Marin City School District to expand housing access and encourage diversification through expanding housing opportunities available to the Racially or Ethnically	High priority/ within 18 months of Housing Element adoption	Focus on opportunities proximate to the waterfront	• Establish procedures for implementation of the City's low and moderate-income housing requirements, including the requirements for liveaboard housing and inclusionary housing (2024) • Advertise workforce and housing opportunities to Sausalito's essential workforce employers, marine employers, and

	Concentrated Area of Poverty in Marin City			through the Sausalito Marin City School District on a quarterly basis
22B. Adaptive Reuse Promote the adaptive reuse of identified structures/sites for the provision of multifamily and mixed-use housing.	• Develop strategies for the adaptive reuse of commercial structures and market-rate housing, including single family homes, with potential to convert to affordable housing to provide for a range of housing types and residential uses; • Amend the Zoning Ordinance to broaden the applicability of adaptive reuse.	Medium priority/ within 24 months of Housing Element adoption	Citywide with a focus on Inventory Sites and Opportunity Sites identified in Appendix D1.	• Identify four sites with adaptive reuse potential by 2024; • Amend the Zoning Ordinance by 2026; • Conduct outreach to property owners of sites in 2025 and 2026 to promote adaptive reuse.
Place-Based Strategies for Community Preservation and Revitalization				
9. Liveaboard Housing: Maintain and Enhance Liveaboards as a Permanent Form of Housing	• Maintain zoning for liveaboards and houseboats; • Require marine operators to give preference to qualified low and moderate-income tenants • Work with BCDC to ensure that BCDC increases the permanent residential capacity of local marinas and waterfront areas	Medium priority/ within 24 months of Housing Element adoption	Focus on opportunities proximate to marinas	• Allow up to 10% of berths in recreational marinas in the CW and W Zoning Districts to be occupied by liveaboards and houseboats (2023) • Consider a reporting program to enforce Zoning Ordinance Section 10.44.170.H, which requires that preference be given to qualified low and moderate-income tenants until such tenants constitute at least 50% of the liveaboard vessels in the marina (2024) • Enforce and provide oversight to the deed requirements of designated very low and low income liveaboards • Advocate with BCDC to increase the permanent

				residential capacity of local marinas and waterfront areas (2025)
21. Education and Outreach: Reduce fair housing discrimination by landlords resulting from a lack of local fair housing education and outreach, resources for fair housing agencies and organizations, and state or local fair housing laws to support strong enforcement.	• Allocate funding to creating locally hosted educational workshops on fair housing to reduce the amount of discrimination; • Provide social media and factsheets regarding fair housing/equal housing opportunity requirements with links to the City website; • Collaborate with the fair housing services provider for continued tracking of fair housing enforcement for discrimination cases	Medium priority/ within 24 months of Housing Element adoption	Citywide	Allocate funding for an annual educational workshop and provide social media and factsheets on fair housing (2024)
22B. Adaptive Reuse	See Adaptive Reuse Program presented above in the New Housing Choices and Affordability in Higher Opportunity Areas section.			
Displacement Protection				
22C. Displacement Risk of Lower Income Residents Due to Economic Pressures: • Tenant Protection Strategies • Prioritize any displaced lower and moderate income residents • Preservation of Existing Affordable Units	• Institute a rental registry program to identify and track rental units, including units that accept Section 8 vouchers, and affordability levels and ensure all rental properties in the Housing Inventory are in the registry • Implement strategies to strengthen protection for tenants. Strategies may include a Tenants Bill of Rights that serves to establish that all Sausalito residents have the right to clean, safe and secure housing, an eviction protection ordinance to ensure there are not evictions without just cause, and a rent stabilization ordinance to establish maximum annual rent increases, recognizing the need to address displacement. • As new affordable and market rate rental units are developed, ensure any displaced lower and moderate	Medium priority/ within 24 months of Housing Element adoption	• Citywide with a focus on inventory sites where development is anticipated to occur • Promote the preservation of affordable units throughout the City	• Institute registry program in 2024 and ensure all owners of housing inventory sites have been contacted to register in 2025. • Develop a draft eviction protection ordinance and rent stabilization ordinance by July 2025 and consider ordinances for adoption by December 2025. • Ongoing implementation and annual monitoring and reporting throughout the planning period

	income residents receive priority for housing • Work with property owners, interest groups, and the state and federal governments to preserve the City's affordable housing stock			

23. Sausalito Senior Services

Sausalito Village is a non-profit membership organization dedicated to providing resources and assistance to enable seniors to remain in their own homes as they age. Since its establishment in 2010, Sausalito Village has recruited a growing team of Sausalito volunteers to help members with occasional transportation assistance, household tasks, home visits, phone check-ins, and a range of social, educational, and fitness programs.

In 2013, the City Council created the Age-Friendly Sausalito Task Force in response to the fact that Sausalito has one of the fastest aging populations in Marin County. The purpose of the Task Force is to assess the current age-friendliness of the City to develop a strategic plan which will assist the City in future planning.

Program Objectives and Timeframe:

- Consider directing the Age-Friendly Sausalito Task Force to identify opportunities and resources for senior housing, including grants and loans for the development of senior housing that could augment resources identified under Program 10, funding to augment the City/Age-Friendly Sausalito home rehabilitation and accessibility program identified under Program 1, and programs that assist seniors and other households in downsizing their housing which results in more efficient use of housing stock and reduces housing costs for the senior households.
- Form a partnership with Sausalito Village, Age Friendly Sausalito, and other Sausalito-based organizations, including existing and future entities, dedicated to providing resources and assistance to seniors
- Support the efforts of Sausalito Village to allow seniors to age in place and promote housing assistance for seniors.
- Continue to provide information regarding senior services, including Age Friendly Sausalito, Call a Ride for Sausalito Seniors, Edgewater Seniors Club, and Sausalito Village, in the City newsletter and in local periodicals, and place posters and brochures promoting fair housing practices and advertising fair housing services at convenient locations in the City, including the Library, MLK Park, and 750 Bridgeway (Bank of America) and coordinate with Sausalito Village to provide information on its website, at senior events, and in its quarterly newsletter.
- Promote the use of opportunity sites located throughout the community where services are within walking distance for senior housing.

Primary Responsible Department: Community Development

Funding Source: Departmental budget, CDBG funds

24. Home Sharing and Matching Opportunities

Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. Shared housing promotes the efficient use of the housing stock, and can help address the housing needs of seniors in our community. Homesharing programs match lower income home seekers with homeowners with excess space who are interested in sharing their homes.

Program Objectives and Timeframe:

- In 2023, initiate efforts with the Age Friendly Task Force to explore participating in Home Match Marin, Covia Home Share, or other shared housing owner/tenant matching program to expand housing opportunities, including opportunities for renters, throughout

the community. No later than December 2024, the Age Friendly Task Force shall report on its findings and a recommendation shall be made for City Council consideration.

- Actively promote home sharing and long-term rental of unused homes or portions of homes through Sausalito Village and other senior organizations, targeting areas with high rates of seniors overpaying for housing through providing information to property owners, neighborhood organizations, and homeowner associations on an annual basis and making information available on the City website and at City Hall.

Primary Responsible Department: Community Development

Funding Source: Departmental budget

25. Reasonable Accommodation Procedures

Sausalito has adopted an ordinance which establishes a process for the City to grant reasonable modifications to the requirements of the zoning and development regulations where necessary to avoid discrimination on the basis of disability, and to ensure persons with disabilities have the same opportunity to enjoy the rights and privileges available to residents or property owners in the same zoning district. The City will review and revise the ordinance as necessary to ensure compliance with fair housing law.

Program Objectives and Timeframe:

- By October 2024, update the City's reasonable accommodations ordinance to remove constraints to reasonable accommodation by ensuring the City's process is consistent with Federal and State fair housing laws and HCD/Department of Justice guidance, including removal of subjective requirements, findings, and conditions of approval, requiring that any alternative provide the applicant with the opportunity to use the subject dwelling in a manner similar to that afforded under the request, requiring that the applicant be willing to accept any alternative accommodation prior to a decision on the application by the City and providing the applicant with 30 days to appeal the request..
- Promote the City's reasonable accommodation procedures on an ongoing basis through information on the City's website, at City Hall, and through Sausalito Village. Review information and locations annually to make sure information is readily available and update as necessary.

Primary Responsible Department: Community Development

Funding Source: Departmental budget

26. Universal Design / Visitability

As the community's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The City requires development projects to comply with accessibility requirements in the California Building Code, as adopted and implemented by Municipal Code Chapter 8.08. The City has not adopted Universal Design standards or a Universal Design ordinance, including establishing the percentage of units required to be accessible and visitable by a person with a disability, to implement State law.

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors.

Program Objectives and Timeframe:

- Consider adoption of universal design requirements, including a universal design ordinance, for housing development projects:
    - Direct the Age Friendly Task Force to review and report on potential universal design requirements for housing projects, with the City Council considering the report and recommendation no later than December 2024.
- Distribute the City's Universal Design and Visitability Principles brochure at City Hall, through Sausalito Village, on the City's website, and promote universal design and visitability in the City newsletter on a semi-annual basis.

Primary Responsible Department: Community Development

Funding Source: General Fund

27. Workforce and Affordable Housing

Essential workers providing first responder services, education, and critical infrastructure ensure community safety and access to essential goods and services. Marine workers are an integral part of Sausalito's history and the community's working waterfront. Marine-related occupations include boat builders, boat repair and restoration workers, sailmakers, canvas workers, marine surveyors, harbor masters, ship mates, captains, and merchant marines, among numerous other maritime occupations. This program encourages housing to serve the Sausalito/Marin City ZIP Code workers, including essential workers and marine workers, as well as residents of the 94965 ZIP Code. This program expands the service area beyond the City limits in order to include Marin City for a more diverse and inclusive community.

Program Objectives and Timeframe:

- Review the legality of prioritizing City-assisted or other housing to persons living or working in the Sausalito/Marin City ZIP Code (94965) or working for Sausalito service providers (Marin Fire, Sausalito Marin City School District, Marin Water, etc.). Should it be legal to prioritize housing for 94965 residents and workers and the City-serving workforce, update the Zoning Ordinance by 2024 to prioritize housing in such a manner.
- Promote workforce and affordable housing, targeting Sausalito's essential workers and marine workers, on an on-going basis.
- As workforce and affordable housing opportunities are developed in Sausalito, provide information regarding housing availability through 94965, including Sausalito's essential workforce employers, marine employers, and through the Sausalito Marin City School District. This multi-pronged outreach will include unincorporated Marin City, encouraging increased diversity in the community. This information shall be provided on a quarterly basis.
- Promote a range of housing opportunities for marine workers and waterfront employees, including liveaboard and other affordable housing, through Programs 9 and 10, with a focus on opportunities proximate to the waterfront, which address the needs of marine workers.
- By December 2024, establish procedures for implementation of the City's low and moderate income housing requirements, including the requirements for liveaboard housing and the inclusionary housing requirement.

Primary Responsible Department: Community Development

Funding Source: General Fund

28. Homeless Continuum of Care

The City actively addresses the needs of the unhoused community with local resources and participates in Countywide programs, including the Marin Continuum of Care, to provide resources to address the needs of the homeless and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing.

Program Objectives and Timeframe:

- Coordinate and address homelessness at the regional level
- On an ongoing basis, provide homeless support to ensure that overnight sleeping areas within the City are managed in a manner that respects those experiencing homelessness, are safe, clean, and sanitary, and include positive engagement of nearby businesses and neighbors to enhance community connections and partnerships.
- Continue to provide flyers and information on the City's website about the emergency 211 toll-free call system for information and referral.
- Support implementation of the Homeless Countywide Continuum of Care.
- By October 2025, amend the Zoning Ordinance to address emergency shelters and low barrier navigation centers as specified in Program 16.

Primary Responsible Department: Community Development

Funding Source: General Fund, County of Marin funds administered on behalf of the region

29. Ongoing Community Education and Outreach

In 2021, the City Council appointed the Housing Element Working Group, comprised of City Council and Planning Commission representatives, as well as City residents and a Sphere of Influence resident. The Working Group has held 7 public meetings, as well as 2 public Town Halls to engage residents and property owners in the decision-making process.

In addition to the City's direct efforts, Sausalito residents have also formed grassroots organizations to forward their concerns with regards to the potential impacts of specific strategies proposed in the draft Housing Element.

Following adoption of the 2015-2023 Housing Element, several programs began implementation through City staff work and initiatives by various agencies. The public meetings held by the Planning Commission and City Council continued to serve as platforms for residents to comment and provide input on specific items discussed for implementation. The Annual Housing Element Progress Report is presented at Planning Commission and City Council meetings where public comment may be given.

Program Objectives and Timeframe:

- Post information related to affordable housing and assistance programs on the City's website and at convenient locations throughout the City to provide resources for homeowners, renters, and property owners.
- Continue to involve residents and community organizations in Housing Element implementation, including the opportunity to provide input on the Housing Element Annual Progress Report which shall be completed annually by April 1, made available on the City's website, at City Hall, the Library, MLK Park, and the Bank of America building, and presented to the Planning Commission and City Council with an opportunity for public comment.

Primary Responsible Department: Community Development

Funding Source: General Fund

30. Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation Process

ABAG's 6th Cycle RHNA neglected to review jurisdiction-specific conditions and constraints as required by State law, despite readily available information at the local level for jurisdictions throughout Marin County. Although the City appealed the RHNA, ABAG did not consider the merits of the appeal nor to review its draft methodology prior to final adoption. The City's RHNA for the 6th Cycle required extensive review and effort to identify parcels with capacity to accommodate new residential units. It is anticipated that limited capacity will be available for the 7th Cycle.

Program Objectives and Timeframe:

- Actively monitor and participate in ABAG's future Regional Housing Needs Allocation (RHNA) planning process and ensure that ABAG is provided with data regarding the City's capacity to accommodate additional development and a detailed analysis of constraints, including identification of sites not suitable for development due to permanent open space easements and environmental conditions.
- Recognizing that Plan Bay Area informs the distribution of development projections, including the RHNA, throughout the Bay Area despite lacking jurisdiction-level analyses, analyses of environmental conditions and hazards associated with the RHNA allocation, and lacking realistic evaluations of capacity for individual jurisdictions, ensure that the City actively participates in future updates to Plan Bay Area to ensure that information relative to Sausalito is accurate, reflects the City's capacity to accommodate growth, and reflects open space, environmental, and other conditions that constrain growth.
- Ensure that an elected official and City staff member participate in all Plan Bay Area and RHNA planning meetings for the 7th Cycle to ensure that information relative to Sausalito is accurate and to provide reports to the City Council on the RHNA process, including all draft allocations and the final RHNA.

Primary Responsible Department: Community Development

Funding Source: General Fund

31. Staff Affordable Housing Training and Education

In order to effectively administer available housing programs to residents, designated City staff needs to be responsible for providing information, responding to questions, and making referrals to appropriate programs. A budget should also be set aside for the designated staff to receive training. Training could include attendance at relevant sessions held by public agencies, or meetings with local organizations such Marin Housing, to gain familiarity with the implementation of existing and new offered programs.

Program Objectives and Timeframe:

- Ensure that designated City staff members receive any necessary training regarding affordable housing development and funding, inclusionary housing program administration, and methods to promote the development, rehabilitation, and conservation of housing for all income levels. shall begin training sessions and provide on-going assistance to homeowners, renters, and developers.
- Ensure that adequate City staff is designated to effectively implement the Housing Element and address housing issues in Sausalito.

Primary Responsible Department: Community Development

Funding Source: General Fund

QUANTIFIED OBJECTIVES

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 4 are based on the City's RHNA for the 2023-2031 planning period for lower income, moderate-income, and above moderate-income housing, historic trends, and expectations for new ADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the Preservation of Existing Affordable Housing Program and Housing Choice Voucher Program.

Table 3 below summarizes the City's quantified objectives for housing during the 2023-2031 planning period.

Table 4. 2023–2031 Quantified Objectives

Income Group	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low: <30% AMI[3]	100	40	5
Very Low: 30-50% AMI	100	40	45
Low: 50-80% AMI	115	40	15
Moderate: 80-120% AMI	114	-	7
Above Moderate: 120% + AMI	295	-	0
Total	**724**	**120**	**72**

AMI – Area Median Income
New Construction Objective: Reflects City's 2023-2031 RHNA.
Rehabilitation Objective: Reflects loans/grants anticipated through Age Friendly Sausalito and Marin County CDBG-funded Housing Rehabilitation Program.
Conservation Objective: Reflects conservation of existing affordable housing (Bee Street Housing, Rotary Place, Sausalito Rotary Senior Housing, Galilee Harbor).

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6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

I. INTRODUCTION

The City of Sausalito Housing Element consists of two documents: the 6th Cycle Housing Element Background Report and the 6th Cycle Housing Element Housing Plan (policy document). The Background Report provides information regarding the City's population, household, and housing characteristics, quantifies housing needs, addresses special needs populations, describes potential constraints to housing, addresses fair housing issues, and identifies resources available, including land and financial resources, for the production, rehabilitation, and preservation of housing. The Housing Element Background Report provides documentation and analysis in support of the goals, polices programs, and quantified objectives in this Housing Element policy document. `

The Background Report of this housing element identifies the nature and extent of Sausalito's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, impediments to fair housing, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action to address housing needs and constraints. This plan is presented in the 6th Cycle Housing Element Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the 6th Cycle Housing Element Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Revisions made in response to public comments on the Draft Housing Element are addressed in Appendix A, Summary of Comments on the Draft Housing Element and Responses to Comments.

A. CONTENTS

This 6th Cycle Housing Element Background Report is divided into the following sections:

I. Introduction

The Introduction provides a brief summary of the purpose of the 6th Cycle Housing Element, describes the components of the Cycle Housing Element, and the contents of the 6th Cycle Housing Element Background Report.

II. Housing Needs Assessment

This Chapter includes an analysis of population and employment trends, quantified housing needs for all income levels, including the City's share of the RHNA, household characteristics, housing characteristics, housing stock condition, special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter, and the risk of assisted housing developments converting from lower income to market-rate units.

III. Constraints and Resources

This Chapter includes an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and

locally adopted ordinances that directly impact the cost and supply of residential development. This Chapter also provides an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, proposed and approved densities versus minimum densities, and building permit timing. A discussion of resources available for housing development, including funding sources for affordable housing, rehabilitation, and refinancing is provided.

IV. Inventory of Residential Sites

This Chapter provides an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.

V. Affirmatively Furthering Fair Housing

This Chapter addresses community outreach and engagement and includes an assessment of fair housing, including a summary of fair housing issues, an assessment of the City's fair housing enforcement and fair housing outreach capacity, an analysis of available data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk, an assessment of the contributing factors for identified fair housing issues, identification and analysis of the City's fair housing priorities and goals, and identification of strategies and opportunities to implement fair housing priorities and goals.

VI. Evaluation of the 2015-2023 Housing Element

This Chapter evaluates the implementation of the 2015-2023 Housing Element, including its effectiveness in achieving the community's housing goals and objectives and its effectiveness in addressing the City's housing needs.

VII. Other Requirements

This Chapter addresses opportunities for energy conservation and the 6th Cycle Housing Element's consistency with the Sausalito General Plan.

II. HOUSING NEEDS ASSESSMENT

A. INTRODUCTION

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and D) Regional Housing Needs.

B. DATA AND METHODOLOGY

To understand the context of local housing in the City of Sausalito (Sausalito), a review and analysis of the community's population characteristics and housing stock was performed. The primary data source for the 2023-2031 Housing Element Update are the California Department of Housing and Community Development Department (HCD)-Approved Housing Element 6th Cycle Data Package prepared by Association of Bay Area Governments (ABAG) staff. The ABAG 6th Cycle Housing Element Update data package has been reviewed and approved by HCD and was developed specifically to provide data adequate for use in 6th Cycle Housing Elements to all ABAG jurisdictions. Additional data sources include the U.S. Census Bureau (2010 Census and 2015-2019 American Community Survey (ACS)), California Department of Finance (DOF) E-5 Population Estimates, California Employment Development Department (CEDD), HCD income limits, and other sources as noted in the document. Due to the use of multiple data sources (with some varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, it is noted that the ACS data reflects an estimate based on a sample size, which reduces the accuracy of the 2019 ACS estimates when used to reflect a small population.

C. DEMOGRAPHIC PROFILE

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Sausalito residents.

Population Growth and Trends

Table 1 shows population growth for Sausalito and Marin County from 2000 through 2020. According to the U.S. Census and California DOF, the population of City of Sausalito in 2020 was 7,114 persons, an increase of approximately 0.8% or 53 people since 2010. This increase occurred in the first half of 2010 to 2015, with the population increasing from 2010 to 2015 by 4.3% to 7,368 persons, then declining to 7,114 in 2020. During the previous decade (2000 and 2010), the City's population declined by 3.7%, or 269 people, resulting in an annual change of -0.4%. As shown in Table 2, Sausalito's population growth during the most recent decade (2010 to 2020) was lower than the County as a whole as well as less than most of the cities in the County.

Table 1. Population Statistics and Projections – City of Sausalito and Marin County (2000–2020)				
	2000	2010	2015	2020
Population, City of Sausalito	**7,330**	**7,061**	**7,368**	**7,114**
Percent Change	--	-3.7%	4.3%	-3.4%
Annual Percent Change	--	-0.4%	0.9%	-0.7%
Population, Marin County	**247,289**	**252,409**	**262,743**	**262,321**
Percent Change	--	2.1%	4.1%	-0.2%
Annual Percent Change	--	0.2%	0.8%	-0.03%
Sources: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).				

Table 2 compares the growth rate of Sausalito to other cities in Marin County from 2010 to 2020. Among jurisdictions in Marin County, Sausalito had the second lowest percentage change in population (0.8%).

Table 2. Population Trends – Marin County Jurisdictions (2010–2020)				
Jurisdiction	2010	2020	Change	% Change
City of Belvedere	2,068	2,123	+55	+2.7%
City of Corte Madera	9,253	10,195	+942	+10.2%
City of Fairfax	7,441	7,590	+149	+2.0%
City of Larkspur	11,926	13,072	+1,146	+9.6%
City of Mill Valley	13,903	14,121	+218	+1.6%
City of Novato	51,904	53,140	+1,236	+2.4%
City of Ross	2,415	2,335	-(80)	-3.3%
City of San Anselmo	12,336	12,776	+440	+3.6%
City of San Rafael	57,713	61,502	+3,789	+6.6%
City of Tiburon	8,962	9,127	+165	+1.8%
Unincorporated Marin County	67,427	69,226	+1,799	+2.7%
City of Sausalito	7,061	7,114	+53	+0.8%
Sources: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2000 Census, 2010 Census, State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2020-2022, California, May 2022).				

Age Characteristics

Table 3 compares changes in age distributions between the years 2010 and 2019 for Sausalito. The U.S. Census Bureau data shows Sausalito has an older population, with the largest shifts in age groups occurring in persons 65 years of age and older, which increased by 644 persons (43.1%) from 2010 to 2019. The data also shows a small increase in persons 5 to 24 years, 87 persons (18.5%). The City's other age groups (under 5 years of age, 25 to 44 years of age, and 45 to 64 years of age) all experienced a decrease from 2010 to 2019 with the largest decrease occurring in the 45 to 64 years of age cohort, which declined by 334 persons (-17.0%). The median age of Sausalito residents increased from 52.6 in 2010 to 54.9 in 2019, which is significantly higher than the State's median age of 37.0 and the Marin County's median age of 47.3. This trend points to projecting a larger aging population in City of Sausalito and the need to plan for services, such as health and medical services for this older community.

Table 3. Age Distribution – Sausalito (2010, 2019)				
	2010		2019	
Age Group	Number	Percent	Number	Percent
Under 5 Years	303	4.3%	227	3.2%
5 to 24 Years	471	6.7%	558	7.8%
25 to 44 Years	1,962	27.8%	1,628	22.9%
45 to 64 Years	2,830	40.1%	2,564	36.0%
65 + Years	1,495	21.2%	2,139	30.1%
Median Age	52.6		54.9	
Source: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)				

Race and Ethnicity

Table 4 shows that Sausalito's residents are predominantly White (86.7%). Between 2010 and 2019, the population of Other Race or Multiple Races decreased by about 105 people or 59.7%, the number of Asian residents decreased by about 121 people or 34.8%, and the number of White residents decreased by about 7 people or 0.1%. During this time period, the City's Black or African American residents remained at 0.9% of the City's population, the American Indian or Alaska Native residents remained at 0.2% of the City's population, and the Hispanic or Latinx population increased from 4.1% to 8.1%.

Table 4. Population Distribution by Race & Origin – Sausalito (2010, 2019)				
	2010		2019	
Race	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic	13	0.2%	15	0.2%
Asian / API, Non-Hispanic	348	4.9%	227	3.2%
Black or African American, Non-Hispanic	63	0.9%	61	0.9%
White, Non-Hispanic	6,174	87.4%	6,167	86.7%
Other Race or Multiple Races, Non-Hispanic	176	2.5%	71	1.0%
Hispanic or Latinx	287	4.1%	575	8.1%
Total:	7,061	100.0%	7,116	100.0%
Source: ABAG 2021 6th Cycle Housing Element Data Package (U.S. Census Bureau, 2010 Census, U.S. Census Bureau, ACS 5-Year Estimates, 2015-2019)				

Employment

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. According to the ACS, the estimated civilian labor force in Sausalito totaled 3,924 people in 2019, decreasing by 752 workers since 2010. The civilian labor force includes those civilians 16 years or older living in Sausalito who are either working or looking for work. Table 5 summarizes the employment by industry for Sausalito residents in 2010 and 2019. The largest industry in the Sausalito in 2019 was Professional, Scientific, and Management, and Administrative and Waste Management Services at 26.1%, decreasing by 156 workers or 12.8% since 2010. This is

followed by Educational Services, and Health Care and Social Assistance at 17.9% and Finance and Insurance, and Real Estate and Rental and Leasing at 16.4%.

Table 5. Sausalito Employment by Industry (2010, 2019)

Industry	City of Sausalito				Marin County			
	2010		2019		2010		2019	
	#	%	#	%	#	%	#	%
Agriculture, Forestry, Fishing and Hunting, and Mining	34	0.7%	35	0.9%	964	0.8%	930	0.7%
Construction	184	3.9%	54	1.4%	8,744	7.0%	7,555	5.8%
Manufacturing	265	5.7%	265	6.8%	5,746	4.6%	6,405	4.9%
Wholesale Trade	285	6.1%	103	2.6%	3,746	3.0%	3,352	2.6%
Retail Trade	289	6.2%	276	7.0%	11,698	9.3%	11,961	9.1%
Transportation and Warehousing, and Utilities	76	1.6%	47	1.2%	3,732	3.0%	3,715	2.8%
Information	179	3.8%	250	6.4%	5,047	4.0%	4,872	3.7%
Finance and Insurance, and Real Estate and Rental and Leasing	765	16.4%	608	15.5%	14,009	11.2%	13,532	10.3%
Professional, Scientific, and Management, and Administrative and Waste Management Services	1,221	26.1%	1,065	27.1%	23,701	18.9%	26,827	20.5%
Educational Services, and Health Care and Social Assistance	837	17.9%	630	16.1%	26,033	20.8%	27,485	21.0%
Arts, Entertainment, and Recreation, and Accommodation and Food Services	275	5.9%	328	8.4%	10,644	8.5%	12,035	9.2%
Other Services, except Public Administration	181	3.9%	162	4.1%	7,132	5.7%	7,929	6.1%
Public Administration	85	1.8%	101	2.6%	3,981	3.2%	4,149	3.2%
Total Civilian Employed Population 16 Years and Over	4,676	100%	3,924	100%	125,177	100%	130,747	100%

Source: ACS 5-Year Estimates, 2006 – 2010, 2015-2019 (Table S2405)

Marin County and all cities in the County are located within the San Rafael Metropolitan Division (MD) of the San Francisco-Oakland-Berkeley Metropolitan Statistical Area, which includes the Counties of Alameda, Contra Costa, San Francisco, San Mateo, and Marin. EDD projections indicate that the total employment within the San Rafael MD is expected to increase by 6.5% between 2018 and 2028. The highest forecast for job growth is in veterinarians (66.7% increase) and veterinary technologists and technicians (50% increase). EDD also predicts that woodworkers and printing workers will decrease by 50.0% and 44.4%, respectively, within this time period. (*State of California EDD, 2018–2028 Industry Employment Projections*). Table 6 shows examples of typical jobs and associated mean hourly wages and estimated annual wages in the San Rafael MD.

Table 6. Examples of Occupations and Wages – San Rafael MD (2021)

Standard for 1 Adult in Marin County	Hourly Wages	Estimated Annual Wages
Living Wage	$28.00	$56,000

Poverty Wage	$6.13	$12,260
Minimum Wage	$12.00	$24,000
Occupation Title	**Mean Hourly Wage**	**Mean Annual Wage**
Management	$70.22	$146,048
Business and Financial Operations	$48.91	$101,735
Computer and Mathematical	$55.08	$114,547
Architecture and Engineering	$49.21	$102,359
Life, Physical and Social Science	$45.79	$95,240
Community and Social Services	$32.72	$68,058
Legal	$76.29	$158,679
Education, Training and Library	$32.92	$68,489
Arts, Design, Entertainment, Sports and Media	$40.56	$84,352
Healthcare Practitioner and Technical	$62.23	$129,426
Healthcare Support	$22.80	$47,419
Protective Service	$40.43	$84,092
Food Preparation and Serving Related	$17.69	$36,800
Building and Grounds Cleaning and Maintenance	$21.11	$43,920
Personal Care and Services	$26.08	$54,243
Sales and Related	$28.41	$59,112
Office and Administrative Support	$27.63	$57,469
Farming, Fishing and Forestry	$19.86	$41,321
Construction and Extraction	$34.18	$71,097
Installation, Maintenance and Repair	$33.56	$69,800
Production	$25.39	$52,815
Transportation and Material Moving	$23.04	$47,908
Wages below the living wage for one adult supporting one child are in italics. *Annual wages assumed wages paid for 2,000 hours per year (50 weeks times 40 hours per week).* *Source: MIT Living Wage Calculator for Marin County, California 2019.* *State of California EDD, Occupational Employment and Wage 2020 – 1st Quarter Data, June 2021.*		

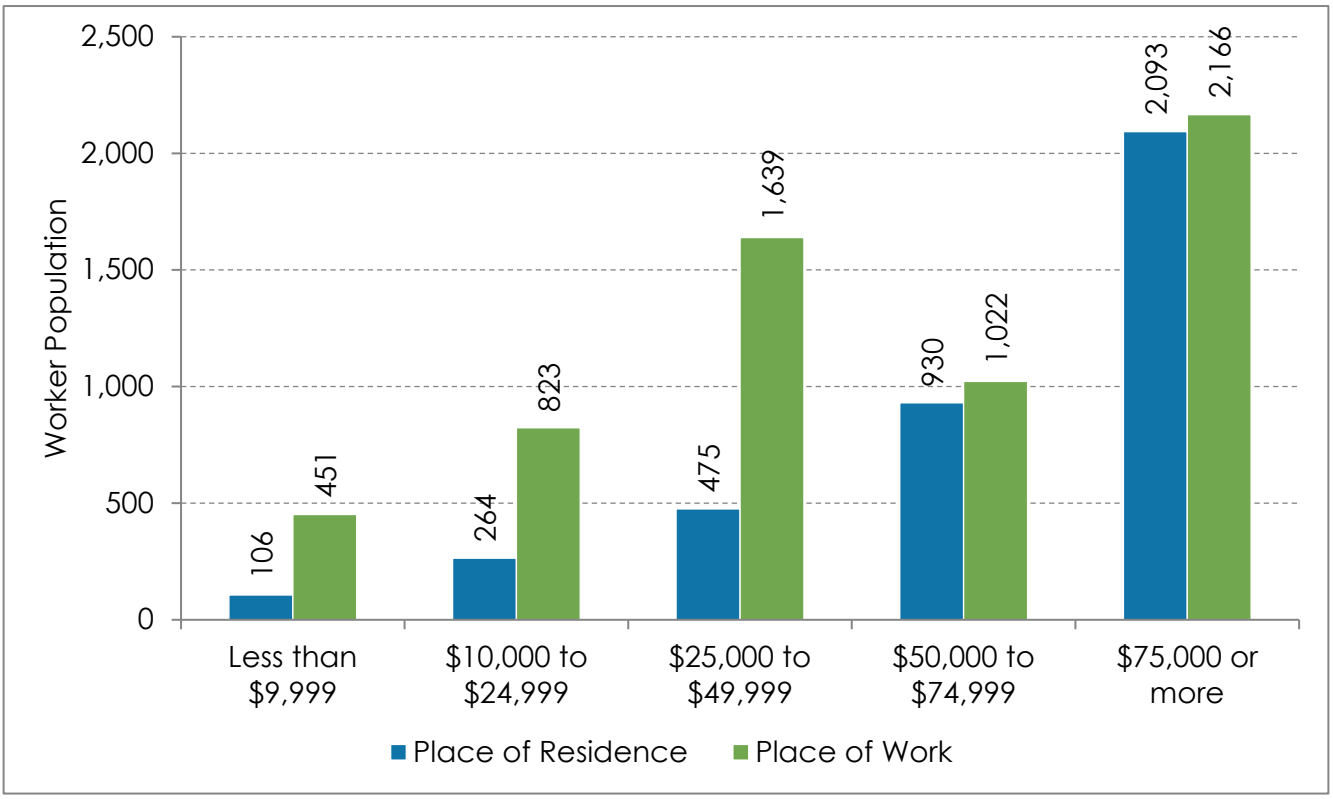
Jobs to Workers

As shown in Table 5, the data shows the occupations of Sausalito residents regardless of the location of the job. Between 2010 and 2019, the number of jobs in Sausalito decreased by 16.1% from 4,676 to 3,924 jobs.

The ABAG Housing Needs Report noted that Sausalito is considered a net importer of workers due to a jobs-to-resident workers ratio of 0.63 (6,101 jobs and 3,868 employed residents). This signifies Sausalito has a deficiency of workers and "imports" workers from other parts of the region.

Comparing jobs to workers, broken down by different wage groups, can offer additional insight into local dynamics. Chart 1 shows that Sausalito has less residents in all wage groups than jobs, with a particularly greater imbalance at the $25,000 to $49,999 wage category; Sausalito has significantly less low-wage residents than low-wage jobs (where low-wage refers to jobs paying from $25,000 to $49,999). Deficiencies of workers in a wage group relative to jobs means the community will import those workers from other jurisdictions. Such flows are not inherently bad, although over time, sub-regional imbalances may appear.

Chart 1. Workers by Earnings, Sausalito as Place of Work and Place of Residence

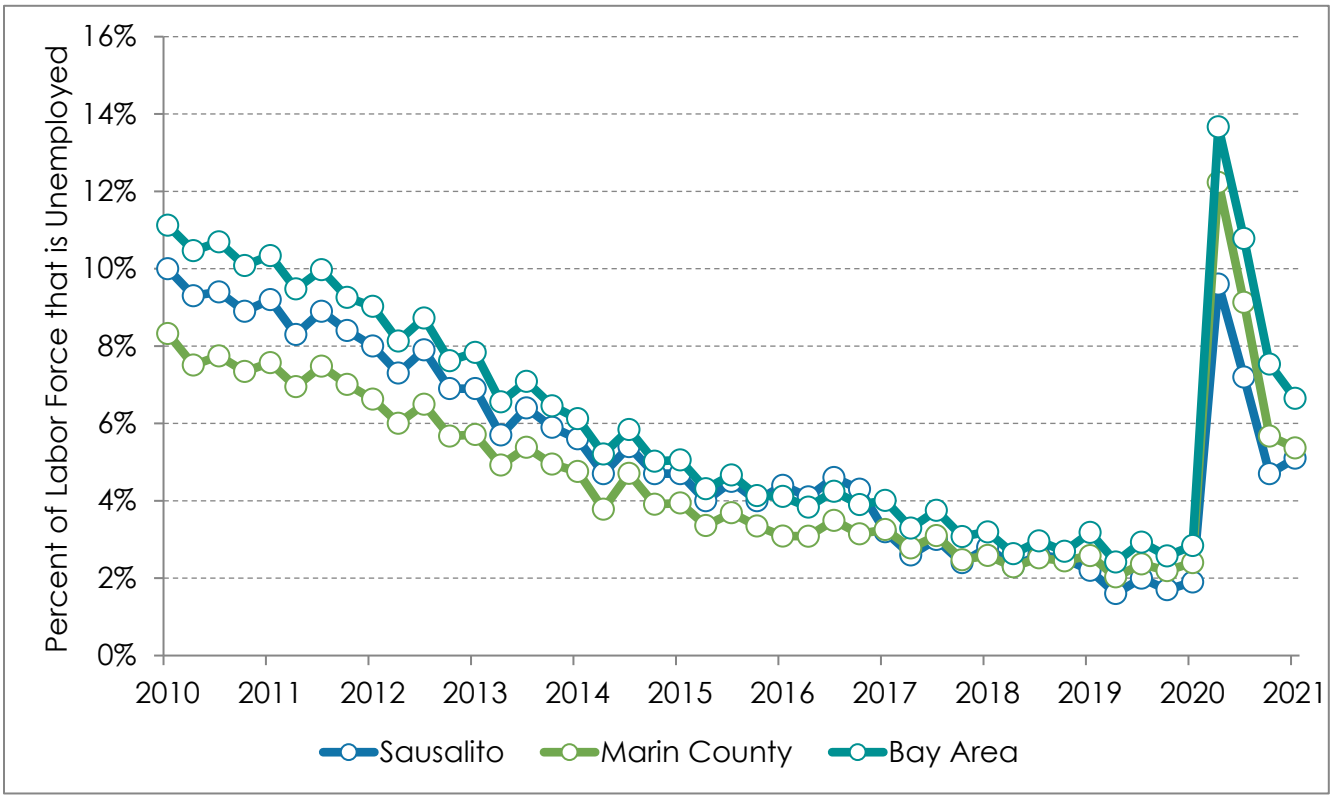


Source: ABAG Housing Data Needs Report 2021; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2010-2018.

Unemployment

In Sausalito, the unemployment rate decreased 4.9 percentage points between January 2010 and January 2021, from 10.0% to 5.1%. Sausalito experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, although a general improvement and recovery occurred in the later months of 2020 (Chart 2).

Chart 2. Unemployment Rate - Sausalito



Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

D. HOUSEHOLD PROFILE

Household size and type, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Sausalito.

Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered "households" for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 7 below identifies households by tenure and ages of householder in Sausalito and Marin County in 2019 based on ACS data from 2015–2019. In Sausalito, 55% of households own their home and 45% rent. The City's renter rate is higher, and conversely the homeowner rate is lower, than Marin County's, which has 64% homeowner households and 36% renter households. In Sausalito, homeowner households are generally headed by older residents, with 77% of households headed by a resident 55 years of age or older. Households who rent their homes are generally younger; only about 41% of renter households are headed by a person over the age of 55. Similarly, in Marin County, 66% of homeowner households are headed by a resident 55 years of age of older and 41% of renter households are headed by a person over the age of 55.

Table 7. Households by Tenure and Age (2019)

	City of Sausalito		Marin County	
	Number	Percent	Number	Percent
Total:	4,030	-	105,432	-
Owner Occupied:	2,219	55%	67,115	64%
Householder 15 to 24 years	0	0%	92	0%
Householder 25 to 34 years	58	1%	1,809	2%
Householder 35 to 44 years	163	4%	7,255	7%
Householder 45 to 54 years	300	7%	13,953	13%
Householder 55 to 64 years	435	11%	16,256	15%
Householder 65 to 74 years	667	17%	15,421	15%
Householder 75 to 84 years	500	12%	9,289	9%
Householder 85 years and older	96	2%	3,040	3%
Renter Occupied:	1,811	45%	38,317	36%
Householder 15 to 24 years	0	0%	1,138	1%
Householder 25 to 34 years	317	8%	5,740	5%
Householder 35 to 44 years	326	8%	7,158	7%
Householder 45 to 54 years	432	11%	8,501	8%
Householder 55 to 64 years	436	11%	7,055	7%
Householder 65 to 74 years	206	5%	4,972	5%
Householder 75 to 84 years	49	1%	2,251	2%
Householder 85 years and older	45	1%	1,502	1%

Source: ACS 5-Year Estimates, 2015-2019 (Table B25007)

Table 8 identifies the household sizes by housing tenure. In 2019, the majority of households in Sausalito consisted of households of 1 person and households of 2 to 4 persons. Large households of 5 or more persons only made up 2.3% of the total households in Sausalito and 7.2% of total households in Marin County. Additionally, the average household size in Sausalito in 2019 for an owner-occupied unit was 1.80 persons per household and 1.72 persons per household for a renter-occupied unit. While the average household size of owner-occupied units declined from 1.82 in 2010 to 1.80 in 2019, the average household size in rental-occupied units increased from 1.44 in 2010 to 1.72 in 2019. (*Source: U.S. Census Bureau, 2015-2019 and 2006-2010 American Community Survey reports*).

Table 8. Household Size by Tenure (2019)				
	City of Sausalito		Marin County	
	Number	Percent	Number	Percent
Owner	2,219	100.0%	67,115	100.0%
Householder living alone	1,029	46.4%	16,580	24.7%
Households 2–4 persons	1,131	51.0%	46,385	69.1%
Large households 5+ persons	59	2.7%	4,150	6.2%
Average Household Size	1.80		2.43	
Rental	1811	100.0%	38,317	100.0%
Householder living alone	837	46.2%	14,968	39.1%
Households 2–4 persons	942	52.0%	19,938	52.0%
Large households 5+ persons	32	1.8%	3,411	8.9%
Average Household Size	1.72		2.33	
Total:	4,030	100.0%	105,432	100.0%
Total Householder living alone	1,866	46.3%	31,548	29.9%
Households 2–4 persons	2,073	51.4%	66,323	62.9%
Large households 5+ persons	91	2.3%	7,561	7.2%
Average Household Size	1.76		2.40	
Source: ACS 5-Year Estimates, 2015-2019 (Table DP04 & B25009)				

Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Characteristics

According to HCD, the estimated median household income (AMI) for a four-person family in the State of California in 2021 was $90,100. The estimated median household incomes for Marin County, where Sausalito is located, in 2021 was $149,600, while nearby San Francisco County had the same median income of $149,600 and Sonoma County had the median income of $103,300.

Income by Household Type and Tenure

Table 9 shows the income level of Sausalito residents by household tenure. A higher percentage of renter households (38.6%) were lower income (<80% median) compared to lower-income residents who owned their homes (28.2%). The high incidence of lower income renter households is of particular significance as market rents in Sausalito exceed the level of affordability for lower-income households. As shown in Table 10, all lower income households, including both renter and homeowner households, are more likely to pay more than 30% of their income for housing. This issue is further evaluated in the Housing Affordability section.

Table 9. Income by Owner/Renter Tenure – Sausalito (2017)						
Income Level	Renters		Owners		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (<30% AMI)	225	11.1%	210	10.2%	435	10.6%
Very Low Income (31–50% AMI)	175	8.6%	135	6.6%	310	7.6%
Low Income (51–80% AMI)	385	18.9%	235	11.4%	620	15.2%
Moderate Income & Above (>80% AMI)	1,249	61.4%	1,475	71.8%	2,724	66.6%
Total	2,034	100%	2,055	100%	4,089	100%
Source: ABAG 2021 6th Cycle Housing Element Data Package – Marin County (HUD Comprehensive Housing Affordability Strategy (CHAS) Data 2013-2017)						

As indicated by Table 10, there is a significant variation in cost burden (overpaying for housing) by income level. Approximately 1,555 (38.0%) of households in Sausalito overpay for housing, which is slightly higher than percent of households (37.7%) in Marin County overpaying for housing. The majority of households in Sausalito overpaying for housing are in the extremely low (355 households overpaying), very low (270 households overpaying), and low (405 households overpaying) categories. In Sausalito, more renter households overpay for housing (810 renter households overpaying) than owner households (745 owner households overpaying). Conversely, in Marin County, more owner households overpay for housing than renter households.

Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)				
Total Households Characteristics	Sausalito		Marin County	
	Number	Percent	Number	Percent
Total Households	4,090	100.0%	104,845	100.0%
Total Renter households	2,030	49.6%	37,550	35.8%
Total Owner households	2,060	50.4%	67,295	64.2%
Total lower income (0-80% AMI) households	1,360	33.3%	42,475	40.5%
Lower income renters (0-80%)	775	18.9%	22,395	21.4%
Lower income owners (0-80%)	585	14.3%	20,080	19.2%
Extremely low income renters (0-30% AMI)	220	5.4%	9,775	9.3%
Extremely low income owners (0-30% AMI)	210	5.1%	5,850	5.6%
Low, Very Low, and Extremely Low Income Households Overpaying for Housing				
Lower Income Paying More than 30%	1,030	25.2%	28,790	27.5%
Lower Income Renter Overpaying	645	15.8%	16,140	15.39%
Lower Income Owner Overpaying	385	9.4%	12,650	12.07%
Extremely Low Income (0-30%)	355	8.7%	11,965	11.41%
Very Low Income Overpaying (30-50% AMI)	270	6.6%	8,300	7.92%
Low Income Overpaying (50 -80% AMI)	405	9.9%	8,525	8.13%
Low, Very Low, and Extremely Low Income Households Severely Overpaying for Housing				
Lower Income Paying More Than 50%	610	14.9%	17,475	16.7%
Lower Income Renter Severely Overpaying	285	7.0%	9,475	9.0%
Lower Income Owner Severely Overpaying	325	7.9%	8,000	7.6%

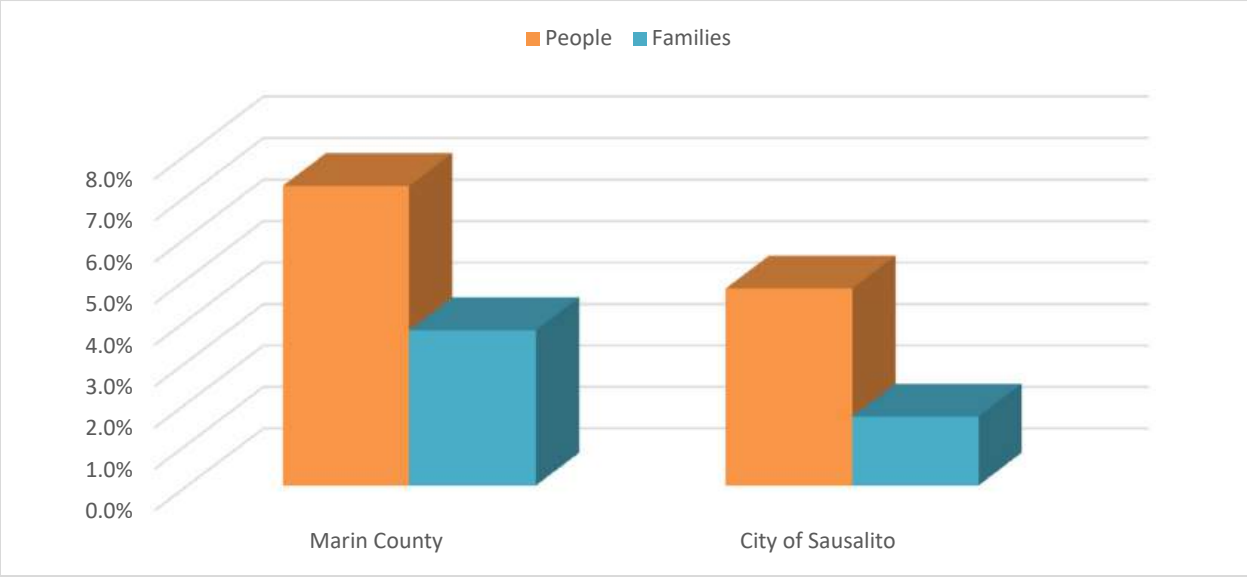
Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)				
Total Households Characteristics	Sausalito		Marin County	
	Number	Percent	Number	Percent
Extremely Low Income (0-30%)	355	8.7%	9,855	9.4%
Extremely Low Income Renter Severely Overpaying	155	3.8%	6,085	5.8%
Extremely Low Income Owner Severely Overpaying	200	4.9%	3,770	3.6%
Very Low Income Severely Overpaying (30-50% AMI)	175	4.3%	4,765	4.5%
Low Income Severely Overpaying (50-80% AMI)	80	2.0%	2,855	2.7%
Total Households Overpaying	1,555	38.0%	39,565	37.7%
Total Renter Households Overpaying	810	19.8%	17,920	17.1%
Total Owner Households Overpaying	745	18.2%	21,645	20.6%
Total Households Overpaying 30-50% Income for Housing	420	10.3%	20,135	19.2%
Total Households Severely Overpaying 50% of Income or More for Housing	610	14.9%	19,430	18.5%
Source ABAG 2021 6th Cycle Housing Element Data Package – Marin County (HUD CHAS Data 20013-2017)				

Households in Poverty

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the Very Low and Low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be $17,331, a household of two with a householder aged 65 or older and no children has a poverty threshold of $15,644, and the poverty threshold of a family of four with two children under the age of 18 would be $26,246. (*Source: U.S. Census Bureau, 2020).*

Poverty rates in Sausalito are shown in Chart 3, which compares the numbers of families living in poverty in Sausalito to those living in Marin County. Compared to Marin County, both individuals and families in Sausalito have a lower chance under the poverty line. In 2010, 2.2% or 39 families in Sausalito were listed as living below the poverty level. Corresponding numbers for 2019 show that the poverty rate decreased to 1.7% in 2019.

Chart 3. Percentage of Families & People Living in Poverty (2019)



Source: ACS 5-Year Estimates, 2015-2019 (Table B17001 & B17012)

Table 11 shows poverty rates for families in Sausalito, with a focus on female-headed households. Overall, 28 of 1,666 families were in poverty (1.7%). Although female-headed households made up only 9.6% of all households, they accounted for 57.1% of households in poverty.

Table 11. Households in Poverty in Sausalito (2019)

Household Type	Sausalito	
	Number	Percent
Total Households	**1,679**	**100.0%**
Female Headed Households	161	9.6%
Total Families Under the Poverty Level	**28**	**1.7%**
Female Headed Households Under the Poverty Level	16	57.1%

Source: ABAG 2021 6th Cycle Housing Element Data Package (ACS data 2015-2019 B17012)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Marin County, the median household income in 20121 was $149,600. For ELI households in Marin County, this results in an income of $54,800 or less for a four-person household or $38,400 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance are considered ELI households. Table 12 provides representative occupations with hourly wages that are within or close to the ELI income range. As shown in Table 9, ELI households make up 10.6% of all households in Sausalito. Based on Table 10, approximately 82% of ELI households in Sausalito pay more than 30% of their incomes for housing.

Table 12. Occupations with Wages for Extremely Low Income Households in Marin County (2021)		
Occupation Title	**Median Hourly Wage**	**Median Annual Wages**
Dining Room and Cafeteria Attendants and Bartender Helpers	$13.41	$27,894
Packers and Packagers, Hand	$13.50	$28,075
Amusement and Recreation Attendants	$14.13	$29,386
Waiters and Waitresses	$14.29	$29,715
Cleaners of Vehicles and Equipment	$14.62	$30,415
Recreation Workers	$14.68	$30,522
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	$14.71	$30,605
Lifeguards and Other Recreational Protective Service Workers	$14.86	$30,919
Laundry and Dry-Cleaning Workers	$14.96	$31,115
Childcare Workers	$15.06	$31,314
Source: Employment Development Department, Long-Term Occupational Employment Projections 2018–2028 (updated April 2021)		

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 200 units, the City has a projected need of 100 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, Sausalito will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- 2. Preservation of Existing Affordable Housing
- 4. Ensure Inventory of Sites Accommodates RHNA throughout Planning Period
- 6. Accessory Dwelling Units and Junior Accessory Dwelling Units
- 10. Affordable Housing Development Assistance
- 11. Local Affordable Housing Fund
- 12. Partnerships for Affordable Housing
- 16. Zoning Ordinance Amendments
- 17. Density Bonus and Other Incentives
- 21. Fair Housing Services
- 22. Affirmatively Further Fair Housing

1. Special Needs Populations

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs

of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group.

Senior Households

Table 13 below compares senior households and populations in the Sausalito between the years 2000, 2010, and 2019. In 2019, there were 1,563 households with a head of household who is 65 years of age or older representing 38.8% of all households in Sausalito. Overall, it appears that the number of households with a head of household who is 65 years or older has been rapidly increasing over the last two decades. For example, the number of households with a head of household 65 years or older increased by approximately 26.6% (or 224 households) between 2000 to 2010 and about 46.6% (or 497 households) between 2010 to 2019. As shown in Table 13, a large portion of the senior households owned their own homes, with 55.1% or 2,219 senior households living in owner-occupied units and 44.9% or 1,811 senior living in renter-occupied housing. Additional information related to senior households relative to overall households is provided in Table 14 and Table 7, which summarizes households by age and tenure.

The overall population in Sausalito increased by approximately 1.5% between 2010 and 2019 with the number of 65+ persons increasing by 51.6% or 728, resulting in a total of 2,139 residents 65 years or older. According to 2015-2019 ACS Data (Table ID S1701), it appears that 75 or 3.5% of persons 65 years or older live below the poverty level in Sausalito. Additionally, the median age in Sausalito has been steadily increasing over the past two decades, increasing by approximately 7 years between 2000 and 2010 and approximately 2 years between 2010 to 2019. Compared to the state, Sausalito has experienced a greater increase in median age, with that overall state increasing by about 1.6 year from 34.9 in 2010 to 36.5 in 2019. The rapid increase in median age in Sausalito, represents a significantly growing population of persons 65 years or older. As such, this indicates a need to provide more services for this segment of the community.

Table 13. Senior Household Trends and Population – Sausalito

Household by Age and Tenure	City of Sausalito		
	2000	2010	2019
Total Owner Occupied:	2,097	2,075	2,219
Owner Householders 65 years and over	669	685	1,263
Total Renter Occupied:	2,183	2,245	1,811
Renter Householders 65 years and over	173	381	300
Total Occupied Households	4,280	4,320	4,030
Total Householder 65 years and over	842	1,066	1,563
Total Population	7,325	7,009	7,116
Total Population 65 years and over	946	1,411	2,139

Source:
ACS 5-Year Estimates, 2006 - 2010, 2015 - 2019 (Table B25007)
U.S. Census Bureau, 2000 Census (Table H014)

Because seniors tend to live on fixed incomes dictated by Social Security and other retirement benefits, those who do not own their homes are significantly affected by rising housing costs. Also, while some seniors may prefer to live in single-family detached homes, others may desire smaller,

more affordable homes with less upkeep, such as condominiums, townhouses, apartments, or mobile homes. According to the DOF E-5 Report, in 2021 about 38.6% of Sausalito's housing stock was made up of single-family detached homes, with 61.4% of the housing stock provided as single family attached homes, duplexes through fourplexes, multifamily housing, and mobile homes for those who choose to or must live in other forms of housing (see Table 19). As described in Chapter III, the City's zoning and land use regulations accommodate a range of housing types that serve the senior population, including single-family housing, multi-family housing, mobile homes, senior housing, and care facilities.

Information regarding housing needs of seniors is augmented through the information provided in the three stakeholder focus group meetings and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder Survey. These sources provided supplemental data regarding senior needs. Housing types needed for seniors include:

- Affordable housing
- Senior housing, including shared living spaces, independent living, assisted living, and memory care
- Multifamily housing - affordable to extremely low, very low, and low income households
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

Housing-related services needed by the senior population include the following priorities:

- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance finding housing affordable to lower income (<80% of median income) households
- Housing close to public transportation
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues

Service providers indicated that the main barriers to housing are the lack of affordable housing, the need for a greater variety of housing opportunities, and the need for housing in flat, walkable areas.

Resources in the region for seniors are summarized in the Community Action Marin Resource Guide, which is updated annually and available at: https://camarin.org/resources/. Program 1, Home Rehabilitation, Energy Efficiency, and Improvement/Code Enforcement, promotes housing rehabilitation assistance and accessibility improvements for seniors. Program 23, Sausalito Senior Services, of the Housing Plan addresses senior housing opportunities and continued efforts to coordinate access to services for seniors. Program 24, Home Sharing and Matching Opportunities, assist homeowners being matched with persons seeking to rent housing.

Persons with Disabilities

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental

illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

Table 14 compares the employment status of persons with and without a disability in 2015 and 2019. Between 2015 and 2019 there was 2.7% increase in the number of persons with a disability in Sausalito; The number of persons employed with a disability increased by 73.2% from 71 persons in 2015 to 123 persons in 2019. Additionally, the number of persons unemployed with a disability increased by from 0 persons in 2015 to 20 in 2019. Conversely, the number of persons with a disability not in the labor force increased by about 55.4% from 168 persons in 2015 to 261 persons in 2019.

Table 14. Persons with Disability by Employment Status – Sausalito (2015, 2019)

	2015		2019	
	Number	Percent	Number	Percent
In the Labor Force:	4,087	85.6%	3,407	80.6%
Employed:	3,837	93.9%	3,312	97.2%

With a Disability	71	1.9%	123	3.7%
No Disability	3,766	98.1%	3,189	96.3%
Unemployed:	250	6.1%	95	2.8%
With a Disability	0	0.0%	20	21.1%
No Disability	250	100.0%	75	78.9%
Not in the Labor Force:	686	14.4%	820	19.4%
With a Disability	97	14.1%	118	14.4%
No Disability	589	85.9%	702	85.6%
Total:	4,773	100.0%	4,227	100.0%
With a Disability	168	3.5%	261	6.2%
No Disability	4,605	96.5%	3,966	93.8%
Source: ACS 2011 – 2015, and 2015 – 2019 (Table C18120)				

Table 15 presents data on the types of disabilities for Sausalito and Marin County residents based on the ACS 2019 Data. According to ACS 2019 Data, 681 residents in Sausalito and 23,346 0 residents in Marin County have a disability. It is noted that persons may have more than one disability resulting in the total number of disabilities tallied in Table 15 exceeding the total number of disabled persons identified above. For persons ages 0 to 64, the most common disabilities are Hearing Difficulty (29.7%) and Ambulatory Difficulty (27.1%). For the population of ages 65 and over, the most common disabilities are Hearing Difficulty (25.2%), Cognitive Difficulty (24.2%), and Ambulatory Difficulty (17.9%).

Table 15. Persons with Disabilities by Disability Type and Age (2019)

	City of Sausalito		Marin County	
	Number	Percent	Number	Percent
Total Disabilities Tallied	909	100.0%	43,185	100.0%
Total Disabilities for Ages 0–64	306	33.7%	17,585	40.7%
Hearing Difficulty	91	29.7%	2,132	12.1%
Vision Difficulty	39	12.7%	1,468	8.3%
Cognitive Difficulty	65	21.2%	4,664	26.5%
Ambulatory Difficulty	83	27.1%	3,709	21.1%
Self-Care Difficulty	4	1.3%	1,996	11.4%
Independent Living Difficulty (Ages 18-64)	24	7.8%	3,616	20.6%
Total Disabilities for Ages 65 and Over	603	66.3%	25,600	59.3%
Hearing Difficulty	152	25.2%	5,539	21.6%
Vision Difficulty	35	5.8%	2,361	9.2%
Cognitive Difficulty	146	24.2%	3,025	11.8%
Ambulatory Difficulty	108	17.9%	6,858	26.8%
Self-Care Difficulty	64	10.6%	2,791	10.9%
Independent Living Difficulty	98	16.3%	5,026	19.6%
Source: ACS 2015 – 2019 (Table S1810)				

Information regarding housing needs of persons with a disability is augmented through the information provided in the three stakeholder focus group meetings and information provided through the Community-Based Organizations, Service Providers, and Development Stakeholder

Survey. These sources provided supplemental data regarding senior needs. Housing types needed for seniors include:

- Affordable housing
- Multifamily housing - affordable to extremely low, very low, and low income households
- Senior housing that includes assistance with daily living activities
- Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)
- Transitional or supportive housing
- Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)
- Housing close to services (grocery stores, financial, personal, and social services, etc.)

The primary housing services needed by seniors were identified as:

- General assistance with renting a home
- Assistance finding housing affordable to extremely low income (<30% of median income) households
- Assistance with being housed in transitional or supportive housing
- Occasional financial assistance to pay rent, mortgage, and/or utilities
- Housing close to public transportation
- Housing close to services (grocery stores, financial, personal, and social services, etc.)
- Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issue

As described in Section III, the City's zoning and land use regulations accommodate a range of housing types that serve the disabled population, including residential care facilities for six or fewer persons which are treated as a single-family home, care facilities, and various housing types including multi-family housing and mobile homes. To address the range of needs of households with disabilities, Sausalito will implement several programs in the Housing Plan. Program 1, Home Rehabilitation, Energy Efficiency, and Improvement/Code Enforcement, promotes housing rehabilitation assistance and accessibility improvements for persons with a disability. Program 10 promotes affordable housing development assistance, including housing for persons with a disability.

Persons with Developmental Disabilities

A developmental disability is a disability which originates before an individual attains age 18, continues or can be expected to continue indefinitely, and constitutes a substantial disability for the individual. This term includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with an intellectual disability, but shall not include other handicapping conditions that are solely physical in nature. (Lanterman Act, Welfare and Institutions Code, Section 4512.)

Golden Gate Regional Center (GGRC) is one of 21 Regional Centers for persons with developmental disabilities in California, and serves developmentally disabled residents living within the geographic boundaries of Marin, San Francisco and San Mateo counties. In fiscal year 2019-2020, the average

per capita expenditure in GGRC is $32,319. While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The GGRC maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, and reports that about 9,420 developmentally disabled persons were served in GGRC in 2019. (Source: Performance Report for Golden Gate Regional Center 2020).

The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. As shown in Table 16, the DDS data indicates that a total of 26 developmentally persons reside in City of Sausalito.

Table 16. Developmental Disabilities by Age (2020)

	0 to 17 Years	18+ Years	Total
City of Sausalito	12	14	26

Source: ABAG 2021 6th Cycle Housing Element Data Package – Marin County (DDS, 2020 Developmental Disabilities by ZIP Code); De Novo Planning Group, 2021

Table 17 breaks down the developmentally disabled population by residence type for Sausalito. Of these persons living in Sausalito, 69% live at home with a parent or guardian, while 10% live independently or with support, 10% live in a community care environment, and 10% live in other residence types. These distributions are fairly consistent with the client statistics for the GGRC service area, which notes 73% of developmentally disabled persons reside in homes of their families or private guardians and 23% of developmentally disabled persons reside in independent living or supported living situations.

Table 17. Developmental Disabilities by Residence Type (2020)

ZIP Code	Home of Parent, Family, or Guardian	Indepen-dent / Supported Living	Community Care Facility	Intermediate Care Facility	Foster / Family Home	Other	Total
City of Sausalito	20	3	3	0	0	3	29

Source: ABAG 2021 6th Cycle Housing Element Data Package – Marin County (DDS, 2020 Developmental Disabilities by ZIP Code); De Novo Planning Group, 2021

Service providers participating in the focus group meetings and the Community Service Providers, Community-Based Organizations, and Development Professionals Survey did not identify any specific housing needs or priorities related to persons with a developmental disability. It is anticipated that the housing needs identified for disabled persons in the previous section, including the need for more affordable housing opportunities, the need for housing that includes assistance with daily living activities, and the need for assistance with finding and paying for housing described for persons with a disability in the previous section would also apply to persons with a developmental disability.

While the majority of developmentally disabled persons in Sausalito and the County live with their parents, many need a supportive living environment, such as in-home care, a residential care home,

or a community living facility. While many persons with developmental disabilities are eligible for various subsidy and assistance programs, many are unable to secure needed subsidized housing. Many of the individuals living with their parents will need alternative housing options as their parents age. This cycle triggers a need to explore other feasible housing alternatives, including in-home supportive care and adult residential care homes and facilities. Resources for persons with developmental disabilities are described in Section II-H.

As described in Section III, the City's zoning and land use regulations accommodate a range of housing types that serve the developmentally disabled population, including single-family housing, multi-family housing, and mobile homes for persons living with their family or guardian.

Large Households

Government Code Section 65583(a)(C) requires an analysis of housing needs for large families, those with five or more members. Large family households comprised 15.9%, or 362, of the total households in Sausalito according to the 2013–2017 ACS (see Table 18 below). As shown in Table 18, approximately 64.8% of large households in Sausalito owned their own homes. Additionally, 5-person households make up nearly 78% of the large family households in Sausalito with households with 6 or more persons accounting for the remaining 22% of large households.

Table 18. Large Households in Sausalito (2019)

Householder Type	Number	Percent
Owner Households	59	64.8%
5-Person Household	39	42.9%
6-Person Household	20	22.0%
7-or-more Person Household	0	0.0%
Renter Households	32	35.2%
5-Person Household	32	35.2%
6-Person Household	0	0.0%
7-or-more Person Household	0	0.0%
Combined Total	91	100.0%
5-Person Household	71	78.0%
6-Person Household	20	22.0%
7-or-more Person Household	0	0.0%

Source: U.S. Census Bureau, ACS 2015-2019 (B25009)

The needs of large families are unique in that they require more space to satisfy minimum household needs. The increase in average household size Statewide is, to some extent, linked to the subject of overcrowding. Overcrowding is defined as more than one person per room; as shown in Table 29, 1.5% of households in Sausalito live in overcrowded conditions. While it appears that overcrowding is not a significant issue in Sausalito, according to ABAG/MTC's Housing Needs Data Report, communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Sausalito, the racial group with the largest overcrowding rate is Hispanic/Latinx residents, which may be linked to the increase in

permanent farmworkers living in Marin County. To ameliorate this impact in Sausalito and to ensure the City accommodates households of all sizes, an increase in the number of affordable housing units with four bedrooms or more is needed. In many cases, housing units of this size constitute a small portion of the total housing supply, forcing families to continue to live in what may be considered as overcrowded units.

To address this large household need, Program 10 provides for regulatory incentives for a range of development types, including housing for large families.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal workers, often supplied by a labor contractor. For some crops, farms may hire migrant workers, defined as those whose travel prevents them from returning to their primary residence every evening.

Estimating the size of the agricultural labor force can be problematic as farmworkers are historically undercounted by the census and other data sources. For instance, the U.S. Census Bureau does not track farm labor separate from mining, fishing and hunting, and forestry, nor does the U.S. Census Bureau provide definitions that address the specific nuances of farm labor (e.g., field laborers versus workers in processing plants), length of employment (e.g., permanent or seasonal), or place of work (e.g., the location of the business versus agricultural field). As shown in Table 5, 35 persons (0.9% of Sausalito residents in the labor force) were estimated to be employed in the agriculture, forestry, fishing, hunting, and mining industry based on 2015-2019 ACS data.

Data supplied by the United States Department of Agriculture, National Agriculture Statistics Service (USDA) reveals the breakdown of farm labor employment and the labor expense for Marin County as shown in Table 19. The 2017 USDA data is the most recent available data that provides a focused analysis of farming activities and employment in the County. Table 20 provides a breakdown of farm labor employment by days worked. The data from this table indicates that Countywide, there were 1,274farmworkers in 2017. Of these farmworkers, 697 worked more than 150 days a year and 577 worked less than 150 days per year and are likely seasonal workers.

Table 19. Marin County Farmworkers – County-wide (2017)

Hired Farm Labor	Farm Operations	Workers	Total Payroll
Marin County	200	1,274	$14,817,000

Source: 2017 USDA Agricultural Census Data, Table 7

Table 20. Marin County Farm Labor Employment (2017)

Hired Farm Labor	Farm Operations	Workers
150 Days or More	126	697
Less Than 150 Days	139	577

Source: 2017 USDA Agricultural Census Data, Table 7

Based on data from the 2015-2019 American Community Survey, approximately 35 residents of Sausalito are employed in agriculture, forestry, fishing and hunting, which were likely those working within the fishing industry. The ABAG 2021 6th Cycle Housing Element Data Package included California Department of Education California Longitudinal Pupil Achievement Data System (CLPADS) data, which reports on migrant worker student population by County and community. CLPDADS reported no migrant worker students in Marin County nor any cities within Marin County.

The Marin County Community Development Agency has partnered with local agricultural employers to provide housing. The ABAG 2021 6th Cycle Housing Element Data Package identified that there are two farmworker housing facilities serving a total of 9 employees in Marin County. HCD's Employee Housing Facility Portal identifies two employee housing facilities in Marin County:

- McClure Dairy Inc. Employee Housing, Inverness, CA – 6 units
- Star Route Farms Employee Housing – Bolinas, CA – 3 units

There is no State-permitted employee, including agricultural employee, housing facilities in Sausalito.

THE Community Service Providers, Community-based Organizations, and Development Professionals Stakeholders Survey included input from organizations that serve the farmworker population. Service providers indicated that duplex, triplex, or fourplex

Sausalito has housing types, including multifamily housing, houseboats, and liveaboards that could serve the needs of this special needs group. As discussed in Chapter II, Constraints, the Zoning Code does not address employee housing. There are no agricultural uses in Sausalito and the City's Zoning Code does not include agricultural uses as permitted or allowed uses, which means that State Health and Safety Code requirements to accommodate agricultural employee housing as an agricultural use of land are not applicable in Sausalito. State law requires that employee housing serving 6 or fewer employees be treated as a single family home and be permitted in the same manner and in the same zones as single family housing. Accommodating employee housing would increase potential opportunities for housing for agricultural and other employees in Sausalito.

Service providers participating in the focus group meetings and the Community Service Providers, Community-Based Organizations, and Development Professionals Survey indicated that farmworkers need multifamily housing affordable to extremely low, very low, and low income households and also identified the need for affordable single family housing and a range of other housing types, including permanent and seasonal farmworker housing. While Sausalito does not have any zoning districts that allow agricultural uses, the Housing Plan includes Program 16 to update the Zoning Code to accommodate employee housing consistent with the requirements of State law.

Female Heads of Households

Households with female heads make up approximately 9.6% of households in Sausalito (See Table 11, Households in Poverty). In 2019, about 17.4% of female-headed households in Sausalito had

incomes below the poverty line, and female-headed households make up 57.1% of all households in poverty in Sausalito.

Single female-headed households with children present would benefit from affordable housing types, particularly housing targeted at the ELI group, as well as housing located in the vicinity of daycare, schools, and other services. Battered women with children comprise a sub-group of female-headed households that are especially in need.

Service providers participating in the focus group meetings and the Community Service Providers, Community-Based Organizations, and Development Professionals Survey identified the need for a range of unit types, affordable multifamily housing, co-housing, and housing with on-site day care or close to daycare as the primary housing needs of female-headed households with families. In Sausalito, there are a number of social service providers and emergency housing facilities serving women in need. For example, the Center for Domestic Peace is an organization in Marin County that assists families and victims through providing emergency shelter, 24/7 hotlines, long-term transitional housing, support groups, legal advocacy and services, and a ManKind and WomanKind program for men and women who seek to end the violence in their relationships. Community Action Marin provides a resource guide to services available for female-headed households with children, as well as other households in need of assistance. Community Action Marin connects persons in need of assistance to childcare, education, employment and training, family support, financial assistance, food resources, health resources, housing assistance, and legal services.

Homeless And Other Groups In Need Of Temporary And Transitional Affordable Housing

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. The analysis must include: (1) estimates of the number of persons lacking shelter; (2) where feasible, a description of the characteristics of the homeless (i.e., those who are mentally ill, developmentally disabled, substance abusers, runaway youth); (3) an inventory of resources available in the community to assist the homeless; and (4) an assessment of unmet homeless needs, including the extent of the need for homeless shelters.

The law also requires that each jurisdiction address community needs and available resources for special-housing opportunities, known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

The following discussion addresses the requirements of Government Code Section 65583(a)(7). It should be noted that data on homeless families and individuals is not developed based on jurisdictional boundaries. The Homeless Policy Steering Committee (HPSC) is a local planning body that provides leadership and coordination on the issues of homelessness and poverty in Marin County. The mission of HPSC is to provide leadership on homelessness and poverty in Marin County with a vision to create and sustain a comprehensive, coordinated, and balanced array of human services for homeless and low-income individuals and families within Marin County. The HPSC serves as a convening entity who hopes to achieve a synergistic relationship with the Strategic Plan to End Homelessness Executive Commission to achieve all of the goals in the Marin County

General and Strategic Plan to End Homelessness and to address issues of homelessness and poverty countywide.

As the primary coordinating body for homeless issues and assistance for a geographic area encompassing the entire county, the HPSC accomplishes a host of activities and programs vital to the community, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless, tracking homeless demographics using local service providers throughout the calendar year, and an annual action plan that helps direct community resources and actions in the form of comprehensive programs and activities.

Homeless Estimates

According to the HPSC, an estimate of the County's homeless population was undertaken in concert with the requirements of the U.S. Department of Housing and Urban Development (HUD) for participating Continuums of Care (CoCs) nationwide. Those mandates require that a point-in-time study be taken. This study allows service agencies and local governments to spot trends in homelessness and to evaluate the success of existing programs. It is also a tool for agencies and their partners to plan for programs and services to meet the needs of homeless individuals and families in the community and to use in applying for grant and other funding.

The HPSC conducted its 2019 Homeless Count in January 2019. The Homeless Count, also known as the Point-in-Time (PIT) Count, is a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Marin County on a single night in January. With the support of 33 individuals with lived experience of homelessness and 116 community volunteers, the entire county was canvassed between the hours of 5:00 AM and 9:00 AM on January 28, 2019. This resulted in a peer-informed, visual count of unsheltered homeless individuals and families residing on the streets, in vehicles, makeshift shelters, encampments, and other places not meant for human habitation. Shelters and facilities reported the number of homeless individuals and families who occupied their facilities on the night of January 27.

The 2019 PIT Count identified 1,034 total homeless persons Countywide, consisting of 326 sheltered and 708 unsheltered homeless. Of the 1,034 total homeless persons, 25 (or 2.4%) were located in Sausalito, including 0 sheltered and 25 unsheltered homeless persons. The number of homeless persons in Sausalito has decreased by 60% or 37 persons between the 2015 PIT Count and the 2019 PIT Count, as shown in Table 21. Additionally, the total number of homeless persons Countywide has decreased by 21% or 275 homeless persons between the 2015 PIT and 2019 PIT Counts.

Table 21. Homelessness in Marin County (2019, 2017, 2015)

	Sausalito			Countywide		
HPSC PIT Count	Sheltered	Unsheltered	Total	Sheltered	Unsheltered	Total
Homelessness PIT Count 2019	0	25	25	326	708	1,034
Homelessness PIT Count 2017	0	36	36	409	708	1,117
Homelessness PIT Count 2015	0	62	62	474	835	1,309

Source: HPSC 2019 PIT Report;

Additional demographics for the 1,034 homeless individuals Countywide are shown below in Table 22. Of the 1,034 homeless individuals Countywide, 99 homeless individuals in Marin County were veterans, 107 were between 18 to 24 years old, and 54 were in family groups with children; Additionally, approximately 257 of the 1,034 individuals experiencing homelessness met the definition of being chronically homeless. HUD defines a chronically homeless individual as someone who has experienced homeless for a year or longer, or has experienced at least four episodes of homelessness in the last three years and also has a diagnosed disability that prevents them from maintaining work or housing. It is noted that these characteristics are not discrete and there is overlap between these groups.

Table 22. Marin County Homeless Characteristics

Homeless Profile	Sheltered		Unsheltered		Combined	
	Number	%	Number	%	Number	%
Total Homeless Population	326	100.0%	708	100.0%	1,034	100.0%
Male	n/a	n/a	n/a	n/a	407	67.0%
Female	n/a	n/a	n/a	n/a	225	33.0%
Gender Non-Conforming/Unknown	n/a	n/a	n/a	n/a	0	0.0%
Additional Demographics						
Chronically Homeless	86	26.4%	171	24.2%	257	24.9%
Veteran	19	5.8%	80	11.3%	99	9.6%
Families with Children	50	15.3%	4	0.6%	54	5.2%
Unaccompanied Homeless Children and Transition-age Youth	6	1.8%	101	14.3%	107	10.3%

Note: Respondents may be included in more than one subset. For example: a respondent may be a Veteran and also Chronically Homeless.

Source: HPSC 2019 PIT Report

Emergency Shelters, Transitional, and Supportive Housing

Resource Inventory

Homeless programs are primarily administered at the County-level through HPSC. HPSC maintains a list of services for homeless and low-income families. The most recent inventory of resources available within Marin County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2020 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPSC. Table 23 below shows the total beds offered by homeless facilities in Marin County and 1,033 total beds available Countywide, which are described in greater detail in the following paragraphs.

Table 23. Homeless Facilities (2020)

	Marin County Continuum of Care Region					
Facility Type	Family Units	Family Beds	Adult-Only Beds	Total Beds	Seasonal	Overflow
Emergency Shelter	10	177	151	201	0	0
Transitional Housing	44	50	53	180	n/a	n/a

Permanent Supportive Housing	35	117	397	514	n/a	n/a
Rapid Rehousing	24	32	16	48	n/a	n/a
Other Permanent Housing	14	37	53	90	n/a	n/a
Total Beds	127	413	670	1,033	0	0
Source: HUD 2020 Continuum of Care Homeless Assistance Programs - Housing Inventory Count Report. Url: https://files.hudexchange.info/reports/published/CoC_HIC_State_CA_2020.pdf						

Emergency Shelters

9 emergency shelters are available to provide services in the HPSC region. According to the HUD 2020 Continuum of Care Housing Inventory County Report for Marin County CoC, a total of 1,033 year-round beds are available; thus, emergency shelters comprise 19.5% of the total year-round beds in the County. Of the 201 year-round emergency shelter beds available in Marin County, 0 shelter bed is located in Sausalito. The table below highlights the number of beds each of the 3 emergency shelter providers were able to provide in 2020:

Provider/Facility	Total Beds
Center for Domestic Peace - Domestic Violence Emergency	25 Family Beds; 5 Adult-Only Beds
Homeward Bound of Marin - HB Next Key Transition to Wellness	6 Adult-Only Beds
Homeward Bound of Marin - HB HDAP	4 Adult-Only Beds
Homeward Bound of Marin - Mill Street Center	55 Adult-Only Beds
Homeward Bound of Marin - Family Center	25 Family Beds
Homeward Bound of Marin - HB Voyager Program	10 Adult-Only Beds
Homeward Bound of Marin - New Beginnings Center	60 Adult-Only Beds
St. Vincent de Paul Society - SVDP HDAP	4 Adult-Only Beds
St. Vincent de Paul Society - SVDP Emergency Shelter	7 Adult-Only Beds

Transitional Housing

4 transitional-housing providers were available to provide services in the HPSC area, providing a total of 180 beds. The table below highlights the number of beds each of the 4 transitional-housing providers were able to provide in 2020.

Provider/Facility	Beds
Center for Domestic Peace - Hamilton Meadows Second Step Transitional Housing	30 Family Beds
Center for Domestic Peace - Second Step Transitional Housing	30 Family Beds
Gilead House - 1042 7th St.	34 Family Beds
Homeward Bound of Marin - HB New Beginnings Center	16 Adult-Only Beds
Homeward Bound of Marin - HB Meadow Park	16 Family Beds; 10 Adult-Only Beds
Homeward Bound of Marin - Yellow Hallway	5 Family Beds
Homeward Bound of Marin - The Next Key Transition to Wellness	12 Family Beds; 23 Adult-Only Beds
Side by Side - Transitional Age Youth Program	4 Adult-Only Beds

Permanent Supportive Housing

In 2020, the HPSC area had 4 permanent supportive housing providers that offered the following bed counts at seven different facilities:

Provider/Facility	Beds
Buckelew Programs - Buckelew Supported Housing	9 Adult-Only Beds
Homeward Bound of Marin - HB Carmel Program	26 Adult-Only Beds
Homeward Bound of Marin - HB Fireside	35 Family Beds; 8 Adult-Only Beds
Homeward Bound of Marin - HB San Clemente	17 Family Beds
Homeward Bound of Marin - HB Fourth Street Center	20 Adult-Only Beds
Homeward Bound of Marin - HB Family Place 2	28 Family Beds
Homeward Bound of Marin - Palm Court	19 Adult-Only Beds
Homeward Bound of Marin - Palm Court II	2 Adult-Only Beds
Homeward Bound of Marin - Palm Court III	1 Adult-Only Beds
Homeward Bound of Marin - Housing At Last	25 Adult-Only Beds
Homeward Bound of Marin - Palm Court IV	2 Adult-Only Beds
Marin Housing Authority - Shelter Plus Care Expansion	7 Adult-Only Beds
Marin Housing Authority - Village Suites	2 Adult-Only Beds
Marin Housing Authority - Whole Person Care Voucher	50 Adult-Only Beds
Marin Housing Authority - VASH	4 Family Beds; 61 Adult-Only Beds
Marin Housing Authority - MHA Shelter + Care 3 0	4 Adult-Only Beds
Marin Housing Authority - MHA Shelter + Care 1	9 Family Beds; 74 Adult-Only Beds
Marin Housing Authority - MHA Mainstream	24 Family Beds; 50 Adult-Only Beds
Ritter Center - HUD Housing First	6 Adult-Only Beds
Ritter Center - Hamilton Meadows	11 Adult-Only Beds
Ritter Center - Housing First	20 Adult-Only Beds

Rapid Re-Housing

In 2020, the HPSC area had 3 rapid re-housing providers that offered the following bed counts at 6 different facilities:

Provider/Facility	Beds
Adopt A Family - CalWORKS RRH	8 Family Beds
Ritter Center - ESG RRH	10 Family Beds; 3 Adult-Only Beds
Ritter Center - County RRH	2 Family Beds; 1 Adult-Only Bed
St. Vincent de Paul Society - CalWORKS RRH	12 Family Beds; 2 Adult-Only Beds
St. Vincent de Paul Society - County RRH	10 Adult-Only Beds

Other Permanent Housing

Provider/Facility	Beds
Homeward Bound of Marin - King Street	12 Adult-Only Beds
Homeward Bound of Marin - Oma Village	37 Family Beds
Housing Authority of the County of Marin - Moving on Program	41 Adult-Only Beds

Assessment of Need

Based on the available information, there is a Countywide homeless population of 1,034 persons and 1,033 available beds, indicating there is not a significant demand for homeless persons Countywide. However, it is noted that the 2019 PIT Report identified only 326 sheltered homeless persons and 708 unsheltered homeless persons. The discrepancy between sheltered homeless

persons and the County's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the Countywide shelter and housing resources. Although there are seasonal fluctuations in bed counts, these figures demonstrate a demand for supportive housing. Reviewing the eligible populations for the County's various shelter opportunities indicates 363 beds are limited to occupancy by single adults with children or families with children. However, only 54 or 5.2% of the identified homeless persons during the 2019 PIT Survey were part of a family with children. This indicates that additional capacity is needed for shelter opportunities for single adults.

On a local-level, the 2019 PIT Report identified 25 unsheltered homeless persons in Sausalito compared to 36 unsheltered homeless persons in 2017, representing a 30.6% decrease in unsheltered homeless individuals in Sausalito. Additionally, in looking at historical homeless count data presented in the 2019 PIT Report, it appears that no sheltered homeless persons have been identified in Sausalito between 2015 to 2019. Based on a review of the 2019 Housing Inventory reported to the U.S. Department of Housing and Urban Development by the HPSC, it appears that there are no existing emergency shelters, transitional housing, or permanent supportive housing units located in or provided by Sausalito, indicating a demand and need for housing to assist the rising unsheltered homeless population in Sausalito.

Service providers participating in the focus group meetings and the Community Service Providers, Community-Based Organizations, and Development Professionals Survey identified the need for emergency shelter, ADUs, and assistance with being housed in the emergency shelter. To address this, Program 28 (Homeless Continuum of Care) of the Housing Plan ensures the City will continue its participation in the Marin Continuum of Care to provide ongoing homeless services, contract with homeless support providers to ensure sleeping areas in the City are managed appropriately, and to provide information regarding emergency assistance via the City's website and emergency call system. Program 16 requires the Zoning Ordinance to be updated to permit low barrier navigation centers, and transitional and supportive housing consistent with the requirements of State law and to amend the emergency shelter parking requirements.

Zoning for Emergency Shelters, Transitional and Supportive Housing

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. According to the State of California, an emergency shelter is defined (California Health and Safety Code section 50801(e)) as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." In addition, the Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and Health and Safety Code 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months." Supportive housing is defined (Government Code Section 65582(g) and Health and Safety Code 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or

offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

As discussed in Chapter II, Constraints, the Zoning Code allows emergency shelters as a permitted use on City and Sausalito School District-owned sites within the Public Institutional (PI) Zoning District. The Zoning Code specifies that supportive and transitional housing are subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district. Recent changes to State law to allow supportive housing by-right in mixed use and multifamily zones are not addressed in the Zoning Code. As discussed in more detail in Chapter II, Constraints, Program 16 will amend the Zoning Code to ensure that the City accommodates and encourages housing types that support the unhoused population and that the Zoning Code addresses requirements of State law related to supportive housing and emergency shelters.

E. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of Sausalito' physical housing stock. This includes an analysis of housing types, housing tenure, vacancy rates, housing conditions, and overcrowding.

1. Housing Type

As shown by Table 24, in 2000 there were 4,533 housing units in Sausalito. By 2010, the number increased to 4,536 units. During this time period, the number of 5+ unit buildings also increased by 129 units resulting in a slight increase of 15.9%. Additionally, 2 to 4-unit buildings saw a slight increase (6.4%) between 2010 and 2019 resulting in 58 new units for a total of 958 units in 2019. During this same period, single-family detached units saw a slight decrease of 16 units or 0.9%. The DOF E-5 Report indicates that the number of total housing units in Sausalito increased from 4,536 in 2010 to 4,583 in 2019, most of which was due to an increase in 2 to 4-unit buildings.

Table 24. Housing Units by Type within Sausalito

	2000	2010	2020	Change 2010-2020
Single-Family Detached	425	824	829	+5
Single-Family Attached	1,714	1,789	1,773	-16
2 to 4 Units	1,360	900	958	+58
5+ Units	809	938	938	+0
Mobile Homes	12	85	85	+0
Total:	4,533	4,536	4,583	+47

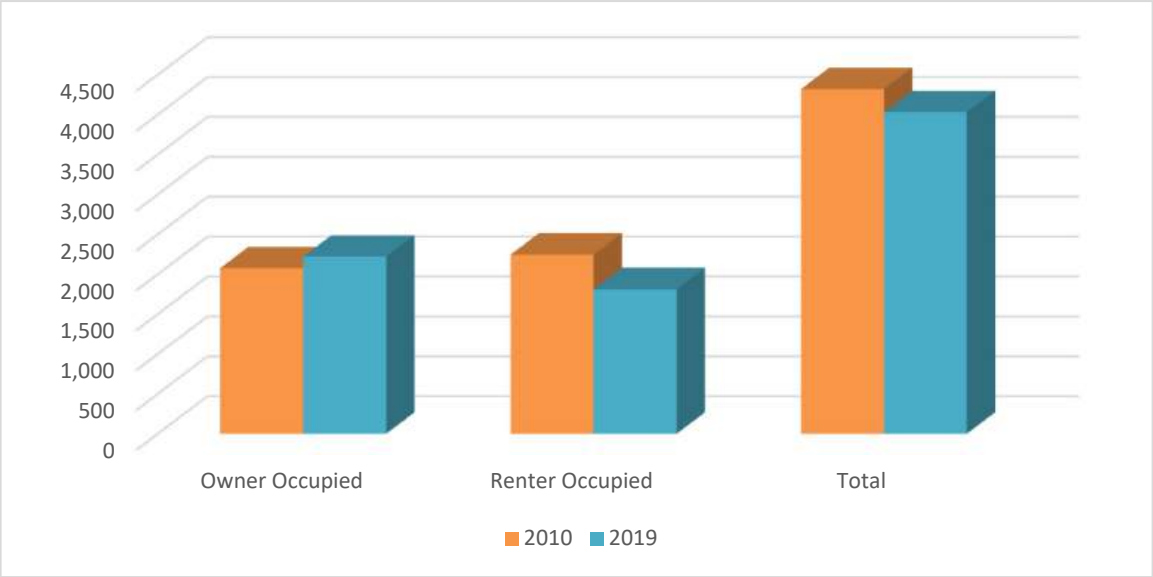
ABAG 2020 6th Cycle Housing Element Data Package - U.S. Census Bureau, 2000 Census; Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010&2020

2. Housing Tenure

Housing tenure refers to the status of occupancy of a housing unit and whether it is an owner-occupied or a rental unit. Chart 4 below compares the distribution of housing tenure in Sausalito between 2010 and 2019. Of the total occupied housing units in Sausalito in 2010 48.0% (2,075 units) were owner-occupied and 52.0% (2,245 units) were renter households. In 2019, the distribution of occupied housing units in City of Sausalito increased to 55.1% (2,219) of the occupied housing units

as owner-occupied and 44.9% (1,811 units) as rental units. This is noteworthy when addressing viable strategies to expand the range of affordable housing in the rural areas.

Chart 4. Distribution of Housing Tenure – Sausalito (2010, 2019)



Source: U.S. Census Bureau, 2015-2019 American Community Survey 5-Year Estimates (B25003)

3. Vacancy Rates

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. Vacancy rates often are a key indicator of the supply of affordable housing options, both for ownership and rental purposes. Housing literature suggests that a vacancy rate in the range of 2–3% for owner-occupied housing is considered desirable while for rental housing the desirable range is 5–6%. Table 25 indicates the vacant housing stock by type in Sausalito as listed in the ACS 2015-2019 5-Year Community Survey. The 2019 ACS data indicates that there were 331 vacant units (8.2%) in Sausalito. Of the total vacant units, 69 units were classified as for Seasonal, Recreational, or Occasional Use, and 171 were classified as Other Vacant.

Table 25. Vacancy by Type in the Sausalito (2019)

Housing Type	Sausalito	
	Number	Percent
Total Vacant Units	331	100.0%
For Rent	57	17.2%
Rented, Not Occupied	34	10.3%
For Sale	0	0.0%
For Sale, Not Occupied	0	0.0%
For Seasonal, Recreational, or Occasional Use	69	20.8%
Other Vacant	171	51.7%

Source: ABAG 2021 6th Cycle Housing Element Data Package 2 (U.S. Census Bureau, ACS 2015-2019 (B25004))

Table 26 compares the vacancy status of housing in Sausalito in 2000, 2010, and 2019. Sausalito showed an overall decrease in vacancy rate between 2000 to 2019 from 0.8% to 3.9%. The other

vacancy rate column represents the vacancy rate for all seasonal, recreational, and occasional use units, as well as all units classified as other vacant units by the ACS. It should be noted that the overall vacancy rate without all other vacant types is only 2.6% in Sausalito, which reflects a need for both rental and owner-occupied housing production to increase the vacancy rates to the desired range of 2–3% for owner-occupied housing and 5–6% for rental housing.

Table 26. Vacancy Rates in Sausalito (2000, 2010, and 2019)

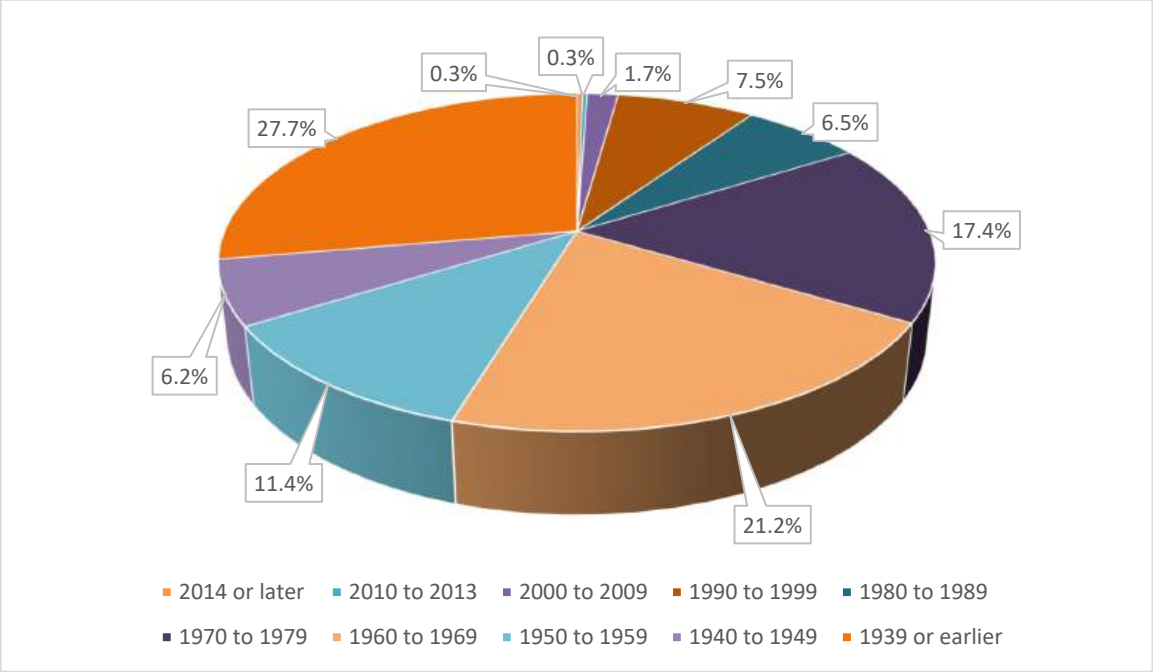
Year	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Overall Vacancy Rate	Homeowner Vacancy Rate	Rental Vacancy Rate	Other Vacancy Rates
2000	4,511	4,254	257	5.7%	0.3%	1.5%	3.1%
2010	4,604	4,320	284	6.2%	1.0%	0.0%	3.8%
2019	4,361	4,030	331	7.6%	0.0%	1.3%	5.5%

Source: Source: ACS 2015-2019 (B25002 and B25004)

4. Housing Age and Conditions

Related to the condition of the housing stock in Sausalito is the age of the housing units. Generally, structures older than 30 years begin to show signs of deterioration and require reinvestment to maintain their quality. Unless properly maintained, homes older than 50 years may require major renovation to remain in a good, livable condition. Chart 5 illustrates the age of the housing stock in the City.

Chart 5. Age of Housing Stock – Sausalito (2019)



Source: US Census Bureau, ACS 2015-2019 (DP04)

Housing Conditions

In the absence of a detailed housing conditions survey, existing ACS data, building inspection staff observations, and responses to the community housing needs and priorities survey are used to identify housing conditions and related needs in the City.

Limited data is available from the ACS that can be used to infer the condition of Sausalito's housing stock. The ACS data identifies whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Sausalito lack complete plumbing facilities or kitchen facilities (see Table 27), these indicators do not reveal any significant needs associated with housing conditions. Additionally, only 1.8% of housing units rely on wood fuel or do not have a heating source, which also does not reveal any significant needs associated with the housing conditions.

Table 27. Age of Sausalito Housing Stock & Housing Stock Conditions

Housing Stock Indicators	Number	Percent
Total Housing Units	4,361	100.0%
Built 1970 or earlier	2,898	66.5%
Units Lacking Complete Plumbing Facilities	46	1.1%
Units Lacking Complete Kitchen Facilities	38	0.9%
No house heating fuel or wood fuel only	77	1.8%
No Phone Service Available	159	3.6%

Source: US Census ACS, 2015-2019

Since housing stock age and condition are generally correlated, one ACS variable that provides an indication of housing conditions is the age of a community's housing stock. The majority of the housing units in Sausalito (3,940 or 90.3%) were built before 1990 with 66.5% or 2,898 units built before 1970 and 23.9% or 1,042 built between 1970 to 1990. Over 2.2% of Sausalito' housing stock was built after 2000 and another 7.5% was built between 1990 and 1999. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. As shown in Chart 5 on the previous page, most of the Sausalito' housing stock is more than 30 years old (approximately 90.3) and a 66.5% is over 50 years old, meaning these units may need moderate to significant rehabilitation, including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The Housing Needs and Priorities Survey conducted by the City addressed housing conditions, desired housing improvements, and housing challenges. Regarding housing conditions, 63% of Sausalito residents indicated their home is in excellent condition, 21% indicated their home shows signs of minor deferred maintenance, 10% indicated that their home needs one or more modest rehabilitation improvements, 6% indicated their home needs one or more major upgrades, and less than 1% indicated their home was dilapidated. When asked to identify desired improvements to their home, 38% of respondents identified exterior improvements such as roofing, painting and general home repair, 23% identified heating/air conditioning, solar, and electrical upgrades, and

23% identified landscaping. When asked about housing challenges, 13% of survey respondents indicated that their home is in poor condition and needs repair.

Building inspection staff has identified that the City's housing stock is generally in good condition. There are no areas of the City that exhibit concentrations of significantly dilapidated units in need of replacement. However, older homes in the City often need one or two minor or moderate repairs, including re-roofing, window replacement (to increase efficiency), plumbing repair or upgrades, electrical repair or upgrades, and siding repair or replacement. City staff has identified that there are no concentrated areas of the City most likely to require repairs or upgrades. Based on the age of housing, observations of City staff, and input from the housing condition survey, it is estimated that approximately 1 percent of the City's housing stock (46 units) is dilapidated and requires replacement and approximately 6 percent of the stock (275 units) are in need of one or more major repairs. Program 1 in the Housing Plan supports continuation of the City/Age Friendly Sausalito Age Friendly Home Adaptation/Equity Residential Rehabilitation permit Program, requires the City to seek funding to augment housing rehabilitation program, and requires annual review of code enforcement records to identify areas of the City that may need focused assistance.

Overcrowding

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, excluding kitchens and bathrooms. A severely crowded housing unit is one occupied by 1.5 persons or more per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding usually results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

Overcrowded households in Sausalito don't appear to be significant compared to Marin County and the Bay Area. According the 2013–2017 Comprehensive Housing Affordability Strategy, overcrowding in Sausalito was 1.5% (61 housing units), compared to 4.7% (2,146 housing units) in Marin County, 6.9% (72,682 housing units) in the Bay Area. Among renters in Sausalito, approximately 1.5% of housing units (or 61 housing units) were in overcrowded conditions, and 1.1% (or 46) were in severely overcrowded conditions. Among homeowners, approximately 0.7% of housing units (or 15 housing units) were in overcrowded conditions, and none were in severely overcrowded conditions. Among renters, approximately 2.5% of housing units (or 46 housing units) were in severely overcrowded conditions. Table 28 provides information on overcrowded housing in Sausalito.

Table 28. Overcrowded Housing in Sausalito (2019) – by % of units occupied

	Units	Percent
Owner Occupied:	2,219	55.1%
0.5 or less occupants per room	1,951	87.9%
0.51 to 1 occupant per room	253	11.4%
1.01 to 1.5 occupants per room	15	0.7%

1.51 to 2.0 occupants per room	0	0.0%
2.01 or more occupants per room	0	0.0%
Owner Occupied Overcrowded (1.01+)	15	0.7%
Owner Occupied Severely Overcrowded (1.5+)	0	0.0%
Renter Occupied:	1,811	44.9%
0.5 or less occupants per room	1,360	75.1%
0.51 to 1 occupant per room	405	22.4%
1.01 to 1.5 occupants per room	0	0.0%
1.51 to 2.0 occupants per room	46	2.5%
2.01 or more occupants per room	0	0.0%
Renter Occupied Overcrowded	46	2.5%
Renter Occupied Severely Overcrowded	46	2.5%
Total Units	4,030	100.0%
Total Overcrowded	61	1.5%
Total Severely Overcrowded	46	1.1%
Source: ABAG 2021 6th Cycle Housing Element Data Package – Marin County (U.S. Census, 2015-2019 ACS Table B25014)		

F. HOUSING COSTS AND AFFORDABILITY

1. Housing Prices and Trends

As indicated by Table 29, housing costs changed for some more than others in Sausalito through the years 2000 to 2019. From 2010 to 2019, renters saw a large rent increase of 29.2% while homeowners experienced a 11.9% increase in housing costs.

Table 29. Median Homeowner/Renter Costs (2000-2019) - Sausalito

Cost Type	Year				% Change
	2000	2010	2015	2019	2010-2019
Median Monthly Ownership cost	$2,726	$2,245	$2,268	$2,512	+11.9%
Median Gross Rent*	$1,660	$2,000	$1,962	$2,583	+29.2%

**Not adjusted for inflation*
Source: U.S. Census, 2000; 2006-2010 American Community Survey Table S2503; and 2015-2019 Table DP04

Table 30 indicates median housing value for homes in Sausalito. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 30, the median value for housing units in Sausalito in 2001 was $832,292 and increased in value to $864,543 in 2010. In 2015, the median value for housing units increased to $1,244,477. The value has since increased by 23.2% since 2015 to a median home value of $1,533,593 in 2020.

Table 30. Median Home Values (2001-2020) – Sausalito

Location	Median Home Values*					% Change
	2001	2005	2010	2015	2020	2015–2020
City of Sausalito	$832,292	$1,140,580	$864,543	$1,244,477	$1,533,593	23.2%

Marin County	$670,820	$983,917	$759,203	$1,038,692	$1,288,807	24.1%
Bay Area Average	$444,501	$698,759	$531,581	$831,074	$1,077,233	29.6%
**Not adjusted for inflation* *Source: ABAG 6th Cycle Housing Element Data Package (Table HSG-08)*						

Table 31 indicates the value of owner-occupied housing units as reported on the ACS within Sausalito in 2019. Of the 2,219 owner-occupied units, 22 (1.3 percent) were less than $50,000 and 208 (12.3 percent) were in the $300,000 to $499,999 range. Additionally, there were 406 units (23.9 percent) valued in the $500,000 to $999,999 price range and 1,583 units (93.3%) valued in the $1,000,000 or more price range. It should be noted that no units were valued in the $50,000 to $299,999 price range in 2019.

Table 31. Value of Owner-Occupied Housing Units (2019) – Sausalito

Value	Number of Units	% of Total
Less than $50,000	22	1.3%
$50,000 to $99,000	0	0.0%
$100,000 to $149,999	0	0.0%
$150,000 to $199,999	0	0.0%
$200,000 to $299,999	0	0.0%
$300,000 to $499,999	208	12.3%
$500,000 to $999,999	406	23.9%
$1,000,000 or more	1,583	93.3%
Total	2,219	100.0%
Source: U.S. Census (2015-2019 ACS Table DP04)		

Single-Family Units

Table 32 indicates the median sales price of single-family residences housing units throughout Marin County in August 2020 and August 2021. The City of San Sausalito saw the fifth largest increase in median sales price than any other jurisdiction in Marin County. The median sales price of a single-family home in August 2021 was $1,780,000 or about 3.4% greater than the median sales in August 2020 of $1,780,000. The Cities of Larkspur, San Rafael, and Tiburon all saw decreases in median sales price of a single-family home from August 2020 to August 2021. Countywide, the median sales price increased approximately 6.4%, from $1,295,000 in August 2020 to $1,377,500 in August 2021.

Table 32. Sales Price by Jurisdiction – Marin County

City/Area	Median Sales Price 2020	Median Sales Price 2021	Percent Change
City of Sausalito	$1,780,000	$1,840,000	+3.4%
City of Larkspur	$2,380,000	$1,998,000	-16.1%
City of Mill Valley	$1,815,000	$1,995,000	+9.9%
City of Novato	$920,000	$935,000	+1.6%
City of San Anselmo	$1,200,000	$1,485,000	+23.8%
City of San Rafael	$1,195,000	$1,141,500	-4.5%
City of Tiburon	$3,615,000	$3,350,000	-7.3%

Marin County	$1,295,000	$1,377,500	+6.4%
Source: CoreLogic California Home Sale Activity August 2021			

Mobile Homes

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Marin County in 2019 was $166,300 (*US Census Bureau, ACS 2015-2019 Table B25083*). Overall, there are 1,995 mobile homes in Marin County with 85 located in Sausalito. (*DOF, Table E-5, 1/1/2021*). HCD's Mobile Home Park search indicates that there are no mobile home parks in Sausalito.

Liveaboards and Houseboats

In 2022, City staff reviewed permitting information and indicated that no revisions to use permits or new use permits to increase liveaboard capacity or to legalize existing liveaboards were issued during the 5th Cycle. BCDC has authorized 201 liveaboards within five marinas in the City whereas 146 permitted liveaboards currently exist in these marinas, providing capacity for 55 additional liveaboards.

Table 33. Marinas

Name	Berths	Permitted Liveaboard Berths
Blue Water Yacht Harbor 55 Liberty Ship Way	74	-
Clipper Yacht Harbor 310 Harbor Drive	700	70
Pelican Harbor 200 Johnson Street	90	9
Richardson Bay Marina 100 Gate 6 Road	220	-
Schoonmaker Point Marina 85 Liberty Ship Way	161	20
Sausalito Yacht Harbor 501 Humboldt Street	600	60
Libertyship Marina 41 Libertyship Way	50	-
Sausalito (Arques) Shipyard and Marina 2350 Marinship Way	115	0
Galilee Harbor Community 300 Napa Street	38	38 (7 very low, 15 low, and 7 moderate income)
Marina Plaza Harbor 2310 Marinship Way	103	0 (Interested in permanent berths if total capacity of marina can be increased)

Source: City of Sausalito Liveaboard Technical Study, 2011; California Department of Boating and Waterways: http://www.dbw.ca.gov/BoatingFacilities/Search?city=Sausalito; City of Sausalito: https://www.sausalito.gov/our-city/transportation/harbors-and-marinas; City of Sausalito, 2022

2. Housing Affordability

According to HCD and HID, housing is considered affordable if a household spends no more than 30% of its income on housing. Table 34 identifies housing affordability levels, including gross rents and home purchase price, by family size based on the HCD's *2021 Income Limits* for Marin County.

Table 34. Ability to Pay for Housing Based on Income Group/Household Size (2021) *

Number of Persons	1	2	3	4	5	6
Extremely Low-Income Households - 30% of Median Household Income						
Income Level	$38,400	$43,850	$49,350	$54,800	$59,200	$63,600
Monthly Income	$3,200	$3,654	$4,112	$4,566	$4,933	$5,300
Max. Monthly Gross Rent**	$960	$1,096	$1,233	$1,370	$1,480	$1,590
Max. Purchase Price***	$139,031	$158,078	$177,300	$196,348	$211,726	$227,103
Very Low-Income Households - 50% of Median Household Income						
Income Level	$63,950	$73,100	$82,250	$91,350	$98,700	$106,000
Monthly Income	$5,329	$6,091	$6,854	$7,612	$8,225	$8,833
Max. Monthly Gross Rent**	$1,598	$1,827	$2,056	$2,283	$2,467	$2,650
Max. Purchase Price***	$233,152	$265,130	$297,109	$328,913	$354,601	$380,114
Low-Income Households - 80% of Median Household Income						
Income Level	$102,450	$117,100	$131,750	$146,350	$158,100	$169,800
Monthly Income	$8,537	$9,758	$10,979	$12,195	$13,175	$14,150
Max. Monthly Gross Rent**	$2,561	$2,927	$3,293	$3,658	$3,952	$4,245
Max. Purchase Price***	$374,462	$425,928	$477,394	$528,685	$569,963	$611,066
Moderate-Income Households - 120% of Median Household Income						
Income Level	$125,650	$143,600	$161,550	$179,500	$193,900	$208,250
Monthly Income	$10,470	$11,966	$13,462	$14,958	$16,158	$17,354
Max. Monthly Gross Rent**	$3,141	$3,590	$4,038	$4,487	$4,847	$5,206
Max. Purchase Price***	$468,065	$531,449	$594,834	$658,218	$709,067	$759,739

Notes:

**Based on Marin County FY 2021 Annual Median Income (household)*

***Assumes that 30% of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowner's insurance.*

****Maximum affordable sales price is based on the following assumptions: 4.1% interest rate, 30-year fixed loan, Down payment: $5,000 – extremely low, $10,000 – very low; $15,000 - low, $25,000 – moderate, property tax, utilities, and homeowners insurance as 30% of monthly housing cost (extremely low/very low), 28% of monthly housing cost (low), and 25% of monthly housing cost (moderate/above moderate). Closing costs: 3.5% (extremely low/very low), 3.0% low, and 2.5% moderate)*

Calculation Illustration for 3 Bedroom, 4-person, Low-Income Household

1. Annual Income Level: $146,350

2. Monthly Income Level: $146,350/12 = $12,195.83

3. Maximum Monthly Gross Rent: $12,195.83 x .0.30 = $3,658.75

4 Max Purchase Price:

a. Gross monthly income = $12,195.83

b. Down Payment and Closing Costs $25,000; Closing Costs 3.0%

c. Monthly housing costs $12,195.83 x .0.30 = $3,658.75

d. Principal and Interest plus utilities/taxes/mortgage/insurance: $2,561.12 + $1,097.63 = $12,195.83 x .0.30 = $3,658.75

Sources: HCD FY2021 State Income Limits, De Novo Planning Group

Overpayment

A household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its gross income on housing. Severe housing cost burden occurs when a household pays more than 50% of its income on housing. The prevalence of overpayment varies significantly by income, tenure, household type, and household size. Table 10 identifies overpayment levels by income range. As shown in Table 10, approximately, 38.0% of all households in Sausalito overpaid for housing. Renters were more likely to overpay than homeowners; 19.8% of renter households paid more than 30 percent of their income for housing. Of the 1,555 households overpaying for housing in Sausalito, 810 were renter households, and 745 were owner households.

In general, overpayment disproportionately affects lower income households; 75.7% of lower income households (0-80% of AMI) and 82.6% of extremely low income households (0-30% of AMI) - paid more than 30% of their income for housing.

Affordability - Renters

Table 35 identifies the Fair Market Rent (FMR) for Marin County in 2021 and 2022 as determined by the U.S. Department of Housing and Urban Development (HUD). HUD determines the FMR for an area based on the amount that would be needed to pay the rent (and utilities) for suitable privately-owned rental housing. HUD uses FMRs for a variety of purposes, such as determining the rental prices and subsidy amounts for units and households participating in various Section 8/Housing Choice Voucher assistance programs.

According to Marin County Housing Authority's Fiscal Year 2021-2026 Five Year Agency Plan, the Marin County Housing Authority has issued approximately 2,187 Housing Choice Vouchers providing monthly rental assistance payments to lower income families. Additionally, there are approximately 217 families on Marin County Housing Authority's wait list for a Housing Choice Voucher, consisting of 197 extremely low income, 3 very low income, and 14 low income families. Marin County Housing Authority accepted applications for its Housing Choice Voucher waitlist lottery for four project-based voucher locations from October 4th, 2021 until October 29th, 2021.

Table 35. HUD Fair Market Rents Marin County (2021, 2022)

Bedrooms in Unit	Fair Market Rent (FMR) 2021	Fair Market Rent (FMR) 2022
Studio	$2,350	$2,115
1 Bedroom	$2,923	$2,631
2 Bedrooms	$3,553	$3,198
3 Bedrooms	$4,567	$4,111
4 Bedrooms	$4,970	$4,473

Source: HUD 2022/2021 FMR Marin County

There were 18 rental listings posted on Zillow.com in October 2021, including 5 two-bedroom apartments available between $2,500 to $7,000 a month and 5 three-bedroom apartments or houses available between $4,250 to $12,500 a month, most of which are above the 2021 FMR. Table 36 identifies the recent homes listed for rent in Sausalito, including type of housing unit (single-family, townhome, mobile home, etc.) and whether the rental unit is affordable to lower income

households. The affordability of the recent homes is based on the max monthly rent identified in Table 34.

Table 36. Sausalito Rent Affordability (2021)[1]

Address and Type of Unit	Bed	Bath	Listed Rent	Affordable to[2]:		
				Extremely Low Incomes	Very Low Incomes	Low Incomes
15 Turney St #B Apartment	1	1	$1,725	No	Families of 2+	Families of 1+
(Undisclosed Address) Single-family Residence	1	1	$2,200	No	Families of 4+	Families of 1+
Ebbtide Ave APT 14, Apartment	1	1	$2,250	No	Families of 4+	Families of 1+
506 Turney St #506 Apartment	2	1	$2,500	No	Families of 6+	Families of 1+
401 Sherwood Dr Apartment	1	1	$2,525	No	Families of 6+	Families of 1+
298 Headlands Ct Single-family Residence	1	1	$2,800	No	No	Families of 2+
214 Villa Garden Dr Apartment	1	1	$2,850	No	No	Families of 2+
195 San Carlos Ave Apartment	1	1	$3,250	No	No	Families of 3+
406 Turney St Single-family Residence	1	1	$3,700	No	No	Families of 5+
2 Gate 5 Rd, Sausalito Single-family Residence	1	1	$3,795	No	No	Families of 5+
70 Edwards Ave Apartment	2	1	$3,800	No	No	Families of 5+
272 Bay Vista Cir Apartment	3	2.5	$4,250	No	No	No
1 Princess St #1 Apartment	2	1	$4,495	No	No	No
18 Ridgeview Ct Townhouse	3	2.5	$5,200	No	No	No
299 South St Single-family Residence	3	3.5	$6,995	No	No	No
103 Filbert Ave Single-family Residence	2	1	$7,000	No	No	No
(Undisclosed Address) Single-family Residence	3	3	$8,700	No	No	No
565 Bridgeway Apartment	3	3	$12,500	No	No	No

Note: [1] This table includes rental listings posted on Zillow.com in October 2021.
[2] Affordability is based on affordable home purchase prices amounts by income level and household size identified in Table 33
Source: Zillow.com

As shown in Table 30, the median gross rent in Sausalito was $2,583 in 2019, an increase of 10.8% from 2015. Standard management practices require that a household have three times their rent in income. Under this scenario, a household would need to earn approximately to earn $7,536 per month or $90,432 per year to afford the average 2019 rental price in Sausalito. Therefore, for households of one person, the average 2019/2020 rents in Sausalito and currently available rental housing on Zillow.com would be unaffordable to the extremely low- (< $38,400 per year) and very low- ($38,400 - $63,950 per year) households, but would be affordable to some low-income ($63,950 - $102,450 per year) and moderate-income ($102,450 - $125,650) households. However, most available three-bedroom units would only be affordable to above moderate income ($$125,650 per year) households.

Affordability - Homeowners

As shown in Table 38, the median home Sausalito in Sausalito was $1,950,000 for a single family home and $1,042,250 for a condominium or townhome in 2020 and home prices have been on the rise over the past two decades. Recent median sales data in Table 38 shows that the median sales price in Sausalito is higher than the Countywide median for both single family and condominium/townhome developments. Reviewing the median sales data in Table 33 along with the affordable home purchase price amounts by income level and household size in Table 34 indicates that median home sales prices in Sausalito are not affordable to lower income households nor moderate-income households.

Table 38. Median Home Sales Prices – Sausalito and Marin County

Year	Sausalito		Marin County	
	Detached Single Family	Condominium/ Townhome	Detached Single Family	Condominium/ Townhome
2005	$1,250,000	$604,000	$945,000	$515,000
2010	$1,150,000	$775,000	$590,000	$360,000
2015	$2,000,000	$807,500	$1,100,000	$580,000
2020	$1,950,000	$1,042,250	$1,450,000	$700,000
2022 (May)	$2,950,218	$855,000	$2,025,000	$865,697

Source: County of Marin, Real Estate Sales Data: https://www.marincounty.org/depts/ar/divisions/assessor/sales?disclaimer=true&year=2022&month=May&dt=all

According to Zillow.com as of October 2021, there are currently three two-bedroom housing units for sale in Sausalito listed between $748,000 to $1,495,000, two three-bedroom housing units listed from $1,995,000 to $2,599,000, and two four-bedroom housing units listed from $2,350,000 to $3,995,000. Comparing the current listing prices to Table 34, it appears that these single-family homes in Sausalito are not affordable to lower income households nor moderate-income households. A review of recent sale data for housing in Sausalito reveals that although 12 housing units sold in October 2021 were below the median sale price of $1,840,000, but only 3 of them were affordable to low income households and one of them was available to very low income households. Table 37 identifies the recent homes sold in Sausalito affordable to lower income households, including type of housing unit (single-family, townhome, mobile home, etc.) and the

level of affordability of homes in the lower price range. The affordability of the recent homes is based on affordable home purchase prices identified in Table 38.

Table 38. Affordable Homes Sold in Sausalito (2021)

Address and Type of Unit	Bed / Bath	Sold Price	Sale Date	Affordable to[1]:		
				Extremely Low Income	Very Low Income	Low Income
58 Cloud View Rd Single-family Residence	3 / 2	$271,500	10/18	No	Families of 3+	Families of 1+
343 Eden Roc Dr Condominium	1 / 1	$625,000	10/08	No	No	Families of 4+
193 Cypress Pl Condominium	1 / 1	$661,000	10/15	No	No	Families of 5+
450 Headlands Ct Condominium	2 / 3	$939,000	10/26	No	No	No
113 Buckelew St Condominium	2 / 3	$951,000	10/15	No	No	No
351 Sausalito Blvd Townhouse	2 / 2	$1,318,000	10/15	No	No	No
29 Crescent Ave Multi-family	3 / 2	$1,320,000	10/06	No	No	No
27 Crescent Ave Duplex	3 / 2	$1,320,000	10/06	No	No	No
141 Woodward Ave Single-family Residence	3 / 1	$1,395,000	10/08	No	No	No
658 Main St Duplex	3 / 2	$1,558,000	10/18	No	No	No
307 4th St Single-family Residence	2 / 2	$1,585,000	10/25	No	No	No
838 Olima St Townhouse	3 / 3	$1,595,000	10/28	No	No	No
115 West St Single-family Residence	2 / 2	$1,600,000	10/11	No	No	No
135 Glen Dr Single-family Residence	3 / 3	$2,050,000	10/29	No	No	No
317 Bridgeway Single-family Residence	2 / 2	$2,100,000	10/22	No	No	No
311 Valley St Apartment	1 / 1	$2,850,000	10/06	No	No	No
102 Harrison Ave Townhouse	3 / 4	$3,250,000	10/12	No	No	No
47 Prospect Ave Single-family Residence	4 / 6	$3,975,000	10/06	No	No	No
2 Crecienta Dr Single-family Residence	5 / 5	$4,493,688	10/14	No	No	No
34 Wolfback Terrace Rd Single-family Residence	3 / 5	$5,000,000	10/12	No	No	No

Note: [1] This table includes sold properties posted on Zillow.com in October 2021.
Source: Zillow.com

As indicated by Table 34, extremely low, very-low, low-income, and moderate-income households regardless of household size cannot afford typical sales prices in Sausalito. As shown in Table 37, among 20 housing units sold in Sausalito in October 2021, there are 3 housing units affordable to extremely low income households, 1 housing unit affordable to very low income households, and 0 housing units affordable to low income households. Overall, mobile homes offer the more affordable alternatives for these income groups. Also, new manufactured homes on vacant lots can provide another affordable solution.

Table 38 shows the median sales price in Sausalito and Marin County from 2005 through 2022, indicating rising housing prices over the past two decades. Median sales prices in Sausalito have exceeded affordable housing costs for lower and moderate income households. Median sales prices in Sausalito have generally exceeded those in Marin County. The only exception is in the most recent reported month, May 2022, where the Countywide median sales price of condominium/townhome units slightly exceeded the median in Sausalito.

3. Assisted Housing

Marin Housing Authority

Sausalito, and the entirety of Marin County, is served by the Marin Housing Authority (MHA). MHA is a public corporation authorized to provide decent, safe, and sanitary housing for low income people. MHA operates and administers 496 property units in six locations and receives funding for housing programs from HUD. MHA does not operate any sites in Sausalito.

As of October 2021, 793 active applicants were on the countywide Housing Choice Voucher/Section 8 waitlist. MHA has housed 124 applicants from the waiting list between 2019 and 2021; in late 2021, 31 applicants were searching for housing with an issued voucher. Most are struggling to find rental units with rents that fall within the payment standard and landlords willing to accept Section 8 vouchers, despite both State and local Source of Income Protection laws that prohibit discrimination against Section 8 voucher holders. MHA's Housing Choice Voucher/Section 8 waitlist last opened in September 2008 and its Public Housing waiting list last opened in early 2013, indicating a long wait for residents to make it to the top of the wait list. The lack of Housing Choice Vouchers and public housing throughout the County have resulted in lengthy waiting lists for these opportunities that open infrequently, posing a constraint to households that have recently become lower income or lower income households, including workers, which have moved to the County and are in need of affordable housing.

Assisted Housing At-Risk of Conversion

Government Code Section 65583(a)(8) requires that a housing element shall contain an analysis of existing assisted housing developments, which are defined as multi-family rental housing that receives governmental assistance, and identify any assisted housing developments that are eligible to change from lower-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing development means multi-family rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant (CDBG) Program, or local in-lieu fees.

The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from lower-income use and the total number of elderly and non-elderly units that could be lost from the locality's lower-income housing stock in each year during the ten-year period.

Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert a government-assisted unit to a market-rate unit, including a determination that the unit(s) can be operated more profitably as a market-rate development; difficulties in dealing with HUD oversight and changing program rules; the depletion of tax advantages available to the owner; and the desire to roll over the investment into a new property.

According to California Housing Partnership, one subsidized project is located in Sausalito. Table 39 identifies the total and subsidized units, type of project, the subsidy program that is in place for the project, and the likelihood of the development to convert to market-rate units that would not provide assistance to lower-income residents. It is noted that the Bee Street Housing affordability restrictions expire in 2031, but the property is deed-restricted to be affordable housing in perpetuity.

Table 39. Summary of Assisted Housing Developments

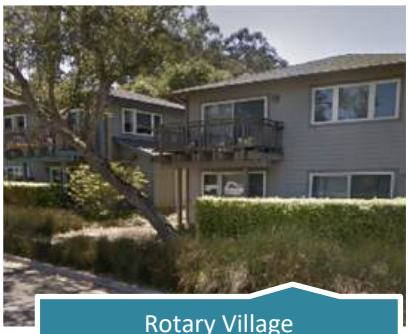
Project/Address	Total Units	Subsidized Units	Type	Source	Risk of Conversion
Bee Street Housing 408 Bee Street Sausalito, CA 94965	6	6	Elderly	HUD Section 202	Low Risk

Source: ABAG 2021 6th Cycle Housing Element Data Package – Marin County

The City does not have any funds set aside for affordable housing. Financial resources for low income housing are identified in Table 55 below.

For units that are at-risk of converting to market rate, HCD maintains a list of qualified entities to acquire and manage at-risk housing: https://www.hcd.ca.gov/policy-and-research/preserving-existing-affordable-housing. Qualified entities in Marin County include:

- Housing Authority of the County of Marin
- Canal Community Alliance
- Affordable Housing Foundation
- Affordable Housing Foundation
- Northern California Land Trust, Inc.
- Volunteers of America National Services
- L + M Fund Management LLC



Rotary Village
501 Olima Street
22 units

Bee Street Housing
408 Bee Street
6 units

Rotary Place
412/414 Bee Street
10 units

Sausalito takes an active and supportive role in the preservation of associated rental housing. The cost of conserving assisted units is significantly less than the cost required to replace units through new construction. Conservation of assisted units generally requires rehabilitation of the aging structure and re-structuring the finances to maintain a low debt service and legally restrict rents. Construction costs, land prices and land availability are generally the limiting factors to development of affordable housing, it is estimated that subsidizing rents to preserve assisted housing is more feasible and economical than new construction.

Cost Analysis. State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Bee Street Housing, which have primarily 1-bedroom units.

1. *Rehabilitation* – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). Table 40 presents the estimated per unit preservation costs for the City of Sausalito. This option would result in a cost of $3.0 million to preserve 6 replacement units for a 55-year or longer affordability term, depending on the financing program and specific affordability restrictions.

Table 40. Rehabilitation Costs	
Fee/Cost Type	Cost Per Unit
Acquisition	$498,750
Rehabilitation	$20,000
Financing/Other (10% of Costs)	$51,875
Total Per Unit Cost	$570,625
Total Cost – 6 Units	$3,423,750
Note: [1]Based on a 4-unit apartment complex (507 Easterby listed for $1,995,000 in April 2022).	
Source: De Novo Planning Group, 2022	

2. New Construction/Replacement – To be updated.
   The high cost of land and construction make affordable housing development in Sausalito difficult without substantial subsidy. Projects tend to be small in scale due to the small parcels in the City (only one vacant parcel that is not permanent open space is larger than one acre) and the developed nature of the community. Small projects are not competitive for many State funding sources and are not able to benefit from economies of scale. This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. Examples of high development costs are the two most recent LIHTC new construction projects in Marin County which totaled $529,757 and $610,068 per unit based on information from TCAC applications 21-164 and 18-058. These recent costs would result in a new construction/ replacement cost of $3.18 to $3.66 million for six units.

3. *Tenant-Based Rental Assistance* – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family that requires rental assistance earns $36,550 (50% of median income for a 2-person household), then that family could afford approximately $914 per month for shelter costs. According to the ACS 5-Year Estimates 2015-2019, the median gross rent in the City of Sausalito was $2,583 in 2019. The difference between the $914 and the median rent of $2,583 would result in necessary monthly assistance of $1,669 a month or $20,028 per year per unit/household. For comparison purposes, typical affordable housing developments carry an affordability term of at least 30 years, which would bring the total cost to $600,840 per household per family. Tenant- based rental assistance for the 6 at-risk units would be approximately $3,605,040 for a 30-year period and $6,609,240 for a 55-year period.

Summary. As demonstrated above, the more cost-effective to acquire and rehabilitate units, which would cost approximately $3.0 million. Providing rental assistance for a 55-year period is the most expensive approach, which would cost approximately $6.6 million. New construction of units is less expensive than providing rental assistance but more expensive than acquiring and rehabilitating units, which would cost approximately $3.18 to 3.66 million for a multi-family development. It is

noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

G. PROJECTED HOUSING NEEDS

California law requires each city and county to develop local programs within their housing element in order to meet their "fair share" of existing and future housing needs for all income groups, as determined by HCD and regional councils of government. The RHNA is a State-mandated process devised to distribute planning responsibility for housing need throughout the State of California. Chapter IV discusses the City's ability to accommodate the RHNA through approved projects and vacant and underdeveloped sites suitable for residential development. The RHNA for Sausalito, as shown by Table 41 below, is allocated by ABAG to address existing and future needs for the 6th Cycle.

Table 41. Regional Housing Needs Allocation - Sausalito
(2023–2031 Planning Period)

Income Group	Income Range[1](Family of Three)	Affordable Monthly Housing Costs[2]	Sausalito Regional Share (units)
Extremely Low: <30% AMI[3]	< $49,350	< $1,233	100
Very Low: 30-50% AMI	$49,350 - $82,250	$1,233 - $2,056	100
Low: 50-80% AMI	$82,250 - $131,750	$2,056 - $3,293	115
Moderate: 80-120% AMI	$131,750 - $161,550	$3,293 - $4,38	114
Above Moderate: 120 + AMI	$161,550 +	$4, 038+	295
Total	n/a	n/a	724

[1] HCD has established these income limits for Marin County for 2021.
[2] In determining how much families at each of these income levels should pay for housing, HCD considers housing "affordable" if the amount of rent or total ownership cost (principal, interest, taxes, and insurance) paid does not exceed 30% of gross household income.
[3] 50% of the City's very low-income housing needs (100 units) are for extremely low-income households, which are defined as those families earning less than 30% of median income.
Source: ABAG 2021 6th Cycle Housing Element Data Package – Marin County; HCD 2021 State Income Levels

H. HOUSING RESOURCES

Resources available to assist the general public as well as households with special housing needs with obtaining housing and services within Sausalito and the County are summarized in the Community Action Marin Resource Guide, which is updated annually and available at: https://camarin.org/resources/. Programs available specifically to the residents of Sausalito include:

Age-Friendly Home Adaptation/Equity Residential Rehabilitation

To help Sausalito residents ages 60 or older, younger adults with a disability, and low-income Sausalito homeowners improve their home environment, the Sausalito Community Development Department and Age-Friendly Sausalito worked together to create the Age Friendly Home Adaptation/Equity Residential Rehabilitation Grant Permit Program, allowing:

- Eligible Sausalito homeowners, or renters who have attained landlord approval, who need home adaptations due to disabilities to make accessibility improvements to their place of residence with a reduced fee or no-cost building permit; and
- Low income Sausalito homeowners to make residential rehabilitation and energy efficiency improvements with a reduced fee or no-cost building permit.

This program makes it more affordable to obtain building permits to make homes safer, more energy efficient, and more accommodating to the changing situations and conditions in life.

Sausalito Village

Sausalito Village is a non-profit organization dedicated to enhancing the ability of our members to live independently and active in our community as we age. Sausalito Village offers a wide variety of supportive services and volunteer opportunities, as well as educational, cultural, fitness, and social activities, all of which help our members to live safe, active, and connected lives. Services available to Sausalito Village members include:

- Free transportation, provided by our volunteers around Marin and the CARSS program in Sausalito;
- One-call support for information and referral through our Concierge service
- Healthcare advocacy;
- Emergency Preparedness Cluster Program to assist members in getting ready for all types of disasters;
- Daily phone check-in upon request;
- Referrals to member referred paid service providers of all kinds, from plumbers to home health aides;
- Help with errands, electronics, and minor chores; and
- Activities including: trips, speaker series, cultural outings, a book group and book review club, lunch gatherings, dinners delivered, monthly concert/singalong, a monthly film group, a hiking group, exercise, an annual art exhibition, and a weekly bocce ball game.

Call a Ride for Sausalito Seniors (CARSS)

CARSS is a free transportation program for residents of Sausalito and the Floating Homes ages 60 and older. The rides are provided by vetted volunteers who drive their own cars. This service is available Monday through Friday between the hours of 10:00am-2:00pm. The geographic area is the City of Sausalito, Floating Homes, north to Manzanita bus stop and south to Cavallo Point - no on/off the highway. Due to Covid, CARSS also provides errands performed by the volunteer as an alternative to rides. This can include picking up groceries, medicines, prepared meals, pick up/drop off of laundry/dry cleaning or library items, etc. as long as it is within the designated CARSS geographic area.

III. HOUSING CONSTRAINTS

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code, Section 65583(a)(4)). Sausalito is undertaking minor changes to its Zoning Ordinance as part of its work program to implement this Housing Element and to address potential constraints identified in the preparation of this Housing Element.

Non-governmental constraints (required to be analyzed under Government Code, Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Sausalito in formulating housing programs.

This section addresses these potential constraints and their effects on the supply of affordable housing.

A. GOVERNMENTAL AND ENVIRONMENTAL CONSTRAINTS

Sausalito's policies and regulations play an important role in protecting the public's health, safety, and welfare. However, governmental policies and regulations can act as constraints that affect both the amount of residential development that occurs and housing affordability. State law requires housing elements to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583).

Therefore, the City is required to review its regulations to ensure there are no unnecessary restrictions on the operation of the housing market. If the City determines that a policy or regulation results in excessive constraints, the City must attempt to identify what steps can be taken to remove or minimize obstacles to affordable residential development. Sausalito's primary policies and regulations that affect residential development and housing affordability are land use controls; development processing procedures, fees, and improvement requirements; and building and housing codes and enforcement.

The governmental constraints analysis focuses on factors that are within the City's control, not on state, federal, or other governmental policies or regulations that the City cannot affect or modify. There are many such policies and regulations that could affect the City's ability to meet future housing needs and secure adequate funding to construct very low- and low-income housing. The following are among other governmental constraints:

- Land use and environmental policies and regulations that could limit the City's ability to designate land in its planning area for future residential development. Examples

include historic districts, natural habitat preservation, protection of endangered species, and flood control.

- Fiscal and financial constraints related to regional, state, or federal funding for housing, transportation, infrastructure, and services needed to support new residential development.
- State and federal requirements that add to the cost of constructing affordable housing, when public funds are used (such as so called "prevailing wage" requirements).
- Construction codes and regulations that the City must follow for new residential construction that could restrict the use of cost-saving techniques or materials.

1. Land Use Controls

Land use controls guide local growth and development. Sausalito applies land use controls through its General Plan and Zoning Ordinance. All residential land use classifications pose a constraint on residential development in the sense that various conditions, building requirements, and limitations restrict a pure free market ability to construct housing. Land use regulations also have the potential of adding costs to construction, which indirectly may constrain housing. These impacts are measured against the general health and public safety served in the adoption of such regulations. Standards have been determined by the City to establish minimum constraints to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Implementation of these standards has not resulted in a serious constraint in providing housing to the various income levels.

General Plan Land Use Designations

By definition, local land use controls constrain housing development by restricting housing to certain sections of the City and by limiting the number of housing units that can be built on a given parcel of land. The City's General Plan establishes land use designations for all land within the City's boundaries. Table 42 identifies the different land use designations in the Sausalito General Plan that accommodate residential development. The General Plan includes designations that accommodate a wide variety of residential development types and varying densities. To assist in understanding which zoning districts implement the General Plan land use designations, Table 42 cross-references the associated zoning district for each land use designation.

Table 42. Residential Land Use Categories and Densities

Land Use Category	Description	Residential Density
Very Low Density Residential (VLR)	Single-family homes on large lots. Whenever possible, construction of new single-family homes should be clustered to maintain maximum open space.	Up to 2.2 du/ac
Low Density Residential (LR)	Single-family homes on parcels a minimum of 8,000 square feet.	Up to 5.4 du/ac
Medium Low Density Residential (MLR)	Single-family homes on parcels a minimum of 6,000 square feet.	Up to 7.3 du/ac

Table 42. Residential Land Use Categories and Densities		
Land Use Category	**Description**	**Residential Density**
Medium Density Residential (MR)	Provides for two-family development with larger minimum lot sizes than other two-family areas.	Up to 8.7 du/ac
Medium High Density Residential (MHR)	Intended to provide a transition between the lower density uses on the steep slopes of the City and the higher density uses on the flat lands.	Up to 17.4 du/ac
Planned Development – High Density Residential (PR)	Applies to only two planned residential development areas known as Whiskey Springs and the Anchorage. Intended to preserve the existing density.	Up to 22.3 du/ac
High Density Residential (HR)	Multifamily category envisioned to maintain a mix of single-family residences, condominiums, and apartment buildings at locations within walking distance of commuter and shopping facilities.	Up to 29.0 du/ac
Arks (A)	Specific location is a historical remnant of Sausalito's old waterfront; seven existing arks have been designated Noteworthy Structures by the City. Future development will likely only consist of repair or replacement of the existing arks.	Up to 0.35 du/ac
Houseboats (H)	Located in the Marinship and other waterfront parts of the City. Subject to San Francisco Bay Conservation and Development Commission (BCDC) approval, new houseboats may be constructed in this area.	Up to 4.35 du/ac
Mixed Residential and Commercial (CR)	Intended to be a local/resident serving area with a mix of residential and commercial uses. The residential component of the area is intended to serve as a location for high-density residential development with some affordable units due to its location near public transit and access to major roadways and public services.	Up to 29.0 du/ac
Central Commercial (CC)	First-floor uses for retail commercial with general office and residential uses on the upper floors of buildings.	Up to 29.0 du/ac
Neighborhood Commercial (CN)	Residential uses permitted on upper levels of structures.	Up to 29.0 du/ac
Source: City of Sausalito General Plan (adopted February 2021)		

Marinship Specific Plan

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses that may include residential, commercial, industrial, parks and open space, etc. Specific plans typically provide more detailed information than the General Plan about land use, development standards, traffic circulation, resource management strategies, and comprehensive infrastructure planning. Specific plans are also used as a means of achieving

superior design by providing flexibility in development standards beyond those contained in the Zoning Ordinance.

The Marinship is a working waterfront maritime and industrial neighborhood and is a key area of Sausalito. The Marinship Vision "welcomes residents of houseboats and liveaboards while providing safe and convenient public access to transit, the shore and parks with a low-impact and functional vehicular and pedestrian circulation network. The neighborhood is supported by updated infrastructure, has unique local neighborhood-serving services and amenities, and is home to a thriving community of artists and innovators." Houseboats located in marinas in the Marinship Specific Plan area are considered a legal non-conforming use; no new houseboats are allowed.

Per the General Plan (adopted February 2021), the Zoning Ordinance will be revised to incorporate land use policies and development regulations contained in the 1989 Marinship Specific Plan. After which time the Marinship Specific Plan may be retired or repurposed.

During the 6th Cycle, development in the Marinship Specific Plan area will occur primarily as a result of the Opportunity Sites rezoning (Housing Plan Program 4) and the rezoning of these sites will supersede the land use regulations previously provided by the Marinship Specific Plan.

The Marinship Specific Plan land uses are based on the City's zoning categories, with some revisions that address non-residential uses, except that in the Shopping Center zone no residential uses are allowed. Table 8 of the Marinship Specific Plan identifies that existing residential land uses are allowed as a legal non-conforming use on Parcels 9H, 9I, and 9K, one land-based building permitted on parcels 10B and 10C ,and as a principal permitted use on Parcels 10A and 10D. Houseboats are allowed as a principal use and liveaboards as a conditional use on Parcel 10.

The Marinship Specific Plan establishes requirements for circulation, parcel access, street standards (specific street widths are not established and will be based on Citywide standards, except that sidewalks must be at least 5 feet in width), bike paths, boat launch, parking (no specified requirements for residential uses), view corridors, landscaping, building height and bulk, and special requirements, including geology and drainage.

The majority of parcels in the Marinship are adjacent to improved roadways and future improvements would be consistent with City street standards (discussed below). Several of the sites anticipated to accommodate the RHNA are located in the vicinity of view corridors. View "D" is a corridor that is required to be maintained open located - development of Site 211 would not affect View D as it is along Coloma Rd. View "G" is a desired corridor that allow a limited amount of view obstruction. Structures on parcels with view corridors should be located along the edges of the corridor or limits to heights that do not significantly interfere with view of the shoreline and maritime activities. Building setbacks are as required in the Zoning Ordinance, except a zero setback is preferred along public streets, a setback of 20 feet adjacent the H zone, and a setback of 30 feet adjacent to the PI? zone, with recommendations to cluster buildings on parcels to optimize open space, using buildings to define space along street frontages, and respect the intent to provide public access. As the Marinship Specific Plan does not address new residential uses, except for houseboats and liveaboards. Consequently, Sausalito's rezoning plan for that portion of the Marinship North of Harbor Drive will either include zone-specific design and development

standards necessary to address new or expanded residential uses in the Marinship Specific Plan, or will simply render those areas subject to existing residential design and development standards. Program 4 in the Housing Plan would designate additional sites to accommodate residential uses in the RHNA and Program 19 would establish objective standards for residential and mixed use development, including residential development where permitted in the Marinship.

Zoning Ordinance

The City's Zoning Ordinance is among the chief implementing tools for the General Plan. The Zoning Ordinance specifies development standards for all applications such as setbacks, parking requirements, height limits, and lot coverage for individual zoning districts. Periodically, the Zoning Ordinance is reviewed to ensure its consistency with the policies of the General Plan, as required by Government Code Section 65860, and amendments are initiated to enhance its value in accommodating new development. The Zoning Ordinance provides for an array of residential districts throughout the City that allow a variety of different residential uses. The ordinance also permits residential uses in certain commercial zones. Table 43 identifies the zoning districts in Sausalito that allow residential uses and the corresponding General Plan land use designations.

Table 43. Land Use Categories and Zoning

Land Use Category	Zoning District
Very Low Density Residential (VLR)	Single-Family Residential (R-1-20)
Low Density Residential (LR)	Single-Family Residential (R-1-8)
Medium Low Density Residential (MLR)	Single-Family Residential (R-1-6)
Medium Density Residential (MR)	Two-Family Residential (R-2-5)
Medium High Density Residential (MHR)	Two-Family Residential (R-2-2.5)
Planned Development – High Density Residential (PR)	Planned Residential (PR)
High Density Residential (HR)	Multiple-Family Residential (R-3)
Arks (A)	Arks (A)
Houseboats (H)	Houseboats (H)
Mixed Residential and Commercial (CR)	Commercial Residential (CR)
Central Commercial (CC)	Central Commercial (CC)
Neighborhood Commercial (CN)	Neighborhood Commercial (CN)

Source: City of Sausalito Zoning Ordinance (Title 10 Zoning)

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special needs groups such as lower income households and senior citizens.

Table 44 shows the allowed densities, lot sizes, and lot widths of the various residential zoning districts and commercial zones that allow residential uses within the City. As an older city, there are numerous lots in Sausalito that were created prior to the current standards and are less than 5,000

square feet in area. In the R-2-2.5 (Two-Family) zoning district Sausalito's Zoning Ordinance allows lots that were subdivided prior to 1963 (i.e., the majority of existing lots) with an area of 3,000 square feet to have two units. Also, to incentivize higher density development, minimum lot sizes may be reduced for residential projects that include affordable housing and/or an affordable housing density bonus (SMC Section 10.40.130).

Table 44. Zoning District Density, Minimum Lot Size, and Minimum Lot Width Regulations

Zoning District	Permitted Density	Minimum Lot Size (square feet/unit)	Minimum Lot Width or Depth (feet)
Single-Family Residential (R-1-20)	1 du/parcel	20,000 sf	50
Single-Family Residential (R-1-8)	1 du/parcel	8,000 sf	50
Single-Family Residential (R-1-6)	1 du/parcel	6,000 sf	50
Two-Family Residential (R-2-5)	1 du/5,000 sf	10,000 sf	50
Two-Family Residential (R-2-2.5)	1 du/2,500 sf	5,000 sf	50
Planned Residential (PR)	1 du/1,980 sf	20,000 sf	50
Multiple-Family Residential (R-3)	1 du/1,500 sf	5,000 sf	50
Arks (A)	1 du/1,500 sf	1,500 sf	30
Houseboats (H)	1 du/10,000 sf	10,000 sf	50
Commercial Residential (CR)	1 du/1,500 sf	5,000 sf	50
Central Commercial (CC)	1 du/1,500 sf	5,000 sf	50
Neighborhood Commercial (CN)	1 du/1,500 sf	5,000 sf	50

Source: City of Sausalito Zoning Ordinance (Title 10 Zoning)

To encourage the provision of housing at or near the prescribed maximum density levels in respective zoning districts, the Zoning Ordinance discourages the development of large single-family residences in multi-family zones which might otherwise eliminate development potential for future units. The Zoning Ordinance provides for the following:

- Decreased allowable floor area, building coverage, and impervious surfaces for any single dwelling unit. The total maximum allowable amount of floor area, building coverage, and impervious surface is not reduced, but required to be distributed among multiple units on a parcel (within the R-2-2.5 and R-3 zones);
- Parking reductions for small units, including one space per unit under 700 square feet, and allowances for off-site parking with a CUP (R-2-5, R-2-2.5, and R-3 zones);
- Tandem parking as a permitted use (without a CUP) for projects that propose the maximum number of units allowed (R-2-5, R-2-2.5, and R-3 zones); and
- Requirement for a conceptual site diagram to demonstrate the feasibility of achieving the maximum units under zoning in the future, or the ability to build ADUs on the site.

Table 45 provides setback, height, floor area ratio (FAR), and lot coverage requirements for the various zoning districts within Sausalito that allow for residential development. The development standards regulating bulk and mass (floor area ratio and lot coverage) increase for the two-family

and multi-family districts to allow for more units and greater design flexibility. As well, the City of Sausalito does not have a required setback from the front property line, which gives owners greater flexibility in developing their properties. Furthermore, there is no minimum open space standard for residential development in any residential zone as the setback and lot coverage requirements effectively provide for open space needs on residential sites.

Further, as part of the development of the Objective Design and Development Standards (ODDS) under Program 19, the City is preparing analyses that demonstrate that the ODDS will accommodate the maximum permitted densities accommodated under existing zoning for zones that accommodate residential development of two or more units per parcel, including the R-2, R-3, CR, CC, and CN zones.

The Zoning Ordinance restricts building heights to 32 feet in all residential districts and commercial districts that allow residential uses (CR, CC, CN). Chapter 10.40.060 of the Zoning Ordinance measures building height as "the vertical distance from the average level of the natural ground surface under the building to the highest point of the building or structure." The maximum building height would therefore depend on where the highest and lowest points of contact of the building are with the natural grade. Also, building height is computed individually for each detached structure. This method of measurement presents design flexibility for many residential parcels as a large proportion of them are on hillsides. Within the commercial districts which are on relatively flat land, Sausalito has several examples of three-story residential and commercial developments built within the 32-foot height limit. As discussed in Chapter IV, Inventory of Residential Sites, higher densities are proposed to accommodate Sausalito's RHNA and it is anticipated that the height limit may need to increase. Housing Plan Program 16 (Zoning Ordinance Amendments) requires the City to review development standards, including height limits, to ensure that the City's height limits accommodate the maximum densities identified (49 and 70 units per acre) to remove constraints to multi-family residential developments, including mixed use development.

Additionally, projects that qualify under the density bonus provisions (Section 10.40.130 of the Zoning Ordinance) may receive an increase in density above the maximum permitted density established by the General Plan and Zoning Ordinance and additional incentives, such as a reduction in site development standards, reduced setbacks, or increased building heights, which may further reduce development costs. Density bonus provisions are discussed in more detail in the Density Bonus section. Programs 16 and 17 of the Housing Plan have been included to ensure that the City will review and update the Zoning Ordinance to reflect the current requirements of State law, including density bonus provisions.

Table 45. Zoning District Setback, Height, and Lot Coverage Regulations

Zone District	Front Setback[1]	Side Setback[2]	Rear/Alley Setback	Maximum Height	Maximum Floor Area Ratio	Maximum Site Coverage
Single-Family Residential (R-1-20)	0 feet	10 feet	20 feet	32 feet	0.35	30%
Single-Family Residential (R-1-8)	0 feet	5 feet	15 feet	32 feet	0.40	30%
Single-Family Residential (R-1-6)	0 feet	5 feet	15 feet	32 feet	0.45	35%

Two-Family Residential (R-2-5)	0 feet	5 feet	15 feet	32 feet	0.40	35%
Two-Family Residential (R-2-2.5)	0 feet	5 feet	15 feet	32 feet	0.65	50%
Planned Residential (PR)	0 feet	5 feet	15 feet	32 feet	0.65	50%
Multiple-Family Residential (R-3)	0 feet	5 feet	15 feet	32 feet	0.80	50%
Arks (A)	0 feet	0 feet	0 feet	12 feet	0.30	30%
Houseboats (H)	0 feet	[3]	15 feet	32 feet	0.25	25%
Commercial Residential (CR)	N/A	10 feet[4]	15 feet[4]	32 feet	1.00	70%
Central Commercial (CC)	N/A	10 feet[4]	15 feet[4]	32 feet	1.30	100%
Neighborhood Commercial (CN)	N/A	10 feet[4]	15 feet[4]	32 feet	0.50 / 0.35	70% / 50%

Notes:

[1] Ten-foot front yard setbacks are required where designated on the zoning map per SMC § 10.40.070(E)(4) (Special Setback Lines).

[2] Minimum side yard setbacks may be increased in certain situations.

[3] One-half the building height, but no less than five feet.

[4] Setback required only when adjacent to residential zoning district.

Source: City of Sausalito Zoning Ordinance (SMC § 10.22.040 and 10.24.050 Site development requirements)

Historic Overlay

Development of sites within the Historic Overlay (-H) district is subject to the standards of the Zoning Ordinance for the base zoning district as well as Chapter 10.46, Historic Preservation. The requirements of the -H district ensure consistency with Federal and State historic preservation requirements for properties on the Federal or State register of historic properties. However, Chapter 10.46 also goes beyond protecting resources of federal and state significance and can be applied to any properties that are designated with the -H overlay. Chapter 10.46. Chapter 10.46 requires that a Certificate of Appropriateness is required to restore, rehabilitate, alter, develop, construct, demolish, remove, or otherwise change the exterior appearance (including paint color) of a property within -H district. Work exempt from a Certificate of Appropriateness includes interior alterations and addressing unsafe or dangerous conditions. The requirement of a Certificate of Approval is at the discretion of the Community Development Director. A Certificate of Appropriateness is issued by the Historic Preservation Commission, which cannot be modified by the Planning Commission, but may be referred back to the Historic Preservation Commission by the Planning Commission. Public notice is required to be posted on the project site for at least 10 days prior to a decision.

Parcels in the Inventory of Residential Sites in the -H district include two sites with commercial/mixed use buildings, ~~Sites 21and 22), a single family unit (065-132-18), and a mixed use site~~ (065-132-16 and 065-071-21).

Findings for issuance of a Certificate of Appropriateness for residential or mixed use projects in the -H district include:

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties and any applicable State or local ordinances and adopted guidelines or other policies have been used to review and consider the proposed work.

2. Additional Findings for Local Historic Register Properties.

a. The proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the structure and, where specified in the designating ordinance, its major interior architectural features; and

b. The proposed work shall not adversely affect the special character and/or special historic, architectural or aesthetic interest or value of the structure and its site, as viewed both in themselves and in their setting, nor of the historic overlay district, if located within one.

3. Additional Findings for Properties in Historic Overlay Districts.

a. Any new construction, addition or exterior change shall be compatible with the character of the historic overlay district as described in the designating ordinance;

b. Exterior change shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the subject property which are compatible with the character of the historic overlay district; and

c. For any exterior change where the subject property is not already compatible with the character of the historic overlay district, reasonable efforts shall be made to produce compatibility, and in no event shall there be a greater deviation from compatibility.

6. Additional Findings for Demolition Applications.

a. A replacement project shall be proposed.

b. The requirements of the California Environmental Quality Act and SMC Title 11 (Environmental Protection) have been met.

c. Alternatives to demolition have been considered, including reusing the structure with an alternate use that may not be consistent with existing zoning (see SMC 10.46.070(D), Additional Uses).

d. All financial alternatives have been evaluated, including use of historic tax credit and acquisition by a third party.

e. Additional findings for demolition applications for accessory structures:

i. The accessory structure proposed for demolition is listed in the designation as a noncontributing feature.

ii. The demolition of the accessory structure will not impact the landmark site or historic overlay district.

iii. Where applicable, a replacement project is proposed.

The findings required for a Certificate of Appropriateness are not anticipated to impede the reuse, addition to, or conversion of the sites identified in the inventory of sites and Opportunity Sites to assist in accommodating the RHNA. To ensure that the findings do not preclude or constrain residential uses, particularly those envisioned in Appendix D, Program 16 requires Chapter 10.46 to

be revised to provide definitions for terms that may be interpreted subjectively, such as to define "damage", "major architectural features", "architectural interest", "historic interest", "compatible", "character" as used in Findings 1, 2, and 3.

Parking Requirements

Sausalito is a community with narrow, winding roads and steep terrain. Many houses were built before private ownership of cars was common and on lots where it is difficult to provide on-site parking. As a result, parking throughout the City is at a premium and it is necessary that on-site parking be provided for new development wherever possible. The Zoning Ordinance requires two on-site parking spaces be provided per dwelling unit for new single-family dwellings, two-family dwellings, and two or more bedroom multi-family units. A half-space reduction is provided for new multi-family studios or one-bedroom units. Tandem parking for two-family and multi-family uses is allowed through the Conditional Use Permit process. Sausalito also provides greater flexibility in that parking spaces are not required to be covered or enclosed.

Sausalito's parking regulations are set forth in Chapter 10.40 of the Zoning Ordinance, which identifies the number of spaces required for each land use. Table 46 below shows the parking regulations pertaining to the development of residential units.

Table 46. Residential Off-Street Vehicle Parking Requirements

Residential Use	Minimum Off-Street Parking[1]
Single-family	2 spaces/unit
Multi-family: 1. ≤1 bedroom 2. ≥2 bedrooms	 1. 1.5 spaces/unit 2. 2 spaces/unit
Accessory Dwelling Units (ADU)	1 space/unit[2,3,4]
Liveaboards	1 spaces/unit
Senior Housing Project	1 space/unit
Emergency Shelter	1 space for each on-site staff; and 1 space/4 beds

Notes:

[1] No requirement to provide covered or enclosed parking.

[2] Parking is required in areas where the street width is less than 16 feet. Exemptions do not apply in these areas.

[3] Requires in-kind replacement when a garage or carport space is converted into another use.

[4] Exemptions for ADUs within ½-mile walking distance of a public transit stop, within an architecturally and historically significant district, within one block of a designated parking area for a car-share vehicle, where on-street parking permits are required but not offered to the ADU occupant, and that are interior ADUs.

[5] Same as the most similar use (assumed to be ADUs). Liveaboard units have a circular reference in the Zoning Ordinance to parking requirements. Section 10.44.170 (Liveaboards) refers to Section 10.40.100 et seq. which refers to 10.44.110, which refers back to 10.44.170.

Source: City of Sausalito Zoning Ordinance (SMC § 10.40.110)

Section 10.40.110.D allows reductions for mixed use projects through the CUP process, reductions in the Historic District Overlay, allows only one space to be provided for the smallest unit for parcels that provide at least two units where one is less than 700 s.f., and allows off-site parking with a CUP. Section 10.40.110.E provides further flexibility by allowing joint use of parking facilities with a CUP

under certain conditions, including demonstration that there is no substantial conflict in the principal operating hours of the joint uses and the parking is conveniently located to the uses to be served.

Parking requirements for the Planned Development (-Pd) and Historic (-H) overlay districts are based on the requirements of the underlying zone; however, the Planned Development overlay provides for flexibility in the development standards including parking requirements and the Historic overlay is subject to parking reductions as noted above. This allows for design flexibility in response to a given site and the conditions on the site.

Where parking requirements are not specified for a use, Section 10.40.110.A.1 requires that the parking be the same as required for the most similar use as determined by the Community Development Director or the decision-making body for a use permit. It is further noted that projects that qualify under the density bonus provisions (Section 10.40.130 of the Zoning Ordinance) would be eligible for parking reductions. However, the existing multi-family parking standards are only slightly higher than the parking reductions allowed under the density bonus provisions, which would require only one space for zero to one bedroom units, two parking spaces for two to three bedroom units, and 2.5 parking spaces for four and more bedroom units for projects that qualify. Therefore, the existing multi-family parking standards are not considered a constraint. Further, beginning in mid-2023, changes to State law as amended by AB 2097 will require no minimum parking standard, with some exceptions, for certain projects near transit (including ferry) and, as amended by AB 2011, will require no minimum parking standard, with some exceptions, for eligible multifamily and mixed use housing in zones where office, retail, or parking are principally permitted uses.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of households with incomes ranging from low to above moderate. The City's Zoning Ordinance allows a range of residential uses within the various zoning districts to accommodate a variety of housing types, such as single-family, duplex, multi-family, houseboats, residential care facilities, single-room occupancy housing, supportive housing, transitional housing, and emergency shelters. As shown in Table 47, a number of zoning districts in Sausalito allow a range of residential uses that are permitted by right while districts also allow additional residential uses with either a Minor Use Permit (MUP) or a Conditional Use Permit (CUP). MUPs and CUPs are discretionary permits that address whether a proposed use complies with applicable zoning standards and is compatible with surrounding uses.

The following describes the permitted and conditional uses allowed by the Sausalito Zoning Ordinance and their consistency with current State laws and regulations:

Single-Family Dwellings

Single-family dwellings are defined in Section 10.88.040 of the Sausalito Zoning Ordinance as one dwelling unit on one lot. According to Chapter 10.22 of the Zoning Ordinance (see Table 47), single-family dwellings are permitted by right in the R-1, R-2, PR, R-3, H, and A zoning districts.

Two-Family or Duplex

Section 10.88.040 of the Sausalito Zoning Ordinance defines a two-family dwelling or duplex as a single residential building containing two dwelling units. According to Chapter 10.22 of the Zoning Ordinance (see Table 47), two-family dwellings are permitted by right in the R-2, PR, and R-3 zoning districts.

Multiple-Family Dwellings

Multiple-family dwellings are defined in Section 10.88.040 of the Zoning Ordinance as buildings containing three or more dwelling units. Multi-family dwellings can include both apartments and condominiums. According to Chapter 10.22 of the Zoning Ordinance (see Table 47), multi-family dwellings are permitted by right in the PR and R-3 zones.

Table 47. Zoning Districts Permitting Residential Uses

Housing Type	R-1	R-2	PR	R-3	H	A	CR	CC	CN	CW	W	ES Overlay
Conventional Housing												
Single-Family Dwelling	P	P	P	P	P	P						
Two-Family or Duplex		P	P	P								
Multiple-Family			P	P								
ADU	P	P	P	P	P	P	P	P	P			
Residential Accessory Use[1]	P	P	P	P	P		P	P	P			
Mixed Use/Upper Floor Residential • 1-6 dwelling units • 7 or more dwelling units							 P/C C	 P C	 P[2] C[2]			
Mobile Home/Manufactured Home	M	M	M	M								
Liveaboard										C	C	
Single-Family Ark Dwelling						P						
Single-Family Ark Dwelling Group						P						
Houseboat					P						C[3]	
Multiple Unit Houseboat					C							
Special Needs Housing												
Senior Housing Projects				C			C	C	C			
Residential Care Facility • 6 or fewer clients • 7 or more clients	 P -	 P -	 P -	 P C								
Emergency Shelter[4]												P
Supportive Housing[5]	P	P	P	P			P/C	P	P			
Transitional Housing[5]	P	P	P	P			P/C	P	P			
Single-Room Occupancy							C	C	C			

Table 47. Zoning Districts Permitting Residential Uses												
Housing Type	R-1	R-2	PR	R-3	H	A	CR	CC	CN	CW	W	ES Overlay

Notes: P = Permitted, C = Conditionally Permitted, M = Requires a Minor Use Permit

[1] *Includes renting rooms for long-term (more than 30 days) occupancy in a dwelling.*

[2] *Residential uses are not permitted in the CN-2 zoning district located along Bridgeway between Coloma Street and Ebbtide Avenue.*

[3] *No new houseboats are allowed in the Marinship Overlay District. Existing houseboats may be legalized with a conditional use permit.*

[4] *According to Section 10.28.080 of the Zoning Ordinance, the Emergency Shelter Overlay District may be applied to those areas which are designated as Public Institutional (PI) and shown on the zoning map.*

[5] *According to Section 10.22.030 of the Zoning Ordinance, supportive housing and transitional housing is subject to those restrictions that apply to other residential dwellings of the same type in the same zoning district.*

Source: City of Sausalito Zoning Ordinance

Accessory Dwelling Units

Government Code Section 65852.2 establishes State standards for ADUs. Jurisdictions may adopt local ordinances that meet the State standards; however, without a local ordinance, State ADU regulations apply and local governments cannot preclude ADUs. The purpose of an ADU is to provide additional housing options for family members, students, the elderly, in-home health care providers, the disabled, veterans, and others, in existing urban, suburban, and rural residential areas without substantially changing the use, appearance, or character of a neighborhood.

In 2019, the Governor signed a series of bills that significantly limit a local jurisdiction's ability to restrict the development of ADUs. Assembly Bill (AB) 68, AB 587, AB 670, AB 671, AB 881, and Senate Bill (SB) 13 provide revisions to Government Code Section 65852.2 to further lift constraints on ADUs. These recent laws also provide numerous other standards, addressing lot coverage restrictions, lot size restrictions, owner-occupancy requirements, and changes to parking requirements, and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADUs. In general, under these new laws:

- An ADU and Junior ADU are allowed on the same property;
- A local jurisdiction must ministerially approve an attached or detached ADU that is less than 800 square feet, is 16 feet in height or less, and has at least 4-foot rear and side-yard setbacks;
- If there is an existing primary dwelling, the total floor area of an attached ADU shall not exceed 50 percent of the primary dwelling;
- The total floor area for a detached ADU shall not exceed 1,200 square feet;
- A local jurisdiction must review and approve compliant ADUs within 60 days instead of 120 days;
- A local jurisdiction is prohibited from imposing development impact fees, excluding connection fees or capacity charges, on ADUs smaller than 750 feet;

- A local jurisdiction is prohibited from establishing a minimum square footage requirement for either an attached or detached ADU that prohibits an efficiency unit;
- A local jurisdiction may now choose to allow the sale of an ADU in certain circumstances; and
- Homeowner Associations and other common interest developments are prohibited from not allowing or unreasonably restricting the development of ADUs.

Sections 10.44.080 and 10.44.085 of the Sausalito Zoning Ordinance provide general provisions and development standards for ADUs and Junior ADUs in the City, which are consistent with State laws and regulations. Nonetheless, Program 6 (Accessory Dwelling Units and Junior Accessory Dwelling Units) of the Housing Plan is included to ensure that the City will review and update the ADU ordinance as necessary to reflect the current requirements of State law and work with HCD to ensure continued compliance with the law. The City will also monitor trends pertaining to the extent of ADU production to ensure that the Housing Element goals can be met.

Mixed Use / Upper Floor Residential

The mixed use commercial districts (CR, CC, CN) allow housing above the ground floor on upper stories while retaining commercial uses at street level. The Zoning Ordinance encourages the integration of residential uses with commercial uses to a certain extent by prohibiting the conversion of existing upper story residential uses to commercial uses (except in the CC zoning district where residential conversion is permitted with a Minor Use Permit (MUP). Allowances are also made for tandem parking, and the sharing of parking between commercial and residential uses, through MUPs. SMC Section 10.44.190, Residential use in commercial districts, provides for the following:

- Uses located above the first level of all existing and new structures are limited to residential.
- Existing residential uses located on the first level of a structure are permitted to remain.
- Conversion of existing upper story residential uses to commercial uses is prohibited (except in the CC zoning district).
- A minimum of one unit must be affordable. Projects with six or more units must provide 20% affordable units.
- For rental units, affordability is targeted to low-income households (80% of area median income [AMI]).
- For ownership units, affordability is targeted to moderate-income households (120% of AMI).
- Affordable units must have a minimum of two bedrooms to accommodate families.
- Affordable units must be deed-restricted for a period of not less than 40 years, to ensure long-term affordability.

The following exceptions to the above requirements may be considered by the Planning Commission:

- To allow the expansion of an existing business; or
- To provide for commercial uses of less than 1,000 square feet.

Incentives to encourage upper story residential units include:

- Allowance for commercial and residential uses to share parking, and for tandem and off-site parking leases with a Minor Use Permit.
- Allowance for affordable units to vary in square footage, design, and interior amenities within reason from market-rate units.
- Reduction of application and development review fees for the affordable units.

Mobile Homes and Manufactured Homes

Government Code Section 65852.3 requires that a mobile home or manufactured home attached to a permanent solid foundation system be allowed on lots zoned for conventional single-family residential dwellings and, except for architectural requirements for the roof overhang, roofing material, and siding material, shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot. A mobile/manufactured home shall conform to all of the residential use development standards for the zoning district in which it is located.

Mobile homes and manufactured homes on a permanent foundation are allowed in the R-1, R-2, PR, and R-3 zoning districts. However, Section 10.44.060 of the Zoning Ordinance places additional requirements, beyond those allowed by State law, on mobile and manufactured homes, including design review and approval of a Minor Use Permit. Housing Plan Program 16 (Zoning Ordinance Amendments) will ensure that the City updates the Zoning Ordinance to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of Government Code Section 65852.3 and to ensure that mobile homes and manufactured homes are allowed on lots zoned for single-family residential dwellings and shall only be subject to the same development standards applicable to a single-family residential dwelling on the same lot, except for architectural requirements for the roof overhang, roofing material, and siding material, as specified by Government Code Section 65852.3.

Liveaboards, Houseboats, and Ark Dwellings

Sausalito has a long-standing tradition as a working waterfront with a vibrant marine culture that has defined the community for over 100 years. There are eight marinas in the City with over 1,500 vessels where several hundred boat owners reside on their boats as permanent “liveaboard” housing. In recognition of the important role liveaboards play in providing affordable housing for the community’s marine workers and other low and moderate-income residents, BCDC and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as permanent liveaboard and houseboat housing.

Liveaboards, houseboats, and ark dwellings are defined in Sections 10.44.170, 10.44.160, and 10.44.130 of the Zoning Ordinance, respectively. According to Chapter 10.22 of the Zoning Ordinance (see Table 47), liveaboards are permitted with a CUP in the CW and W zones; houseboats are permitted by right in the H zone except that multiple unit houseboats require a CUP in the H

zone; and arks, which are vessels with architectural and historical significance, are permitted by right in the A zone.

Senior Housing Projects

Senior housing projects are defined in the Zoning Ordinance as multi-family residential projects where occupancy is limited to people 55 years or older. According to Chapters 10.22 and 10.24 of the Zoning Ordinance (see Table 47), senior housing projects are permitted with a CUP in the R-3 Multiple-Family Residential Zone and in the CR, CC, and CN commercial zones.

Approximately 30% of Sausalito's population is made up of seniors (age 65 and over). Although Marin County is an expensive housing market, a few affordable senior housing projects have been built in Sausalito, accounting for a total of 38 units. These projects include Rotary Village (22 units, 2004), Rotary Place (10 units, 1992), and Bee Street Housing (6 units, 1985).

As well, Sausalito Village is a non-profit membership organization in Sausalito dedicated to providing resources and assistance to enable seniors to remain in their own homes as they age. Sausalito Village has a team of volunteers to help members and hosts programs, classes, and events for seniors. The Housing Element includes Programs 1 and 23 to support the efforts of Sausalito Village to allow seniors to age in place and to promote available housing assistance programs for seniors. A more detailed discussion on the needs of the senior population is included in Section II of this Background Report – Housing Needs Assessment.

Residential Care Facilities

California Health and Safety Code (HSC) Section 1566.3 establishes requirements for local zoning standards for residential care facilities. HSC Section 1566.3(e) specifies that no conditional use permit, zoning variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not required of a family dwelling of the same type in the same zone, while paragraph (g) indicates "family dwelling" includes, but is not limited to, single-family dwellings, units in multi-family dwellings, including units in duplexes and units in apartment dwellings, mobile homes, including mobile homes located in mobile home parks, units in cooperatives, units in condominiums, units in townhouses, and units in planned unit developments. HSC Section 1569.85 further specifies these same requirements for residential care facilities for the elderly that serve six or fewer persons. The Zoning Ordinance permits residential care facilities serving six or fewer persons by right in all residential zoning districts (R-1, R-2, PR, and R-3) and does not subject such facilities to a use permit, building standard, or regulation not otherwise required of family dwellings in the same district.

Additionally, within the R-3 zoning district, residential care facilities serving seven or more clients are allowed with a Conditional Use Permit granted by the Planning Commission through a public hearing process. This requirement excludes residential care facilities for seven or more persons from many areas of the City where residential uses are allowed. Under Program 16, the City will examine and revise the Zoning Ordinance accordingly to permit residential care facilities serving seven or more clients within more zones allowing residential uses, e.g., PR, R-2-5, R-2-2.5, R-3, and CR zones, and ensure that opportunities are available throughout the City to ensure housing choices and opportunities are available for persons with disabilities. It is noted that the City has engaged with several developers to explore the potential for creation of memory care facilities,

serving a need for disabled seniors in Sausalito and removing barriers to larger residential care facilities that would assist in accommodating this need.

Emergency Shelters

Government Code Section 65583 requires each jurisdiction to identify one or more zoning districts where emergency shelters are allowed without a discretionary permit, such as a use permit. California HSC Section 50801(e) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person." The City's Zoning Ordinance defines emergency shelters as the meaning set forth in HSC Section 50801(e).

Section 10.28.080 of the Zoning Ordinance establishes the Emergency Shelter (-ES) overlay district to allow the provision of emergency shelters by right in areas of the City that are designated as Public Institutional (PI). Section 10.28.080 provides objective standards for emergency shelters that address capacity, waiting and intake areas, security, concentration (no closer than 300 feet to any other emergency shelter), and management plans, and which are consistent with the requirements identified in Government Code Section 65583(a)(4). The standards do not establish a maximum size (no limitation on number of beds). However, the City's parking standards require one space for every four beds in a shelter and one space for each on-site staff on the maximum staffed shift, while Government Code Section 65583(a)(4) limits parking standards to only sufficient parking to accommodate all staff working in the emergency shelter. Program 16 will revise the parking standards for emergency shelters to be consistent with the requirements of State law.

The City currently has 10 parcels in the PI zoning district that could accommodate shelters of varying size. Shelters in Marin County range from 2 to 65 beds, with four shelters in the 4 to 12-bed size range; the City's inventory of sites could accommodate shelters comparable to those serving the county. These sites are all in proximity to existing public utilities and either offer services on-site, such as governmental, educational, or recreational services, or are within walking distance of multiple services, such as retail, medical, governmental, educational, or recreational services. PI sites include City parking lots along Bridgeway, the parking lot at City Hall (Site 52), and at MLK (Site 84). It is noted that the City has used City Hall parking lot and the MLK gymnasium, both in the PI zone, as well as Marinship Park, for temporary shelter and supportive services to assist the unhoused population and is supportive of ensuring shelter and services are available. Sites in the PI zone do not have any known conditions that would make the site inappropriate for human habitability and most sites, including those listed previously, are within walking distance of transit (Marin Transit Route 17 runs along Bridgeway in Sausalito from Bay Street to the northern end of the City). The sites have adequate capacity to accommodate emergency shelters that could house the City's most recent unsheltered homeless population count (25 persons).

Transitional and Supportive Housing

Government Code states that transitional and supportive housing shall be considered a residential use and only subject to the restrictions that apply to other residential uses of the same type in the same zone. Transitional housing is defined (Government Code Section 65582(j) and HSC 50675.2(h)) as "buildings configured as rental housing developments, but operated under program requirements that require for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no

less than six months." Supportive housing is defined (Government Code Section 65582(g) and HSC 50675.14(b)) as "housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

The City's Zoning Ordinance defines supportive housing as the meaning set forth in HSC Section 50675.14(b) and defines transitional housing as the meaning set forth in HSC Section 50675.2(h). The Zoning Ordinance addresses both transitional and supportive housing as uses allowed subject only to the requirements and restrictions that apply to other residential dwellings of the same type in the same zone.

Government Code Section 65583(c)(3) and Government Code Article 11 (commencing with Section 65650) were revised in 2019 to implement AB 2162, which requires that specified supportive housing developments shall be a use by right in multi-family and mixed use zones with a streamlined and ministerial review and not be subject to discretionary review (e.g., use permit, etc.). For a project to be eligible for the streamlined and ministerial AB 2162 process, it is required to meet specific criteria, including, but not limited to, the following:

- Units within the development are subject to a recorded affordability restriction for 55 years;
- One hundred percent of the units within the development, excluding managers' units, are dedicated to lower-income households and are receiving public funding to ensure affordability of the housing to lower-income Californians;
- A specified number of units are designated as supportive housing;
- Nonresidential floor areas are used for onsite supportive services in specified amounts; and
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities.

The City may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, the development is only subject to the objective standards and policies that apply to other multi-family developments within the same zone. Housing Plan Program 19 (Zoning Ordinance Amendments) will revise the Zoning Ordinance in compliance with AB 2162 to ensure that supportive housing that meets the criteria in Government Code Section 65651 is allowed by right in multi-family and mixed use zones with a streamlined and ministerial review that is not subject to discretionary review.

Single-Room Occupancy Units

Single-room occupancy (SRO) housing is defined in the Sausalito Zoning Ordinance as a residential facility where individual secure rooms are rented to a one or two person household. SRO units are intended to provide housing opportunities for lower-income individuals, persons with disabilities, seniors, and formerly homeless individuals. SRO units are generally 150 to 375 square feet in size and include a sink, closet, and toilet, with shower and kitchen facilities typically shared. SRO units

are rented to tenants on a weekly or monthly basis. Chapter 10.24 of the Zoning Ordinance (see Table 47) allows single-room occupancy units with a CUP in the CR, CC, and CN commercial zones.

Low Barrier Navigation Centers

A "low barrier navigation center" is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing. Assembly Bill (AB) 101 was approved on July 31, 2019, which added Article 12 (commencing with Section 65660) to Chapter 3 of Division 1 of Title 7 of the Government Code to address "low barrier navigation centers". Government Code Section 65660 requires a low barrier navigation center use to be allowed by right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. Additionally, AB 101 defines "low barrier navigation center" as a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. Low barrier navigation center developments are essential tools for alleviating the homelessness crisis and are considered a matter of statewide concern. Low barrier navigation centers are a "by right use" in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

The Sausalito General Plan and Zoning Ordinance do not address or define low barrier navigation centers; therefore, Housing Plan Program 16 (Zoning Ordinance Amendments) will ensure that the City updates the Zoning Ordinance to address low barrier navigation centers consistent with Government Code Sections 65660 through 65668.

Employee and Farmworker Housing

Currently, the Zoning Ordinance does not define employee or farmworker housing. California Health and Safety Code (HSC) Section 17021.5 requires that employee housing serving six or fewer employees shall be deemed a single-family structure and shall be treated subject to the standards for a single-family dwelling in the same zone. The City does not have any provisions in the Zoning Ordinance addressing employee housing serving six or fewer employees.

Furthermore, HSC Section 17021.6 requires that any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces that is approved pursuant to HCS Section 17021.8 shall be deemed an agricultural land use and permitted in the same manner as agricultural uses, with exceptions related to various health, safety, and resource conservation provisions identified in HSC Section 17021.8. The City does not have any provisions in the Zoning Ordinance addressing farmworker housing; while Sausalito is not an agricultural community, agricultural uses, e.g., fishing, are allowed in the City, including in the R-1, CW, W, W-M, and I zones.

Program 16 (Zoning Ordinance Amendments) will ensure that employee housing is permitted and treated consistent with the requirements of HSC Section 17021.5 to treat employee housing serving six or fewer employees as a single family structure and subject to same standards as a single family dwelling in the same zone and to permit employee housing of no more than 12 units or 36 beds in the same manner as other agricultural uses in the same zone.

Density Bonus

Section 10.40.130 of the Zoning Ordinance (Residential density bonuses and incentives) addresses the provisions of California Government Code Section 65915 (State Density Bonus law), to facilitate the development of affordable housing to serve families of moderate and less-than-moderate incomes within the City through density bonuses and other incentives. This section of the Zoning Ordinance was last updated in 2021 and allows a density bonus of up to 40% depending on the proportion of total affordable dwelling units and their level of affordability. In addition to the density bonus, an applicant may request one or more incentives or concessions that may include a reduction of local zoning standards that indirectly increase housing costs, including, but not limited to, development standards for setbacks, lot size, building coverage, open space, parking, building height, and floor area ratio (FAR).

In October 2019, the Governor approved AB 1763, which revised the existing Density Bonus law found in Government Code Section 65915. In general, AB 1763 provides an 80% density bonus and four incentives or concessions for housing projects that contain 100% affordable units (including the density bonus units but excluding managers' units) for low and very low-income households. An 80% density bonus would allow development in the R-3, CN, CR, and CC zones at 52.272 units per acre. Appendix D1 identifies the potential units that would be allowed with a density bonus on the proposed Opportunity Sites discussed in Chapter IV and addressed under Program 4 of the Housing Plan. It is noted that density bonuses are not assumed for City-owned sites as such sites are anticipated to develop with the number of units planned for each site in Appendix D1.

If the project is located within a half-mile of a major transit stop, all restrictions on density are eliminated and a height increase of up to three stories or 33 feet is allowed. For housing projects that qualify as a special needs or supportive housing development, the legislation eliminates all local parking requirements. Sausalito's Zoning Ordinance currently does not comply with these recent revisions to Government Code Section 65915; therefore, Program 17 (Density Bonus and Other Incentives) in the Housing Plan includes measures to update the City's density bonus provisions consistent with State law.

Inclusionary Housing Ordinance

The City's Inclusionary Housing Ordinance (Section 10.40.140 of the Zoning Ordinance) requires that at least 15 percent of all new units developed in a multi-family or ~~mixed use~~mixed-use project with 4 or more units be affordable to moderate-income households. Housing developments with 6 or more units in commercial zones must provide at least 20 percent of the units as affordable to moderate-income households~~.~~ (Section 10.44.190.C.2.). To prevent the Inclusionary Housing Ordinance from impeding housing construction, the City provides flexibility to developers in implementing the provisions of the ordinance to ensure that the requirements do not render a development infeasible. The City allows projects to dedicate land or build units off-site to comply with the requirements, and also provides a process to request a waiver or modification of the requirements should the application of the requirements result in an unconstitutional taking of property. The City's is participating in the Countywide effort to develop in lieu fee programs to provide an additional method to satisfy the inclusionary housing requirement. Projects that meet the inclusionary housing requirement with very low, ~~or~~ low, or moderate-~~-~~income units are eligible for a density bonus, ~~consistent with~~if the units meet the requirements of State law.

Planned Development Overlay District

Within the Zoning Ordinance (Chapter 10.28), the Planned Development Overlay District (-PD) classification provides a mechanism to allow flexibility in project design. Released from the constraints of conventional zoning standards, the -PD overlay allows for flexibility in residential density, commercial intensity, and other development standards within a creative design that would otherwise not be possible using traditional setbacks, lot coverage requirements, etc. A mixture of residential housing types (e.g., detached or attached single-family, condominium, senior) as well as densities can be accommodated utilizing the -PD approach.

Persons with Disabilities (Reasonable Accommodation)

On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code Section 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Additionally, Government Code Section 65008 requires localities to analyze potential and actual constrains upon housing for persons with disabilities, demonstrate efforts to remove governmental constraints, and include programs to accommodate housing designed for disabled persons. As part of the Housing Element update process, the City analyzed the Zoning Ordinance, development standards, building code interpretation and enforcement, other regulatory standards, and permit processes for compliance with State accessibility standards. The City determined whether these requirements are constraints to special housing accommodations for persons with disabilities (such as disabled access within required setbacks or yards), whether the City facilitates alternative housing types with supportive services for persons with disabilities who cannot live independently, and whether conditions of approval are reasonable.

The Lanterman Development Disabilities Act (Lanterman Act) is that part of California law that sets out rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. According to SMC Chapter 10.88, “Residential care homes” means facilities providing residential social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element, and includes rehabilitation centers. As discussed above under Residential Care Facilities, the City’s Zoning Ordinance permits residential care facilities serving six or fewer people by right in all residential zoning districts (R-1, R-2, PR, and R-3) and conditionally allows residential care facilities serving seven or more people in the R-3 (Multi-Family Residential) zoning district.

The City provides reasonable accommodation for persons with disabilities from zoning, permit processing, and building regulations to provide those individuals with an equal opportunity to use and enjoy a dwelling. A decision on whether to grant a reasonable accommodation is made by the Community Development Director, or his/her designee. If the request for an accommodation is related to another discretionary permit, then the request is processed with the project as a whole. However, no special permit is required for the granting of a reasonable accommodation. The application for reasonable accommodation requires applicant information, property owner and location information, contact information, existing use of the property, a description of the requested accommodation, and the reason for the request. There is no fee for a reasonable

accommodation application. Approval of a reasonable accommodation request requires the following findings to be made:

1. The housing, which is the subject of the request, will be occupied by an individual considered disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts).

2. The requested accommodation is necessary to provide a disabled individual with an equal opportunity to use and enjoy a dwelling.

3. The requested accommodation would not impose an undue financial or administrative burden on the City, as defined under the Acts.

4. The requested accommodation would not require a fundamental alteration to the City's zoning or building laws, policies, and/or procedures, as defined under the Acts. In considering whether the accommodation would require such a fundamental alteration, the reviewing authority may consider, among other factors:

    a. Whether the requested accommodation would fundamentally alter the character of the neighborhood; and

    b. Whether the requested accommodation would substantially undermine any express purpose of either Sausalito's General Plan or an applicable specific plan.

5. There are no other reasonable accommodation(s) that would allow the applicant to use and enjoy the dwelling which would:

    a. Be less impactful to neighboring properties or the surrounding area; or

    b. Not require a deviation from the provisions of SMC Title 8 or 10 or would require less of a deviation than the requested accommodation.

The City's process also allows for conditions of approval, including periodic property inspections to ensure compliance with the section, provisions to provide for removal of the feature or expiration of the accommodation if the condition for which the accommodation was granted no longer exists, measures to reduce the impact on surrounding uses, measures in consideration of physical attributes of the property and structures, and other conditions necessary to protect the public health, safety, and welfare. Following the determination, the City provides a written decision related to the request, including reasons for denial of the request, and provides for appeals consistent with the appeals process for all zoning decisions.

The reasonable accommodation findings include subjective components, including Findings 4.a. and 5.a. that address the character of the neighborhood and impacts to neighboring properties and the surrounding area. As well, the outlined conditions of approval address impacts on surrounding uses and measures in consideration of the physical attributes of the property and structures that could introduce opportunities for inconsistent determinations and requirements regarding

reasonable accommodation requests and may result in discrimination that may constrain modifications necessary to ensure housing is accessible to a person with a disability. The City's process also provides for the reviewing authority to approve an alternative that provides the applicant an opportunity to use and enjoy a dwelling equivalent to that provided by the requested accommodation where the alternative would reduce impacts to neighboring properties or the surrounding area and not deviate from SMC Title 8 or 10 or require less deviation than the requested accommodation. This alternative also includes subjective requirements that do not focus on the accessibility of the property (i.e., impacts to neighboring properties and the surrounding area) and also introduces the opportunity for an equivalent dwelling to be provided rather than the subject of the request. To address this, the Housing Plan includes Program 25 to revise the City's reasonable accommodation requirements to remove constraints to reasonable accommodation by ensuring the City's process is consistent with the Acts and HCD/Department of Justice guidance, including removal of subjective requirements, findings, and conditions of approval, requiring that any alternative provide the applicant with the opportunity to use the subject dwelling in a manner similar to that afforded under the request, requiring that the applicant be willing to accept any alternative accommodation prior to a decision on the application by the City and providing the applicant with 30 days to appeal the request.

Currently, residential parking standards for persons with disabilities are not different from other parking standards. When a special needs project proponent requests a reduction in parking requirements and can demonstrate a reduced need for parking, the request would likely be addressed during the review of the reasonable accommodation request. The City's Zoning Ordinance does not have occupancy standards that apply specifically to unrelated adults nor does it require a minimum distance between two (or more) housing facilities that accommodate individuals with disabilities.

Given the steep topography of the community, access to homes can be difficult to those persons with disabilities. To compound the issue, due to the steep terrain, it is often difficult for sites to be developed with a single-level only residence. To address these potential constraints on housing the Community Development Director and the Planning Commission have demonstrated a willingness to accommodate setbacks to facilitate the construction of ADA (Americans with Disabilities Act) compliant ramps and "hillevators". In addition, many new or substantially remodeled homes have been constructed with elevators to provide access between floors. The City does not discourage the construction of elevators; the area used for elevator shafts is not counted toward the allowable floor area ratio (FAR). Historically, however, there has been little or no demand for such housing in Sausalito.

Permits and Processing

The City does not impose special requirements that could impede the retrofitting of homes for accessibility and has established a process for reasonable accommodations, as previously discussed. The City consistently applies the requirements of the Zoning Ordinance to all residential projects and has not noted any impacts which suggest a limitation on the construction of housing units designed for persons with disabilities. The City has received no complaints from local building contractors or lower-income and/or senior citizen housing advocates regarding any impacts on the

construction or rehabilitation of housing for persons with physical disabilities created as a result of building codes.

The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential uses serving persons with disabilities.

Building Codes

Sausalito enforces the 2019 California Building Code, including Chapter 11A which addresses the provisions for housing accessibility for people with disabilities and Chapter 11B which addresses the provisions for accessibility to public buildings, public accommodations, commercial buildings, and public housing for people with disabilities. These standards include requirements for a minimum percentage of fully accessible units in new multi-family developments. The City also permits existing and new homes to be retrofitted or fitted for features that provide for accessibility and independent living for persons with disabilities. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint.

Universal Design

The current Housing Element has a program in place to promote the construction or modification of homes using design principles that allow individuals to remain in their homes as their physical needs and capabilities change. The goal of the Universal Design/Visitability Program is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- Entrances without steps that make it easier for persons to enter the home;
- Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs;
- Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and
- Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

The City promotes the program by distributing a brochure on universal design and visitability at City Hall, through Sausalito Village, and on the City's website.

Conclusion

Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities. Furthermore, the City's Zoning Code does not provide a definition of "family"; instead, for purposes of housing for persons with disabilities, the City will amend the definition for "household" to allow for a barrier-free definition that does not distinguish between related and unrelated persons and does not impose limitations on the number of people

that may constitute a household. With implementation of Program 16, the City's definition of household will therefore not be a constraint to housing for persons with disabilities.

Streamlined Review and Objective Design Standards

California legislation has been adopted to address the housing shortage within the State, requiring a streamlined, ministerial process for specific residential developments. SB 35 (Government Code Section 65913.4), which went into effect on January 1, 2018, was part of a comprehensive package aimed at addressing the State's housing shortage and high costs. SB 35 requires the availability of a streamlined, ministerial approval process for developments located in jurisdictions that have not yet made sufficient progress towards their required allocation of the regional housing need. For a project to be eligible for streamlining pursuant to SB 35 it must:

- Contain at least two multi-family units;
- Be located on an eligible site in an urbanized area or urban cluster;
- Comply with residential or mixed use General Plan and Zoning provisions;
- Provide a specified level of affordability; and
- Comply with other requirements, such as locational and/or demolition restrictions.

A streamlined, ministerial review per State legislation requires projects to be reviewed against existing objective standards, rather than through a discretionary entitlement process, in specified timeframes. Residential development that is a permitted use by right is not required to go through a discretionary process. However, there is potential for mixed use projects to be eligible for the streamlining provisions of SB 35 that require a degree of discretionary review under current zoning requirements, such as a CUP for certain mixed use projects in the CR, CC, and CN zoning districts or project's requiring Design Review. The City's Design Review provisions are subjective in nature and demonstrate preferences or characteristics for consideration while allowing discretion and flexibility, and as such, cannot be enforced through a streamlined, ministerial process. Consistent with existing State law, objective standards are those that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark.

Sausalito is in the process of preparing Objective Design and Development Standards (ODDS) to allow eligible projects to be permitted through a streamlined, ministerial review. A streamlined, ministerial review removes multiple constraints to residential development including financial, time, and environmental constraints. Program 16 (Zoning Code Amendments – Housing Constraints Program) in the Housing Plan provides for revisions to the Zoning Ordinance to identify a streamlined, ministerial approval process and adoption of the ODDS for eligible projects per Government Code Section 65913.4. Program 19 specifies that ODDS will be adopted to address multi-unit residential, mixed use, and single family residential projects to ensure consistent and objective review of residential development.

It is noted that until the ODDS are adopted, projects may submit an application for streamlined by-right review under State law and the only standards that the City may apply to such projects are

existing objective standards that do not include a subjective component (e.g., language that references compatibility, character, or other subjective terms that are not objectively defined). Projects subject to a streamlined, ministerial review may request a density bonus, which can result in an increase in density up to 80%, or more if the project meets certain criteria, as discussed above under Density Bonus.

Subdivision Ordinance

The City's Subdivision Ordinance (Title 9 of the Municipal Code) defines the City's official requirements governing the division of land into separate parcels for future development. The City's Subdivision Ordinance is patterned after the model version recommended by the State Office of Planning and Research and adheres to the requirements of the State Subdivision Map Act. The requirements for adequate roads, lot size dimensions, provisions for water supply and sewage disposal, and drainage improvements are among the key factors addressed in the Subdivision Ordinance. The ordinance has proven valuable in sustaining a cohesive pattern of development with unified street standards that are coordinated with the existing City street network. These regulations ensure that residential building sites can exist in a safe environment to accommodate a wide range of residential building options desired by the public. Annual monitoring of the effectiveness of these regulations is achieved through input received from the City's Public Works Department, Building Division, Planning Division, and the Southern Marin Fire Protection District.

Short-Term Rentals

The City does not allow transient occupancy, defined in Chapter 10.88 of the Municipal Code as occupancy of residential structures, hotel rooms, or dwelling units on a temporary period of less than 30 days, in any of the residential zoning districts. Beginning in 2019, the City prioritized code enforcement associated with illegal short-term rentals. Nonetheless, as of February 2022, there were five short-term rentals listed on *Airbnb.com*, three of which were boats. No short-term rentals were listed in the City on *VRBO.com*. These five rental listings minimally decrease the amount of housing stock available for permanent occupancy.

Building Codes and Enforcement

Building codes regulate the physical construction of dwellings and include plumbing, electrical, and mechanical divisions. The purpose of the Building Code and its enforcement is to protect the public from unsafe conditions associated with construction. The City enforces the California Building Code (CBC) for existing units, new construction, and residential rehabilitation. State law affords local government some flexibility when adopting the uniform codes; the building codes can be amended based on geographical, topological, or climate considerations. Further, State Housing law provides that local building departments can authorize the use of materials and construction methods other that those specified in the uniform code if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the building codes.

The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Title 8 of the City's Municipal Code and subject to the amendments contained in that Title. No local amendment to the CBC has been initiated or approved that directly impacts housing standards or processes.

CEQA (California Environmental Quality Act) and Related Consultation

Section 21082 of the Public Resources Code, referred to as the California Environmental Quality Act of 1970 or "CEQA", requires all projects subject to discretionary review by the City adopted guidelines consistent with the CEQA Guidelines to assure compliance with State law pertaining to environmental review. Since there is uncertainty as to what specific environmental impacts a development might have there is also a lack of predictability of how long it can take to negotiate this process before a project can be approved by the City. In some instances, a project can be exempt from environmental review which has very little impact on the timing or costs of review. However, in other instances where a project may be found to have a potential adverse impact on the environment, the environmental review process can take over a year to complete, undergoing thousands of dollars in environmental analysis before it is ready to be approved.

Native American Consultation

AB 52, Consultation with Native American Tribes, took effect July 1, 2015. It seeks to protect a new class of resources under CEQA: "tribal cultural resources." It requires that agencies undertaking CEQA review must, upon request of a California Native American tribe, begin consultation as part of a project review to consider impacts to "tribal cultural resources." A tribal cultural resource is defined as a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, which may include non-unique archeological resources. Consultations can have an impact on project budgets and timing. Sausalito regularly consults with local tribes concerning projects, and thus far, these consultations have not resulted in any impediments to the development review process.

SB 18, Local and Tribal Intergovernmental Consultation, requires local governments to consult with tribes prior to making certain planning decisions and to provide notice to tribes at certain key points in the planning process. These consultation and notice requirements apply to adoption and amendment of general plans (defined in Government Code § 65300 et seq.). To comply with SB 18 for this Housing Element update, Sausalito contacted Native American tribes to provide an opportunity for consultation.

Growth Controls/Growth Management

The City manages growth primarily through the General Plan and Zoning Ordinance. The General Plan establishes relatively finite limits to ultimate urban expansion, with definite future boundaries for urban development during the timeframe of the General Plan. The City's General Plan planning boundaries are to be considered relatively "fixed" for very important reasons relating to the logical spheres of influence of neighboring cities and as a means to ensure the preservation of environmental quality and amenities of the sub-region. Sausalito is located in the southern tip of Marin County, just north of San Francisco. As a coastal community, expansion of the City is inherently restricted. The Sphere of Influence boundary for Sausalito, which is delineated on the General Plan Land Use Map, was last updated in 2021 and would add 50.7 acres to the northeast of the existing city limit boundaries, generally beyond the shoreline and into Richardson Bay.

Apart from defined growth boundaries (city limits, Sphere of Influence) in the General Plan, the City does not have established growth controls (e.g., limitations on the amount of growth that can occur

on an annual basis or process for allocating a limited number of building permits) and has not adopted a growth management program.

The 20-year buildout projections in the General Plan (adopted February 2021), which were based on the 2015-2023 Housing Element and additional ADU growth, anticipated 304 new housing units over the General Plan period (through 2040). This would represent 6.3 percent growth over the 4,830 existing residential units, meaning that there will be a projected 5,134 total units at the end of the project period in 2040. However, the City's RHNA for the 6th Cycle Housing Element planning period (2023-2031) is 724 units – nearly 2.5 times the projected buildout.

While the City does not have a growth control ordinance or mechanism, two ordinances in the City have been enacted that limit the potential for growth. Ordinance 1022 implements the Fair Traffic Initiative, passed by Sausalito voters in 1985 to limit changes to the Zoning Map and does not allow for increases in floor area ratio in the commercial and industrial zones. Ordinance 1128 regulates the sale, lease, or other disposition of certain City-owned properties. Figure 1 identifies parcels within the City that are affected by the requirements of Ordinances 1022 and 1128.

Ordinance No. 1022

Ordinance No. 1022, adopted by the voters on June 4, 1985, limits floor area ratios and densities in commercial and industrial areas. Ordinance No. 1022 includes the following provisions:

- No site may be redesignated to any other zoning designation which would allow greater density or floor area ratio.
- The limits in maximum Floor Area Ratio established by the ordinance may not be exceeded by variance, conditional use, planned unit development, or any other device. These maximum FAR limits are:
  - CC: 1.30
  - CM: 0.35
  - CW: 0.30
  - CN: 0.50
  - CS: 0.20
  - W: 0.30
  - CR: 1.00
  - I: 0.40
- Developed sites may not have a conversion or change in use that would result in increased commercial usage or density.
- In the CR zone, residential uses existing as of December 1, 1984 may not be converted into any other uses.

The maximum allowed FARs for each zoning district accommodate residential development at the maximum allowed densities (29.04 units per acre) in the CC, CN, and CR zones. No density for residential uses is specified for the CM, CS, I, CW, and W zones. A preliminary assessment of the potential FARs that may be used to achieve densities in the 49 to 70 units per acre range that is anticipated to promote very low and low income housing, based on minimum average unit sizes of 500 square feet for the minimum FAR estimate and maximum unit sizes of 1,400 square feet for the maximum FAR estimate, was performed for the sites identified for rezoning in Chapter IV. Anticipating an average unit size of approximately 500 square feet, the resultant minimum FARs necessary to accommodate the realistic capacity for the draft Opportunity Sites (identified in Appendix D2) are estimated to range from 0.25 to 0.57, if parking is excluded from the FAR.

The Draft Opportunity sites affected by the Fair Traffic Initiative are: ~~31,~~ 39, 44, 47, ~~67, 68,~~ 72, 79, ~~and~~ 81, ~~201,~~ 211, 301, 303, 306, 401, and 402. ~~It is noted that the CR zone (Sites 36, 37, 38, 44, and 106) can increase density and FAR under the Fair Traffic Initiative.~~ In order to accommodate the 2023-2031 RHNA on realistic sites, Program 4 in the Housing Plan will rezone sites in the zones affected by Ordinance~~s~~ No.1022. Program 4 in the Housing Plan ensures that the City initiates and fully funds an election to remove constraints associated with Ordinance No.1022 on the Opportunity Sites and will conduct outreach in advance of the election to inform voters about the intent of the election, need to accommodate the RHNA, and the types of development that could occur.

Ordinance 1128

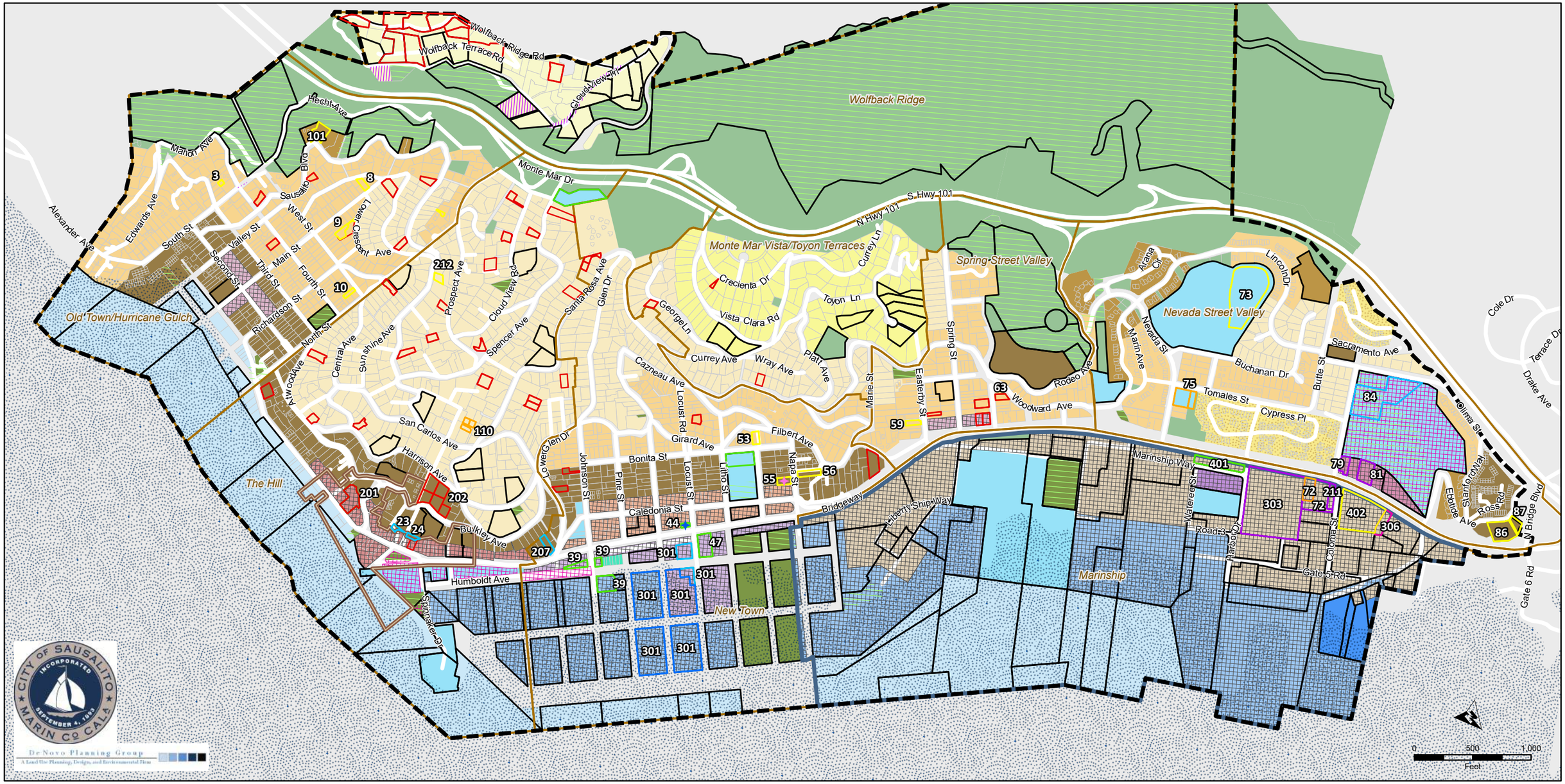
Ordinance 1128, adopted by the City Council on December 18, 1997 in lieu of placing a voter initiative on the ballot, regulates the sale, lease or other disposition of the following City-owned lands:

Municipal Parking Lots 1-4: The City shall retain ownership of municipal parking lots 1, 2, 3 and 4 and shall not sell, lease, or otherwise dispose of such parking lots without voter approval. These parking lots shall not be used for purposes other than public parking lot uses without voter approval. (General Plan Policy CP-2.2)

Plaza Vina del Mar and Gabrielson Park: The City shall retain ownership of Plaza Vina del Mar and Gabrielson Park and shall not sell, lease, or otherwise dispose of such parks without voter approval. Such areas shall not be used for any purpose other than public parks without voter approval. Such areas shall not be changed from their existing condition, with the exception of minor maintenance and upkeep, without voter approval. (General Plan Policy LU-5.1.1)

MLK School site: The City shall retain ownership of the Martin Luther King property and shall not sell, lease, or otherwise dispose of such property without voter approval. No part of the Martin Luther King property shall be used for purposes other than park and recreation purposes without voter approval; except the land area currently devoted to commercial use may continue in such use.

Ordinance 1128 does constrain sites included in the Inventory of Sites due to restrictions to changes in use. The Housing Plan addresses the need for voter approval of affected sites in Program 4; this would occur prior to disposition of sites pursuant to the Surplus Lands Act as addressed in the Housing Plan.



Sausalito City Boundary
Neighborhood Boundary
Assessor Parcel Boundary
Ocean/Bay

Opportunity Sites with Projects
- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site
- Inventory

Opportunity Site
- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

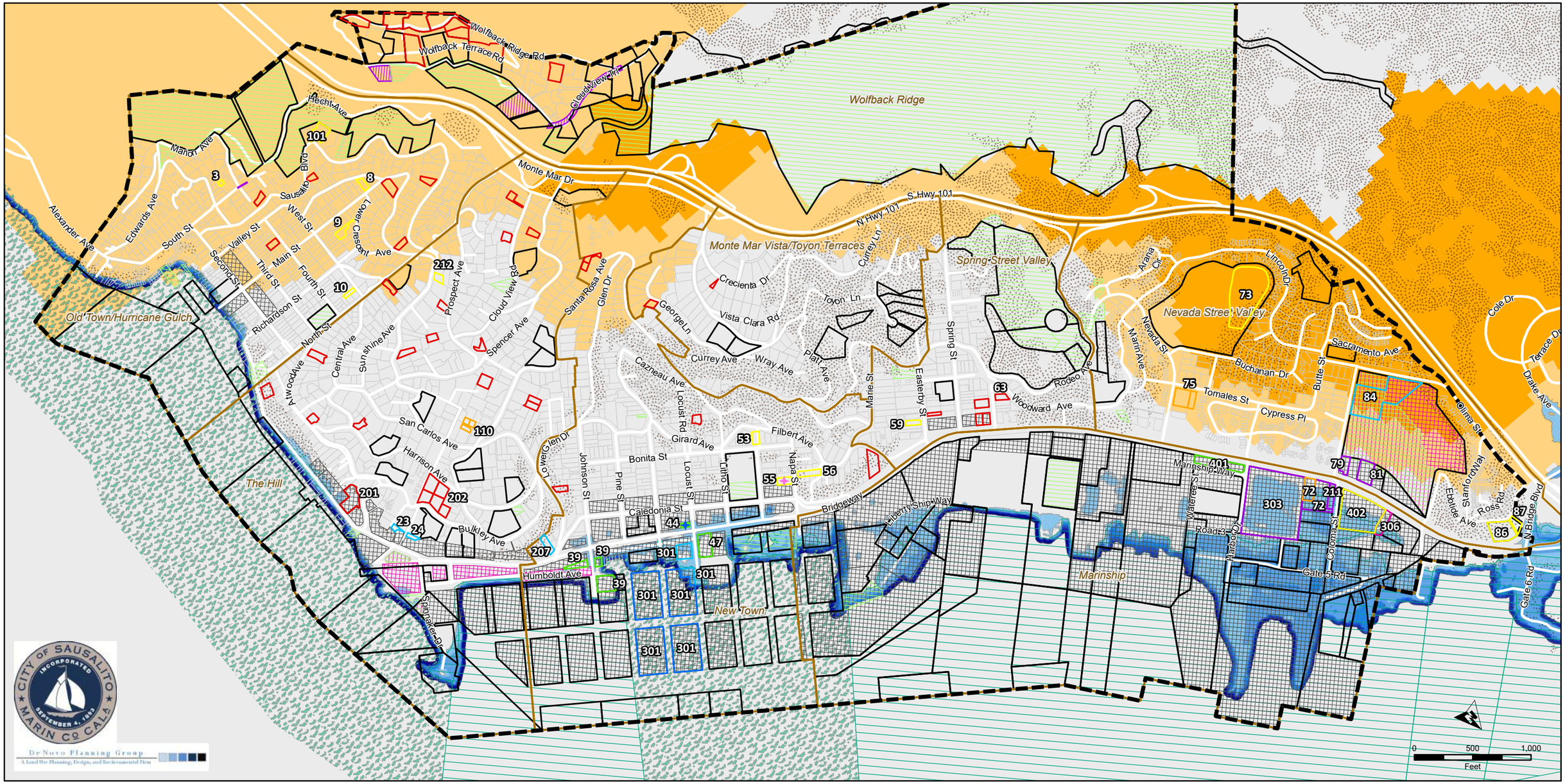
Ordinances and Restrictions
- Ordinance 1022 Sites
- Ordinance 1128 Sites
- CPAD Protected Lands
- CCED Protected Lands
- Parcels >= 0.5 acres

Zoning Designations
- Downtown Historic District Overlay
- Marinship Overlay
- R-1-20: Single Family
- R-1-8: Single Family
- R-1-6: Single Family
- R-2-2.5: Two Family
- R-2-5: Two Family
- R-3: Multiple Family
- R-A: Arks
- H: Houseboats
- PR: Planned Residential
- CC: Central Commercial
- CR: Commercial Residential
- CN-1: Neighborhood Commercial
- CN-2: Neighborhood Commercial
- CW: Commercial Waterfront
- CS: Shopping Center
- I: Industsrial
- W: Waterfront
- PI: Public Institutional
- PP: Public Parks
- OS: Open Space
- OA: Open Area

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 1A: ORDINANCES 1022 & 1128 AND RESTRICTIONS ZONING MAP

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.



Sausalito City Boundary

Neighborhood Boundary

Assessor Parcel Boundary

Opportunity Sites with Projects

- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site

- Inventory

Opportunity Site

- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

Ordinances and Restrictions

- Ordinance 1022 Sites
- Ordinance 1128 Sites
- CPAD Protected Lands
- CCED Protected Lands
- Parcels >= 0.5 acres

Flood Depth (36" Sea Level Rise and 100-year Storm Surge)

- > 0 - 2 ft
- 2 - 4 ft
- 4 - 6 ft
- 6 - 8 ft
- 8 - 10 ft
- 10 - 12 ft
- > 12 ft

FEMA Flood Zone Designation

- 100-year Flood Zone
- 100-year Flood Zone with addtional Hazard associated with Storm Waves

Fire Hazard Severity Zones

- High
- Very High

Landslide Susceptibility

- Highest Susceptibility Rating (Classes 9 and 10)

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 1B: ORDINANCES 1022 & 1128 AND RESTRICTIONS ENVIRONMENTAL CONSTRAINTS MAP

Sources: City of Sausalito; Marin GeoHub; San Francisco BCDC "Adapting to Rising Tides;" FEMA National Flood Hazard Layer; California Geological Survey Map Sheet 58. Map date: March 21, 2025.

on a temporary basis. Without voter approval, there shall be no increase in the land or floor area devoted to commercial use. (General Plan Policy LU-5.2.1)

State law requires an election for the disposition of park sites purchased with proceeds from bonds authorized for the purpose of acquiring the park (Government Code Section 68502). Where bonds were not used for park acquisition, State law establishes a procedure for discontinuing and abandoning park land. Program 4 in the Housing Plan ensures that the City initiates and fully funds an election to remove constraints associated with Ordinance 1288 and will conduct outreach in advance of the election to inform voters about the intent of the election, need to accommodate the RHNA, and the types of development that could occur on sites affected by Ordinance 1128.

2. Fees and Exactions

The City requires a number of permits and development fees to cover the cost of processing development requests, providing public facilities and services to new development, and mitigating the environmental impacts of new development. Although these fees are needed to provide services necessary for health and safety and to meet State environmental mitigation requirements, they can have a substantial impact on the cost of housing, particularly affordable housing.

Residential development is assessed fees by the City, County, and school district to cover the costs of infrastructure improvements and maintenance, and the provision of services. Fees are also charged to cover the cost of City staff's review and processing of applications and permits related to housing development. A number of application fees for a project are estimated upon submittal and a developer pays a deposit covering the estimate. Actual staff time spent on the project is then deducted from the deposit amount and any unspent remainder is refunded. If staff time exceeds the deposit, the project applicant will be required to pay the outstanding fees.

Other types of exactions include land dedication, which may be required of residential development for rights-of-way, in addition to on-site improvements that are necessary for the public health, safety, and welfare. On-site improvements may include water, sewer and other utility line extensions, street construction, and traffic control device installations that are reasonably related to a project.

Table 48 details the City's current planning processing fees for project entitlements. One or more of the entitlements would be required to process a residential project and a building permit is required for each residential structure.

Table 48. Development Project -- Planning Fees

Permits/Entitlements	Fee
General Plan / Specific Plan / Zoning Ord Amendment	
General Plan/Specific Plan Map or Text Amendment	$10,710 Deposit
Rezoning	$5,565 Deposit
Zoning Ordinance Text Amendment	$7,065 Deposit
Design Review	
Administrative or Zoning Administrator	$2,675
Modification: Administrative or Zoning Administrator	$1,175
PC Review - 500 sf or less	$3,210

Table 48. Development Project -- Planning Fees	
Permits/Entitlements	**Fee**
Modification: 500 sf or less	$2,460
PC Review - More than 500 sf	$4,280
Modification: More than 500 sf	$3,210
PC Review - New Structure	$5,890 Deposit
Modification: New Structure	$3,745 Deposit
Heightened Design Review (additional charge applied for projects close to City ordinance limits)	$1,390
Use Permits	
Conditional Use Permit (Residential)	$3,745
Conditional Use Permit - Modification	$2,675
Minor Use Permit	$1,285
Condominium Conversion Permit:	
Minor (<4 units)	$3,210
Major (5+ units)	$5,355
Hotel Condominium Conversion Permit	$6,640 Deposit
Accessory Dwelling Unit Permit	$1,200
Junior Accessory Dwelling Unit Permit	$405
Environmental Review	
Categorical Exemption	$960
Mitigated Negative Declaration (consultant)	$3,425 Deposit
Environmental Impact Report (consultant)	$3,425 Deposit
Subdivisions	
Tentative Subdivision Map (5+ parcels)	$10,710 Deposit
Parcel Map Applications (1-4 parcels)	$7,495
Lot Merger	$4,070
Miscellaneous Fees	
Variance Administrative:	
1st Variance	$1,865
Each additional Variance	$960
Variance Planning Commission:	
1st Variance	$4,820
Each additional Variance	$2,780
Pre-Application Meeting	$215
Source: City of Sausalito, Master Fee Schedule (as of 7/1/2020)	

Table 49 describes the City's current fee schedule for residential building permits and Public Works/Engineering fees.

Table 49. Residential Building Permit and Public Works/Engineering Fees	
Building Permit	
Total Valuation	Fee
$1 -- $2,000	$70

Table 49. Residential Building Permit and Public Works/Engineering Fees	
$2,001 -- $25,000	$85 for the first $2,000 plus $12 for each additional $1,000 or fraction thereof to and including $25,000
$25,001 -- $50,000	$400 for the first $25,000 plus $10 for each additional $1,000 or fraction thereof to and including $50,000
$50,001 -- $100,000	$700 for the first $50,000 plus $7 for each additional $1,000 or fraction thereof to and including $100,000
$100,001 -- $500,000	$850 for the first $100,000 plus $5.50 for each additional $1,000 or fraction thereof to and including $500,000
$500,001 -- 1,000,000	$3,000 for the first $500,000 plus $4.50 for each additional $1,000 or fraction thereof to and including $1,000,000
$1,000,001 and up	$5,000 for the first $1,000,000 plus $10 for each additional $1,000 or fraction thereof
Mechanical Permits	$75 min; per Building Permit Fee
Electrical Permits	$75 min; per Building Permit Fee
Plumbing Permits	$75 min; per Building Permit Fee
Plan Check Fee	65% of Building Permit Fee
Expedited Plan Check Fee	125% of normal Plan Check Fee
Public Works	
Fee Description	Fee
Administrative Review	$2,940
Planning Commission Review	$6,365
Grading Plan Check & Inspection	$480 - $1,855 depending on cubic yards
Sewer Connection	$2,140
Final/Parcel Map Review	Direct Cost + 20%; $2,500 Deposit
Source: City of Sausalito, Master Fee Schedule (as of 7/1/2020)	

With the exception of the Construction Traffic Road Fee, the City presently has no development impact fees, and in addition, does not presently collect impact fees for the local school district. The Construction Traffic Road Fee, instituted in 2003 to recover costs from developers for accelerated wear and tear to the City's roads as a result of construction projects, is paid at the time of building permit issuance. The fee is currently 0.85% of total valuation plus $5 per cubic yard surcharge.

With regard to school fees, the Sausalito Marin City School District collects development fees, which must be paid prior to building permit issuance, based on the square footage of each residential unit developed. The current fee for residential construction is $3.82 per square foot.

Table 50 compares the total City and regional fees, including planning, building, and development impact fees for a single-family unit and a 10-unit multi-family project. This assumes that the single-family unit is constructed in the Single-Family Residential (R-1-8) zone and the multi-family project is constructed in the Multiple-Family Residential (R-3) zone. Additionally, the calculations assume that the single-family residential home is 1,850 square feet and the multi-family development averages 750 square feet per unit. As shown in Table 50, the City's fees plus outside agency fees range from approximately $17,890.78 per unit for a multi-family development of 10 units averaging 750 square feet to $46,243.35 for an 1,850-square foot, single-family home on an existing lot.

Table 50. Development Fees – Single-Family and Multi-Family Development

Fees	Single-Family Unit	Multi-Family Project
Planning Fees		
Design Review	$6,005	$6,005
Tentative Subdivision Map	--	--
Environmental Review (CEQA)	$980[1]	$980[1]
Building Permit Fees[2]	$3,054.15	$11,434.50
Public Works/Engineering Fees	$6,495	$6,495
School Fees	$7,067	$28,650
Construction Impact Fee	$2,440.20	$10,636.25
Sewer Connection	$2,195	$21,950
Southern Marin Fire District	$407	$407
Marin Water installation	$7,040	$7,720
Marin Water connection[3]	$10,560	$84,630
Total Fees	$46,243.35	$178,907.75
Total Fees Per Unit	$46,243.35	$17,890.78

Notes:

[1] Assumes a single-family unit and 10-unit multi-family project would be exempt from CEQA review.

[2] Construction valuation assumes $152 and $159 per square foot. Single-Family Unit: 1,850 sf x $152 = $281,200; 10-unit Multi-Family Project: 750 sf x $159 = $119,250 per unit x 10 units = $1,192,500.

[3] Assumes 2.5 people per single family home and 2 people per multifamily home and 101 gallons per day per capita water use (Marin Water Q3 per capita water use)

Sources: City of Sausalito, Master Fee Schedule (as of 9/2021); www.Buildinglournal.com, 2022; Southern Marin Fire District, Exhibit A 6-24-20; Marin Municipal Water District Schedule of Rates, Fees and Charges, Effective July 1, 2021; Marin Municipal Water District Water Usage data: https://www.marinwater.org/CustomerUsage

Table 51 compares the development fees for a single-family unit and multi-family unit in Sausalito to the cities of Corte Madre, Mill Valley, and Tiburon. Development fees throughout Marin County vary widely due to the different needs of individual communities and the different fee programs adopted by local agencies serving the individual communities. Sausalito's fees are among the lowest in the region, with multifamily fees for development in the City well below nearby

jurisdictions even when taking outside agency fees into account. *Note: Marin County is conducting a Countywide fee survey and the below table will be updated as current results from nearby jurisdictions are provided.*

Table 51. Comparison of Development Fees in Cities within Marin County

Jurisdiction	Single-Family per Unit Development Fee	Multi-Family per Unit Development Fee
City of Sausalito	$35,683.35	$9,427.78
Marin County[1]	$30,386 (does not include fees of other agencies/districts)	$43,356 (includes fees of other agencies/districts)
City of Belvedere[2]	$85,587	$30,537
City of Corte Madera[3]	$54,390	$26,844
City of Mill Valley[4]	$45,000	$33,000
City of Tiburon[5]	$70,244 - $102,221	$39,002.80
City/County of San Francisco[6]	$11,400-30,500 for projects with on-site affordable units and $24,500-94,000 with inclusionary in-lieu fees	

Sources:
[1] Public Review Housing Element Update, Marin Countywide Plan, June 2022
[2] City of Belvedere Housing Element, May 11, 2015
[3] Town of Corte Madera Public Review Draft 2023-2021 Housing Element, July 5, 2022
[4] Mill Valley, Housing Element Appendices, May 4, 2015
[5] Town of Tiburon Public Review Draft 2023-2021 Housing Element, July 5, 2022
[5] Housing Element Update 2022 Analysis of Governmental & Non-Governmental Constraints, San Francisco Planning, March 2022

3. Processing and Permit Procedures

The City reviews all applications for development prior to issuance of building permits to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Nonetheless, the evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The City Council and Planning Commission govern the review process in the City, although depending on the project, it might be reviewed by the Community Development Director or his/her designee (e.g., administrative design review for certain additions to single-family and multifamily residences). The approval authority for the different types of approvals or permits is identified in Table 52.

The time required to process a project varies greatly from one entitlement to another and is directly related to the size and complexity of the proposal, as well as the number of actions or approvals needed to complete the process. Table 52 identifies the typical processing times for most entitlements and the reviewing body for each entitlement. It should be noted that each project does not necessarily have to complete each step in the process (i.e. small-scale projects consistent with General Plan and Zoning designations do not generally require an Environmental Impact Report (EIR), General Plan Amendments, Rezones, or Variances). Also, certain review and approval procedures may run concurrently. For example, a design review for a multi-family condominium project would be processed concurrently with the subdivision map.

Table 52. Application Processing Times		
Type of Approval or Permit	**Typical Processing Time**	**Approval Body**
General Plan/Specific Plan Amendment	8-18 months	City Council
Rezoning	6-8 months	City Council
Design Review (Staff level)	30-60 days	City Staff
Design Review (Planning Commission)	2-12 months	Planning Commission
Conditional Use Permit	4-6 months	Planning Commission
Major Subdivision (Tentative Map)	6-12 months	City Council
Minor Subdivision (Parcel Map)	4-6 months	City Council
Variance	2-6 months	Planning Commission
Source: City of Sausalito, 2022		

The City also encourages the joint processing of related applications for a single project. For example, a rezone petition may be reviewed in conjunction with the required design review, tentative map, and any necessary variances. These procedures save time, money, and effort from both the public and private sector and could substantially decrease the costs for a developer. Table 53 outlines typical approval requirements for a single-family infill project and a 10-unit multi-family project, assuming that the land is zoned appropriately. It is noted that public comments on the Draft Housing Element indicated that the City's Design Review process can require multiple years and multiple public hearings, burdening property owners seeking to develop residential uses. The City will review its residential development project application/permit data to determine if changes should be made to Tables 52 and 53 prior to Housing Element adoption. State law establishes time frames for review of zoning permits, including the Permit Streamlining Act and the California Environmental Quality Act, To ensure development projects are reviewed in compliance with State-mandated timelines, Program 19 is added to the Housing Plan to review the City's processing time and to implement procedures, such as deadlines for a project to be reviewed by a decision-making body and limitations on the number of public hearings, to ensure that development applications are reviewed and decided upon in a timely manner and consistent with State law.

Table 53. Typical Processing Procedures by Type		
	Single-Family Unit/Duplex	**Multi-family Project (3 or more units)**
Approval Requirements	Design Review (PC)	Design Review (PC)
	CEQA Exemption	Initial Study/Negative Declaration or CEQA Exemption
Estimated Total Processing Time	4 months	4-6 months with CEQA Exemption 6-8 months with IS/ND
Source: City of Sausalito, 2022		

City staff avoids any unnecessary timing constraints on development by working closely with developers and property owners to expedite approval procedures. In addition, City staff will assist

the developer through the permit processing to ensure a rapid processing time. It should be noted that Tables III-11 and III-12 assume the following:

1. The applicant and staff meet and discuss the project before submitting the application;
2. The applicant provides a complete application and may need to work with staff to adjust the project before it is initially reviewed and considered by the approving authority;
3. There are not significant environmental issues that would require an Environmental Impact Report; and
4. The approval of the project is not appealed to the City Council.

Processing Procedures

In all of the City's zoning districts, a discretionary Design Review Permit is required to construct single-family and/or multi-family housing. The purpose of Design Review is to address issues such as architectural compatibility within the neighborhood, protection of public and private views, the provision of adequate light and air to surrounding residences, and minimization of site degradation.

The following is a summary of the six (6) steps involved with the planning entitlement and public hearing process for housing development:

Step 1 (Application filed) – The applicant submits a completed Community Development Department application along with the necessary plans and materials and application fee as identified on the submittal checklist to Planning Division staff.

Step 2 (Completeness review) – Upon receipt of a complete application, the Planning Division routes the project plans and materials to multiple City departments for their concurrent review and comment, and for recommended conditions of approval. In some cases, due to environmental regulations, the project may also be routed to state and federal agencies such as California Department of Fish and Wildlife, Caltrans, or others for review and comment.

Step 3 (Incomplete notification) – If the application is incomplete, the applicant will be required to submit follow-up information as requested. The time to complete this step varies and is determined by the applicant. If the application was initially found to be complete, this step is skipped.

Step 4 (Environmental review) – The application is reviewed to determine whether the project is exempt from the requirements of the California Environmental Quality Act (CEQA) or if an Initial Study is required. The large majority of projects in Sausalito are found to be exempt from CEQA under the urban infill exemption. If a Negative Declaration is prepared, environmental review may take up to six months.

Step 5 (Staff report and COAs) – Once all departments and agencies have reviewed the project, Planning Division staff prepares Conditions of Approval (COAs), which are included within the staff report that is forwarded to the approving authority for its review and consideration, and for public review.

Step 8 (Public Hearing) – At the Public Hearing, testimony is heard on the project and the approving authority takes final action on the project. Note: Permits for new development that include land use and/or zoning issues such as General Plan Amendments or Rezoning require two public hearings (one Planning Commission meeting and one City Council meeting). In these cases, the City Council is the final approving authority.

Design Review Permit Process

The Design Review process is intended to ensure that the location and configuration of structures and corollary site improvements are visually harmonious with their site and that of surrounding sites and structures. The Design Review process includes an analysis of proposed architectural styles, construction materials, colors, site landscaping, and similar development criteria. Through this process, the City tries to promote attractive, compatible architectural design, protect views, and preserve natural landforms and existing vegetation. The Community Development Department reviews and acts on administrative design review permits for the following classifications of residential projects:

- Additions to single-family or two-family (duplex) residences where the addition results in a setback from any adjacent structure on a neighboring property of less than 10 feet.
- Additions to multifamily residences, commercial structures, and industrial structures which increase the size of the structure by less than 10 percent, not to exceed 300 square feet, and which are consistent with the architectural style of existing buildings on the site.

Design Review is required before the Planning Commission for approval of the following residential projects:

- New construction of multi-family residential units;
- New construction of any single-family residential unit; and
- Any replacement or substantial reconstruction of a single-family or multi-family residential structure which does not substantially replicate the original structure.

The Planning Commission reviews an application for Design Review along with other possible entitlements for a project at a scheduled public hearing. The Planning Commission considers the following aspects and makes findings for Design Review of a project as applicable:

1. The proposed project is consistent with the general plan, any applicable specific plans, and any applicable design guidelines.
2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either:

    a. Maintaining the prevailing design character of the neighborhood and/or district; or

    b. Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.
4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.
5. The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.
6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.
7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.
8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise, and air quality impacts to adjacent properties and the general public.
9. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.
10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.
11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.
12. The project site is consistent with the guidelines for heightened review for projects which exceed 80 percent of the maximum allowed floor area ratio and/or site coverage, as specified in subsection E of this section (Heightened Review Findings).
13. The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

Heightened Review Findings. For residential projects that require a discretionary design review (either administrative design review or a design review permit) and exceed 80% of the permitted floor area ratio (FAR) and/or building coverage limitations, the decision-making body must determine whether or not the site can support maximum build-out, consistent with the following:

1. Proposed development of the site maximizes preservation of protected trees.

2. The site is configured with adequate width and depth to provide yard spaces and setbacks, proportional to the size of the structure.

3. The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.

4. The proposed development of the site presents no potential hazard to public safety in terms of vehicle traffic, pedestrian circulation, slope and tree stability, runoff, and public utilities.

5. The slope and topography of the site allow for limited excavation and minimal alteration to the site topography outside the footprint of structures.

6. The site will provide adequate guest parking either on site or within the immediate street frontage.

7. The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.

Like many cities, Sausalito current design review process includes certain subjective terminology that some have asserted constitutes a constraint on development. Further, existing heightened design review findings also include some subjective components.

To resolve these potential constraints to development, Program 16 (Zoning Ordinance Amendments) will ensure the design review criteria are revised to address potentially subjective terminology, by either providing objective terms or defining terms in order to provide objectivity, consistent interpretation, and certainty in the design review process.

It is noted that the City is preparing ODDS for residential use types as previously discussed. As part of the ODDS effort, there is the potential for the design review process to be replaced with a simplified process that provides for a streamlined review of projects subject to the ODDS with limited findings based on compliance with the ODDS and health and safety requirements. Program 19 addresses implementation of the ODDS, including ensuring that not only are the standards provided in the ODDS objective, but that all findings for projects consistent with the ODDS are also objective.

Conditional Use Permit Process

The Conditional Use Permit (CUP) process is described in Chapter 10.60 of the Zoning Ordinance. The purpose of the CUP process is to allow the proper integration into the community of uses which may be suitable only in specific locations in a zoning district or which require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses. In granting a CUP, the Planning Commission must find all of the following general conditions to be fulfilled by the requested use:

1. The proposed use is allowed with issuance of a conditional use permit.

2. The proposed use is consistent with the General Plan, the purposes of the Zoning Ordinance, and the purposes of the applicable zoning district.
3. The proposed use, together with the applicable conditions, will not be detrimental to the public health, safety, or general welfare of the City.
4. The proposed use complies with each of the applicable provisions of the Zoning Ordinance.
5. The proposed use or facility is properly located relative to the community as a whole and to land uses and transportation and service facilities in the vicinity.
6. The size and shape of the subject property is adequate to provide features needed to ensure reasonable compatibility with land uses normally permitted in the surrounding area. Features may include but not be limited to yards, open spaces, walls and fences, parking, loading, landscaping, and such features as may be required by this title or the Commission.
7. Public utilities and facilities are or will be adequate to serve the proposed use, including streets and highways paved (and of adequate width) for the quantity and type of traffic it will generate.
8. The proposed use will not materially adversely affect nearby properties or their permitted uses.
9. Findings required by Chapter 10.44 SMC (Specific Use Requirements) for the approval of specific uses are made.

Where one or more of these findings cannot be made, the CUP application must be denied. The Planning Commission may conditionally approve applications by imposing conditions on the project to allow the findings noted above to be made. However, conditions may not be imposed which by their nature would effectively preclude the development of the project.

Historic Preservation

Sausalito is an older California city (incorporated 1893) with a rich history and has several mechanisms in place to preserve and maintain its historic structures. Per SMC Section 10.46.020, any proposed exterior modification to any structure in a Historic Overlay District or on the local, state, or National Historic Register, or a historical resource under Public Resources Code Section 21084.1 and Title 14, California Code of Regulations, Section 15064.5 must undergo review for a certificate of appropriateness at a joint meeting with the Historic Preservation Commission and Planning Commission. The Historic Preservation Commission uses several criteria in evaluating the historic nature of a property, including events that may have made a significant contribution to the broad patterns of the history or cultural heritage of the City, state, or nation, association with the life or lives of one or more important people, embodiment of the distinctive characteristics of a type, period, region, or method of construction, or representative of the work of an important creative individual.

In 2011, the City adopted Historic Design Guidelines to assist with the review of applications to modify historic structures and ensure that they are compatible with the existing historic fabric of

the City. The adoption of the Historic Design Guidelines helped to standardize the evaluation process by providing guidance to property owners, decision-makers, City staff, and the public for the preservation of the architectural heritage and integrity of the City's historic resources. The guidelines identify standards to ensure that changes to the built environment will be sensitive to the community's historical legacy. The design guidelines, in conjunction with the ability to process a certificate of appropriateness concurrent with other planning entitlements and considered at a joint Historic Preservation Commission and Planning Commission meeting, allow for an efficient review process that balances time and cost considerations of an applicant with the community's strong desire to preserve its history.

For historic residential projects, the Historic Design Guidelines require traditional character-defining features, including building and roof orientation, porch, front door, windows, trim, exposed rafters, eaves, attic window/vent, and dormers, to be preserved. The Guidelines provide multiple options for preservation of features, including as-is preservation, repair, replacement, reconstruction, and compatible additions. Additions shall respect the mass and scale of the original structure, meaning the additional shall be the same building height and typically set back behind the original building. The Historic Design Guidelines do not establish any findings for project approval; projects would be required to meet the Design Review findings discussed under Design Review.

The Historic Design Guidelines are highly illustrated with examples of solutions that are acceptable and examples of design that are not acceptable. This ensures consistent application of the guidelines and assists the reader with understanding what is required for a project.

While the Historic Design Guidelines accommodate rehabilitation and additions to residential properties, the Historic Design Guidelines limit the scale and mass of additions in a manner that is likely to preclude sites identified for rezoning under Housing Plan Program 4 from achieving the maximum allowed density. Program 16 ensures the Historic Design Guidelines will be revised to either exempt sites identified to accommodate the City's RHNA, or to provide objective standards that do not limit building heights, scale, mass, window, door placement, or other features that would be necessary to achieve the maximum allowed densities under Program 4.

SB 330 Application

SB 330 (Housing Crisis Act of 2019) provides for streamlined review and preliminary application for housing development projects in order to increase certainty in the development review process. The City's SB 330 application form is available on the Planning Division webpage and finely details the information an applicant must submit for project review.

Residential Project Findings, Process, and Approvals

As previously discussed, the City is preparing ODDS to address multi-unit, single family, and mixed use residential development. The ODDS will ensure objective criteria are applied to all projects. Projects subject to a ministerial approval process will be reviewed for consistency with the ODDS. As discussed in Program 19, as part of the ODDS effort, the City will update its procedures for discretionary review to ensure all approval findings for projects are objective, with clear definitions provided for any subjective terms to ensure consistent and fair application of the ODDS.

4. Local Efforts to Remove Governmental Barriers

Zoning Ordinance Updates

The City periodically updates the Zoning Ordinance to reduce potential governmental constraints and provide for a variety of housing types. Most recently, the Zoning Ordinance was updated to address new State law regarding ADUs (2020), which further lifted constraints on ADUs to encourage their construction and to provide for higher densities to support senior and lower income housing.

Fee Deferrals, Waivers, and Reductions

The City provides fee reductions for affordable housing when funds are available and when necessary to ensure the affordability of a project. For example, in order to specifically encourage the provision of housing affordable to extremely low-income (ELI) households (<30% AMI), the City waives 100% of application processing fees for projects with a minimum of 5% ELI units. While the City's development fees are necessary to provide services and utilities to the community, the City reviews requests for fee reductions on a case-by-case basis.

In addition, the application of AB 641 (2007) helps to address the cash flow challenges inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49% of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring payment of local developer fees on affordable housing projects prior to receiving a certificate of occupancy.

Transparency

Government Code Section 65940.1 requires the City to make the following available on its website:

- A current schedule of fees, exactions, and affordability requirements applicable to a proposed housing development project, presented in a manner that clearly identifies the fees, exactions, and affordability requirements that apply to each parcel and the fees that apply to each new water and sewer utility connection.
- All zoning ordinances and development standards adopted by the city or county presenting the information, which shall specify the zoning, design, and development standards that apply to each parcel.
- The list(s) that specify in detail the information that will be required from any applicant for a development project, pursuant to Government Code Section 65940.
- The current and five previous annual fee reports or the current and five previous annual financial reports, that were required pursuant to subdivision (b) of Section 66006 and subdivision (d) of Section 66013.
- An archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018.

The City of Sausalito provides its fee schedules, development application and permit forms, General Plan, Zoning Map, a link to the Zoning Ordinance, and other applicable planning-related documents

on its website to assist interested parties in understanding the fees and requirements associated with development of a parcel (or parcels) in the City. To provide financial transparency, the City also provides current budget and rate information, as well as archived comprehensive annual financial reports and City budgets prepared for the past ten fiscal years.

B. NON-GOVERNMENTAL CONSTRAINTS

Government Code Section 65583(a)(5) requires a housing element to contain an analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. The cost parameters of these elements fluctuate significantly in response to a wide variety of local, State, natural, and global economic and social events. The influence that City government has on these factors is negligible. As regional and State economic conditions change, the demand and supply of affordable housing is impacted. Historically, the cost of housing in general in Sausalito, relative to other Bay Area communities, has been considered high.

1. Development Costs

Land Costs

The price of residential building sites is influenced by fundamental factors such as location, topographical or geographical constraints, natural amenities such as waterfronts, availability of services (i.e., streets, public utilities, schools, shopping outlets, etc.), and attractiveness of the neighborhood. Vacant land within Sausalito is extremely limited and the City's location, for many reasons including the views and proximity to San Francisco, is very desirable. Additionally, development costs in Sausalito are higher than in many other parts of the Bay Area because of irregular topography, steep slopes, slide-prone areas, and/or bay mud. The technical and engineering costs of mitigating these factors are very high. Nonetheless, the upward pressure on land values is so strong that it more than off-sets the extra costs involved in building on Sausalito's steep and irregular terrain.

For Marin County, land costs average around 15-20 percent of construction costs for multi-family developments. Even though land costs for single-family homes vary widely throughout the county, the costs (as a percentage) are significantly higher for single-family homes than for multi-family developments.

Due to the limited amount of vacant land, there are very few vacant property sales in Sausalito. There are currently no vacant parcels on the market in the City of Sausalito and the best comparable is a property in neighboring Marin City, which is an unincorporated community in Marin County. According to the website *Zillow.com*, a 9.45-acre property at 22 Pacheco Street was listed for $5,988,888, or approximately $633,610 per acre (as of March 2022). The property is unentitled land that would require planning entitlements and permit processing prior to development. In March 2021, a 0.12-acre vacant lot in Sausalito at 71 Cazneau Ave sold for $700,000 according to Zillow.com. No other residential or commercial land sales are reported for the previous year.

Additional information regarding land costs of recent affordable projects in Marin County and San Francisco is provided in Table 54. As shown in Table 54, the average land cost of recent LIHTC projects was $25,090 per unit or $1.86 million per acre.

Cost of Construction

The cost of construction is primarily dependent on the cost of labor and materials. Construction costs in Sausalito are comparable to costs throughout the San Francisco region. Non-union labor is typically used for residential construction and there are no unusual costs with obtaining materials. Many factors can affect the cost of building a house, including site conditions, type of construction, materials, finishing details, amenities, and structural configuration. In recent years, factors such as materials demanded by China for major construction projects and the price of fuel have adversely impacted overall construction costs.

The previous 2015-2023 Housing Element cited construction costs of $125 to $160 per square foot for single-family residential construction. Average residential construction costs in the San Francisco region are estimated to range between $162.38 to $241.10 per square foot, with a median construction cost of $201.74 per square foot for basic construction.[1] In addition to construction costs, contractor fees typically range from 10 to 20% and architectural fees typically range from 7 to 15%. The addition of these fees to the average residential construction costs cited above result in construction costs ranging from $190 to $325 per square foot, exclusive of land acquisition, site improvements, and permitting fees. It is recognized that costs may be higher for affordable housing projects; see discussion below.

A residential developer may need to make certain site improvements to "finish" the lot before a home can actually be built on the property. Such improvements could include the installation of water mains, sewer mains, storm drainage mains, streetlights, and the construction of streets, curbs, gutters, and sidewalks. In addition, the developer may be required to provide other improvements, including, but not limited to, fencing of watercourses and hazardous areas, ornamental walls, landscaping, noise barriers, and recreation areas and facilities. The cost of site improvements varies depending on the individual conditions of a site and are anticipated to range from 10% to 20% of total project costs, but may be higher for sites with environmental constraints such as steep slopes, expansive or unstable soils, and other conditions.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of labor, materials, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market-rate, for-sale housing that is affordable to moderate and above moderate-income households.

To identify the total construction costs for housing, recent Marin County new construction LIHTC projects were reviewed. Affordable multifamily development projects typically require complex financing structures, payment of prevailing wages, and longer time periods to assemble the project,

[1] Sausalito Home Construction Costs & Prices - ProMatcher Cost Report. March 2022. Access: https://home-builders.promatcher.com/cost/sausalito-ca-home-builders-costs-prices.aspx

leading to higher overall construction costs in comparison to market rate development. As shown in Table 54, the average total cost per unit was $644,326 to construct new lower income housing units when looking at recent LIHTC projects in Marin County and San Francisco. Looking at just the projects in Marin County, the average total cost per unit is $569,912. It is recognized that housing costs for affordable housing are typically higher than market-rate as affordable housing requires more complex financing structures and, if subsidized by federal and State sources, usually must pay prevailing wages and monitor compliance with the various federal and State requirements attached to the funding.

Table 54. Affordable Housing New Construction Cost Estimates

Construction Cost Breakdown	2021-760 221 Units 600 7th St, San Francisco	2021-095 63 Units 78 Haight St, San Francisco	2021-164 67 Units 999 3rd St, San Rafael	2018-058 54 Units 2626 Sir Francis Drake Blvd, San Rafael	Average % of Total Costs
Land/Acquisition	$387,638	$3,709,782	$2,064,317	$3,999,751	3.9%
Relocation Expenses	$0	$0	$0	$157,500	0.1%
Construction	$107,486,612	$33,357,725	$25,973,211	$16,416,692	70.6%
Architectural and Engineering	$4,638,000	$3,197,803	$1,755,608	$986,355	4.1%
Construction Interest/ Financing	$11,965,652	$1,924,833	$3,121,084	$2,236,181	7.4%
Attorney Costs	$105,000	$112,968	$95,160	$26,000	0.1%
Reserve Costs	$1,776,613	$1,500,568	$381,912	$385,572	1.6%
Contingency Costs	$5,953,512	$2,335,270	$1,762,331	$870,307	4.2%
Other Costs	$2,932,824	$2,531,080	$3,420,591	$1,328,527	3.9%
Developer Costs	$4,160,000	$2,045,276	$2,200,000	$2,200,000	4.1%
TOTAL RESIDENTIAL COST	$139,430,851	$50,808,272	$40,874,536	$28,606,885	-
Average Cost per Unit	$630,909	$806,481	$610,068	$529,757	-
Total units: 405 Total acres: 5.46 Average Cost per Unit: $641,285					

Notes:
[1] *1,850 sf, 2-story, stucco exterior, no basement, custom grade*
[2] *750 sf per unit, 3-story, stucco exterior, no basement, standard grade*
Source: California Tax Credit Allocation Committee application information: 2021-164, 2018-058, 2021-760, 2021-095

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), and therefore reduce the purchasing power of homebuyers.

Homebuyer Financing

On March 3, 2022, the reported average rate for a 30-year mortgage was 3.76% with 0.8 points (Freddie Mac). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.8% in July 2006 to a low of 2.65% in January 2021. The record low in mortgage rates has been attributed by Freddie Mac to a slowdown in the economic recovery igniting robust purchase demand activity. The intense growth in purchase demand will result in a continued constraint to homeownership due to a lack of housing supply being readily available to support this growth momentum despite low mortgage rates. In addition, for homebuyers, it is necessary to pay a higher down payment than in the immediate past, and demonstrate credit worthiness and adequate incomes so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Landowner and Developer Financing

With respect to landowners and developers seeking to provide housing or retain affordable housing in Sausalito, a variety of Federal, State, and local resources are available to help fund affordable housing and reduce financing constraints on housing development, as shown in Table 55.

Table 55. Financial Resources

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grant program funded through HUD on a formula basis for entitlement communities. Sausalito along with the other cities and Marin County participate in the County -administered CDBG program. Allots money for housing rehabilitation and community development, including public facilities and economic development.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services

Table 55. Financial Resources		
Program Name	**Description**	**Eligible Activities**
HOME	HOME funds awarded annually as formula grants to participating jurisdictions. Sausalito along with the other cities and Marin County participate in the County - administered HOME program. HOME funds can be used for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	- Acquisition - Rehabilitation - Homebuyer Assistance - Rental Assistance
Housing Choice Voucher Program	Rental assistance payments from Marin Housing Authority to owners of private market rate units on behalf of very low-income tenants. The Housing Choice Voucher Program includes vouchers issued to individual households as well as project-based vouchers issued to a developer to preserve a specified number of units in a project for lower income residents.	- Rental Assistance - Homebuyer Assistance
Low Income Housing Tax Credits (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sales are typically used to create housing.	- New Construction - Acquisition - Rehabilitation
Mortgage Credit Certificate (MCC) Program	Income tax credits available to first-time homebuyers to buy new or existing single-family housing. Marin County Housing Authority does not currently participate in the program, but would be the implementing agency.	- Homebuyer Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- New Construction - Acquisition - Rehabilitation
Section 203(k)	Provides long-term, low interest loans at fixed rates to finance acquisition and rehabilitation of eligible properties.	- Acquisition - Rehabilitation - Relocation of Unit - Refinance Existing Debt

Table 55. Financial Resources		
Program Name	**Description**	**Eligible Activities**
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- New Construction - Acquisition - Rehabilitation - Rental Assistance
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
CalHOME	Provides grants to local governments and non-profit agencies for local homebuyer assistance and owner-occupied rehabilitation programs and new home development projects. Will finance the acquisition, rehabilitation, and replacement of manufactured homes.	- New Construction - Rehabilitation - Homebuyer Assistance
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CHFA first loans to give eligible buyers 100% financing.	- Homebuyer Assistance
California Self-Help Housing Program (CSHHP)	Provides grants for administration of mutual self-help housing projects.	- New Construction - Home Buyer Assistance
Emergency Housing and Assistance Program (EHAP)	Provides grants to support emergency housing.	- Shelters and Transitional Housing
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	- Support Services
Multifamily Housing Program (MHP)	Provides low interest loans to developers of permanent and transitional rental housing. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing.	- New Construction - Rehabilitation - Preservation

Table 55. Financial Resources		
Program Name	**Description**	**Eligible Activities**
Project Homekey	Provides grants to local entities to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness.	- Acquisition - Rehabilitation
3. Local Programs		
Residential Rehabilitation Loan and Energy Retrofit Programs	Very low-income residents are eligible to participate in the Residential Rehabilitation Loan Program administered by Marin Housing. Program provides technical assistance to homeowners and makes low interest property improvement loans of up to $35,000 for correction of substandard conditions, elimination of health and safety hazards, energy conservation measures, and accessibility improvements. Loans available for owner-occupied single-family homes, accessory dwelling units, and houseboats and liveaboards in approved berths. Applicants apply directly through Marin Housing.	- Rehabilitation
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac HomeOne	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	- Homebuyer Assistance

These financing programs can be essential to facilitating affordable housing development by providing necessary financial relief. The City has established a number of programs in the Housing Plan to encourage affordable housing development and encourage collaboration with non-profit agencies and affordable housing developers, and to assist affordable housing developers obtain Federal, State, and local grant funding.

2. Market Conditions

Most developers respond to market conditions, both in the project design in terms of density and unit sizes, and in terms of the timing between receiving entitlements and applying for building permits.

Building Permit Timing

Typically, developers apply for the first building permits for a new single family home or multifamily development concurrently with a grading permit. Timing for developers to request building permits varies greatly in Sausalito, with some developers requesting a building permit within months of receiving project approval while others wait from two to six years or longer prior to requesting a building permit. During the 5th Cycle, many developers (40%) received building permits within approximately 1 year of project approvals and 16% of projects were amnesty ADUs that had already been issued a permit or did not require a separate building permit. Permits have not yet been requested for approximately 22% of approved projects.

Building permits typically take 60-90 days, assuming two to three plan checks. Building permits can be issued in as few as 30 days if there are no corrections, but this is rarely the case for residential subdivisions or multi-family projects. Affordable projects often take longer to request building permits following project approval. This is due, in part, to the need for these projects to assemble funding and financing to make the development feasible. Affordable housing projects will often need to go through several funding rounds in order to procure adequate tax credits and/or project-based rental assistance and may request building permits years after receiving project approval.

Approved and Built Densities

As discussed in Section III.1, Land Use Controls, the City of Sausalito General Plan and Zoning Ordinance regulate the residential densities for each land use and zoning designation. Future development must be consistent with the allowed densities anticipated by the City's General Plan, Specific Plans, and Zoning Ordinance. However, while the City's regulations identify minimum and maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities or request density bonuses to exceed the maximum allowed density. If developers choose to develop at the lower end of allowed residential densities, this could result in significantly fewer units at full buildout of the City and result in an overall lower contribution to the City's RHNA.

As shown in Table 56, in recent years, use of ADU and density bonus provisions in the City's Zoning Code has encouraged developments to maximize density and demonstrates that development of the City's Inventory of Residential Sites discussed in Chapter IV can be anticipated to accommodate maximum densities.

Table 56. Building Permit Timing and Densities

Project	Project Type	Net New Units / Total Units	Building Permit Timing		Densities		
			Project Approval	Building Permit	Maximum Allowed (Zoning/ Density)	Approved /Built	% of Allowed Density
Approved Projects							
719-725 Bridgeway	SFA	3 / 5	9/22/21	No	CC / 29.04	43.86	151%
654 Sausalito Blvd	SFD	1 / 1	7/21/2021	In plan check	R-1-6 / 7.26	5.29	73%
446/448 Sausalito Blvd. & 77 Crescent Ave.	SFD	1 / 3	11/16/2016	In plan check	R-2-2.5 / 17.42	14.49	83%
99 Wolfback/Lot 5	SFD	1	7/13/21	-	R-1-20 / 2.18	10.31	473%
103-105 Tomales Ave	ADU-A	1 / 3	12/28/15	6/29/2016	R-2-2.5 / 17.42	21.58	124%
105 Pearl St	ADU	1 / 2	3/25/19	No	R-2-2.5 / 17.42	28.57	164%
11 Bonita St	ADU-A	1 / 2	12/14/20	No	R-2-2.5 / 17.42	21.74	125%
11 Marion Ave Unit B	ADU-AM	1 / 3	6/22/2021	9/30/2021	R-2-2.5 / 17.42	8.50	49%
111 Bonita St	ADU-A	1 / 2	10/8/19	No	R-2-2.5 / 17.42	13.51	78%
111 Central Ave	ADU-A	1 / 2	7/31/13	8/1/2019	R-1-6 / 7.26	15.50	214%
115 South St	ADU-A	1 / 2	1/7/13	4/9/2015	R-2-2.5 / 17.42	13.99	80%
116 Prospect Ave	ADU-A	1 / 2	8/23/2021	No	R-1-6 / 7.26	6.04	83%
12 Rose Court	ADU-A	1 / 2	NA	11/28/2017	R-1-6 / 7.26	24.39	336%
120 Bulkley Ave	ADU-A	1 / 29	9/21/20	In process	R-3 / 29.04	44.34	255%
123 Crescent Ave	ADU-AM	1 / 2	2/3/2016	4/12/2016	R-1-6 / 7.26	25.32	349%
125 Santa Rosa	ADU-A	1 / 2	9/17/2021	No	R-1-6 / 7.26	4.90	68%
139 Currey Ave	ADU-A	1 / 2	7/21/21	1/24/2022	R-1-8 / 5.45	5.56	32%
140 Glen Drive	ADU-A	1 / 2	9/26/19	No	R-1-6 / 7.26	14.71	203%
144 Spencer Ave	ADU-A	1 / 3	1/10/22	5/2022	R-1-6 / 7.26	17.54	242%
16 Crescent Ave	ADU-D	1 / 4	8/15/19	Not required	R-2-2.5 / 17.42	24.10	138%
16 Second St	ADU-D	1 / 3	12/21/2018	11/1/2019	R-3 / 29.04	27.52	158%
168 Harrison Ave	ADU-A	1 / 3	1/6/2016	3/19/2021	R-1-6 / 7.26	2.87	40%
193 San Carlos Ave	ADU-AM	1 / 2	6/11/14	2/26/2019	R-1-6 / 7.26	19.05	262%
2 Crecienta Drive	ADU-A	1 / 2	12/18/18	2/14/2018	R-1-8 / 5.45	5.21	30%
204 Third St	ADU-AM	1 / 3	10/31/16	11/10/2015	R-3 / 29.04	41.10	236%
209 West St	ADU-A	1 / 2	1/31/19	4/8/2019	R-2-2.5 / 17.42	24.10	138%
21 Channing Way	ADU-AM	1 / 2	5/27/15	Not required	R-1-6 / 7.26	11.49	158%
211 West St	ADU-A	1 / 2	9/20/2017	9/26/2018	R-2-2.5 / 17.42	24.10	138%
215-217 Woodward Ave	ADU-A	1 / 2	9/27/17	11/7/2017	R-2-2.5 / 17.42	13.99	80%
221 San Carlos Ave	ADU-A	1 / 2	12/16/20	No	R-3 / 29.04	10.87	62%
230 Ebbtide Ave	ADU-A	1 / 2	7/14/17	9/12/2017	R-2-5 / 8.71	58.82	338%

234A Cazneau Ave	ADU-A	1 / 2	10/28/19	9/9/2020	R-2-2.5 / 17.42	83.33	478%
28 FILBERT AVE	ADU-A	1 / 3	1/26/2021	5/20/2021	R-2-2.5 / 17.42	35.29	203%
308A Fourth St	ADU-AM	1 / 2	2/19/2015	2/19/2015	R-2-2.5 / 17.42	30.77	177%
33 San Carlos	ADU-A	1 / 2	11/10/21	No	R-1-6 / 7.26	7.49	103%
36 Edwards Ave	ADU-AM	1 / 2	4/16/2015	4/16/2015	R-2-2.5 / 17.42	20.62	118%
38 Lower Crescent Ave	ADU-A	1 / 2	5/22/20	12/1/2021	R-2-2.5 / 17.42	14.93	86%
40-42 Marion Ave	ADU-A	1 / 2	9/24/2020	2020	R-2-2.5 / 17.42	15.04	86%
416 Napa St	ADU-A	1 / 2	5/28/19	10/10/2019	R-3 / 29.04	22.99	79%
417 Bonita St	ADU-A	1 / 2	12/11/18	3/19/2019	R-2-2.5 / 17.42	10.42	60%
424 Johnson St	ADU-AM	1 / 4	12/30/20	2/7/2020	R-3 / 29.04	28.57	164%
424 Pine St	ADU-A	1 / 3	11/1/19	No	R-3 / 29.04	33.71	116%
424A Locust	ADU-A	1 / 2	9/12/2021	No	R-3 / 29.04	43.48	1%
429 Turney St	ADU-D	1 / 5	3/4/22	No	R-3 / 29.04	33.11	114%
43 Glen Court	ADU-A	1 / 2	2/18/22	4/6/2022	R-1-6 / 7.26	24.39	336%
5 Miller Ave	ADU-A	1 / 2	3/25/15	4/6/2015 6/7/2016	R-1-6 / 7.26	14.49	200%
5 Sunshine Ave	ADU-A	1 / 2	11/12/19	11/17/2020	R-2-2.5 / 17.42	28.57	164%
5 Wolfback Ridge Road	ADU-D	1 / 2	7/23/20 6/15/21	5/3/2021	R-1-20 / 2.18	4.12	100%
500 North St	ADU-A	1 / 2	6/22/21	11/1/2021	R-1-6 / 7.26	17.54	242%
505 Johnson St	ADU-AM	2 / 3	12/17/14	3/23/2022	R-2-2.5 / 17.42	30.61	176%
506 Olive St	ADU-D	1 / 5	4/12/18	9/21/2018	R-2-2.5 / 17.42	42.02	241%
509 Bonita St	ADU-A	1 / 2	3/18/22	No	R-2-2.5 / 17.42	24.69	142%
514 Bonita	ADU-A	1 / 2	11/17/2021	In plan check	R-3 / 29.04	37.04	128%
518 Johnson St	ADU-AM	1 / 2	9/15/21	Not required	R-2-2.5 / 17.42	26.67	153%
60 Currey Ave	ADU-AM	1 / 2	2/25/15	Not required	R-1-6 / 7.26	15.27	210%
606 Locust St	ADU-A	1 / 2	1/18/19	10/22/2020	R-2-2.5 / 17.42	20.83	120%
623 Nevada St	ADU-A	1 / 2	6/3/2021	6/16/2021	R-2-2.5 / 17.42	105.26	604%
63 Cloud View Road	ADU-D	1 / 2	9/29/2021	3/9/2022	R-1-6 / 7.26	12.74	175%
67 Marie St	ADU-A	1 / 2	11/16/2016	Expired	R-1-6 / 7.26	19.05	262%
71 Atwood Ave	ADU-A	1 / 2	7/23/20	Not required	R-1-6 / 7.26	15.87	219%
75 Cloud View Road	ADU-A	1 / 2	12/11/18	No	R-1-6 / 7.26	8.51	117%
77 Bulkley Ave (Unit 1A)	JADU	1 / 23	4/18/2022	No	R-3 / 29.04	34.27	118%
77 Bulkley Ave- Unit 7 A	ADU-A	1 / 23	5/21/20	6/10/2021	R-3 / 29.04	35.83	123%
88 Central Ave	ADU-A	1 / 2	4/18/19	10/8/2019	R-1-6 / 7.26	19.80	273%
88 George Lane	ADU-D	1 / 2	4/7/21	1/20/2022	R-1-6 / 7.26	9.39	129%
97 Santa Rosa Ave	ADU-A	1 / 2	3/22/2017	1/16/2019	R-1-6 / 7.26	16.26	224%
92 Central Ave	ADU-A	1 / 2	3/23/2021	3/10/2020	R-1-6 / 7.26	20.41	281%
168 Santa Rosa	SB9						

Pending Projects							
2015 Bridgeway 064-135-28, 064-135-24	MF 5+	12 / 12	In process	-	CN-1 / 29.04	44.44	255%
1755 Bridgeway 064-151-02	MF 5+	17 / 19	In process	-	R-3 / 29.04	45.78	263%
21 Glen Ct 065-112-09	ADU-A	1 / 2	In process	-	R-1-6 / 7.26	17.24	237%
601 Main 065-253-15	ADU-AM	1 / 4	In process	-	R-2-2.5 / 17.42	50.00	287%
200 Glen Drive 065-141-21	ADU-AM	1 / 3	In process		R-1-6 / 7.26	25.42	350%
241 Glen 064-243-20	ADU-D	11 / 2	In process	-	R-1-6 / 7.26	20.41	281%
308 Third St 065-235-41	ADU-AM	1 / 3	In process	-	R-3 / 29.04	26.55	152%
44 Sunshine Ave 065-163-05	ADU-A	1 / 3	In process	-	R-1-6 / 7.26	10.83	149%
520 Easterby 064-141-19	ADU-AM	1 / 2	In process	-	R-2-2.5 / 17.42	29.41	169%

3. Community Opposition

Development projects in Sausalito can receive significant levels of comment from the community. Sausalito's unique characteristics, including views of Richardson Bay and the hillsides surrounding Sausalito, steep slopes in certain areas, deed-protected open space, limited public facilities, and limited infrastructure, safety and quality of life concerns, including adequate emergency access, adequate parking, traffic congestion, noise, and limited water and sewer capacity, and desires to protect certain areas of Sausalito from residential development, including City Hall, the Marinship/working waterfront, and MLK Park, were cited by many commenters during the Housing Element Update process. During the sites selection, there was significant community opposition to the MLK Park site, City Hall site, Marinship/working waterfront area sites, community park sites, open space sites, and several sites identified for intensification in neighborhoods with predominantly single family and small multifamily (2-4 units) development.

Based on a review of Planning Commission agendas in 2022, the City receives varied levels of comment on new residential construction and residential rehabilitation projects. Comments included concerns regarding the character of a neighborhood, massing of projects, impacts to public and private views, drainage, parking, plant species for landscaping, building heights, window placement, interior lighting, and references to the City's design review findings.

The potential for community opposition on residential projects underscores the need for objective requirements for residential development, to ensure that requirements are uniform for all projects and that both the applicant and the community know what is required. While the City will continue to welcome and encourage public comment and engagement in all projects,

4. Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, there is very little financial assistance for the development of affordable housing.

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available, and the process to obtain funds is extremely competitive. Tax credits, often a fundamental source of funds for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

As previously described, Section 10.40.140 of the Zoning Ordinance (Inclusionary Housing Ordinance) requires 15% of all new units developed in a multi-family or mixed use project of 4 or more units to be affordable to moderate-income households, and Section 10.44.190.C.2 requires that 20% of all new units developed in commercial zones be affordable to moderate-income households. While the City encourages the units to be provided as part of the proposed development on-site, applicants may choose to (a) dedicate land for construction of affordable housing to either for-profit or non-profit affordable housing builders approved by the City, or (b) construct affordable units on another site within the City.

The City also supports and publicizes the Residential Rehabilitation Loan Program administered by Marin Housing and funded by the CDBG program. This program provides technical assistance to very low-income homeowners and makes low interest property improvement loans of up to $35,000 for correction of substandard conditions, elimination of health and safety hazards, energy conservation measures, and accessibility improvements. Loans are available for owner-occupied single-family homes, ADUs, and houseboats and liveaboards in approved berths. Applicants apply directly through Marin Housing.

C. PUBLIC FACILITIES AND INFRASTRUCTURE

The City requires that developers complete certain minimum site improvements in conjunction with new housing development. Water, sewer, drainage, police, fire, parks, schools, and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off, and to provide sufficient space and capacity for public safety, recreation, education, and

movement of people and goods. Required improvements may include the construction of streets, curbs, gutters, and sidewalks and, where necessary, the installation of water mains, fire hydrants, sewer mains, storm drainage mains, and street lights. These standards are typical of most communities and do not adversely affect the provision of housing in Sausalito. It is noted in the General Plan that infrastructure capacity in the City is limited. Road and water facilities particularly have very limited capacity for expansion. The City has commenced a robust grant writing effort with a focus on federal, state and local grants, such as the DOT SMART grant and Cal OPR Climate Resilience Funds, to enhance and expand infrastructure.

1. Roadway System

The City of Sausalito General Plan Roadway Hierarchy (Figure 5-1 of the Circulation and Parking Element) depicts the official classification of the existing and proposed roadways in Sausalito, including freeways, primary and secondary arterial streets, major and minor collector streets, and local streets. Pavement width, sight distance, and travel speed generally increase as one moves from local streets to collector streets and arterials. Steep slopes and rough terrain limit street capacity in Sausalito due to narrow pavement width and short sight distance. Program 4 in the Housing Plan addresses reviewing the Circulation Element concurrently with the rezoning of Opportunity Sites to ensure adequate capacity to accommodate the RHNA. The following provides a description of the various roadway classifications, including a description of the specific roadway standards for each classification.

- **Freeways** – Freeways are defined as limited access facilities designed with four to ten travel lanes for routing traffic through the county. Highway 101, the City's only freeway, is an eight-lane freeway located along the western edge of the City and provides a bypass for traffic destined from the North Bay Area to the Golden Gate Bridge around Sausalito. Right-of-way (ROW) width for freeways is 100'+.

- **Arterial Streets** – Arterials carry large volumes of traffic between concentrated traffic generators in the City. Primary arterial streets connect the most important activities and travel routes, and provide four or more travel lanes with a ROW width of 60'+. Secondary arterial streets connect major activity centers and important traffic routes, and provide two or more travel lanes with a ROW width of 60'+.

- **Collector Streets** – Typically, collector streets are two lanes with improvements and width depending on age and terrain. Local streets feed into collectors which, in turn, lead to arterials. Major collector streets carry local traffic to the arterial system, and provide two travel lanes with a ROW width of 40' – 60'. Minor collector streets provide access to property and carry traffic to arterials, and provide two travel lanes with a ROW width of 40' – 60'.

- **Local Streets** – Local streets in Sausalito serve only specific residential areas. Since the City extends up steep slopes and drainage ravines, topography creates the most serious circulation constraint. The strong desire to preserve native trees and brush cover and avoid erosion problems also discourage the construction of other than minor access ways with narrow roadbed benching and minimal cuts and fills in steeper slope areas. Local streets provide two travel lanes with a ROW width of ≤40'.

2. Water Service

Water supply and distribution in Sausalito is provided by the Marin Municipal Water District (MMWD). MMWD serves the majority of southern Marin County and serves all incorporated cities and towns in the County, except Novato. Approximately 75% of drinking water comes from rainwater captured on 21,500 acres of protected watershed in seven reservoirs on Mt. Tamalpais and in west Marin County.

MMWD manages a distribution system of reservoirs, tanks, pumps, and pipelines to deliver water. MMWD's water pipelines are shown on Figure 4 (see Chapter IV).

According to the General Plan EIR (June 2020), the projected 2040 water supplies are adequate to meet demand that would be generated by buildout of the proposed 2040 General Plan. In addition, most new development accommodated under the proposed 2040 General Plan is expected to be infill and would rely on the existing distribution network that has sufficient capacity to convey available water supplies. As such, implementation and buildout of the proposed 2040 General Plan would not result in the need to construct or expand water supply and treatment facilities that were not already accounted for in the MMWD 2015 Urban Water Management Plan (UWMP) and Water Resources Plan 2040. Any additional water conveyance and treatment infrastructure needed in the future, would be considered by the MMWD.

While MMWD can meet future demands from buildout of the proposed 2040 General Plan with no new or expanded water supply or treatment facilities would be needed under the proposed 2040 General Plan, the City's RHNA as well as additional growth in the Marin Water service area associated with the RHNA would result in growth beyond the service population projected in the UWMP. The total RHNA for the jurisdictions served by Marin Water is 10,887 (approximately 26,130 persons) – this excludes the City of Novato and approximately 40% of the Countywide RHNA. This potential population growth under the RHNA exceeds the Marin Water's planned service population, which was anticipated to increase by 20,629 from 2020 to 2045 (UWMP Table 3-1).

While the population growth associated with the RHNA for all jurisdictions served by Marin Water would exceed its anticipated population growth during the planning period, the UWMP demonstrates that Marin Water will have a robust water supply under normal year, single dry year, and multiple dry year conditions and is anticipated to have excess supply under all of these conditions and in all study years (2025, 2030, 2035, 2040, and 2045) as shown in Tables 7-7 through 7-9 of the 2020 UWMP. The lowest excess supply of 13,942 acre feet per year is projected in 2045 under a single dry year condition (2020 UWMP Table 7-8). This excess supply is more than adequate to serve the 328.6 acre feet of year demand for water that would occur with additional population growth of 5,501 under full buildout of the RHNA (approximately 2,292 households [128 gallons per capita per day[2] x 2,292 = 293,376 gallons per day or 328.6 acre feet per year).

Furthermore, Marin Municipal Water District's 2020 UWMP indicates that based on historical water supply patterns, the MMWD can meet future demands for the district, including Sausalito, under normal, single-dry year, and multiple-dry year scenarios. However, there is uncertainty in the future

[2] Marin Water 2020 Urban Water Management Plan, Table 4-2

due to climate change. A five-year drought would be particularly problematic in a climate change scenario. Absent a five-year drought, Sausalito has adequate water supplies to support existing and future demand in the City.

Program 20 in the Housing Plan provides for coordination with Southern Marin Municipal Water District to ensure that the water treatment and water conveyance infrastructure is adequate to accommodate the RHNA and that updates to the UWMP are made to address the RHNA of all Southern Marin Municipal Water District jurisdictions to ensure adequate long-term water supply.

3. Sewer Service

According to the City's 2019 Sewer System Management Plan, the City provides sewer service to 3,041 parcels. The sanitary sewer collection system serves 4,185 residential dwelling units and 1,340 non-residential customers. The City's wastewater collection system consists of 20.9 miles of gravity pipelines, four lift stations, three force mains, and one open-ended force main totaling 1,773 linear feet, 650 manholes and access points, with 635 main lines in the collection system. The City's sewer pipelines are shown on Figure 4 (see Chapter IV).

The City of Sausalito has been in the process of rehabilitating its aging sanitary sewer infrastructure. The 2014 Sewer Rate Study identified 32 sewer capital improvement projects totaling approximately $8 million over nine years. In 2015, the City enacted a sewer bond to improve its wastewater infrastructure. In 2019, the City completed an update to its rate study to provide resources necessary to upgrade pipes and infrastructure to address the needs of the system. Since then, a number of projects have been completed, are under construction, or have either been designed or are currently in the design process. Further, in 2022, the City's voters passed Measure O, a sales tax measure that will generate additional monies to facilitate City infrastructure upgrades.

The wastewater transported through the City's collection system is discharged into the Sausalito-Marin City Sanitary District (SMCSD) conveyance system for final transport, treatment, and disposal through a deep-water discharge to the San Francisco Bay. The City is responsible for the gravity sewer mains; SMCSD is responsible for the operation and maintenance of the three City lift stations and force mains.

The Sausalito-Marin City Sanitary District operates and maintains a wastewater treatment plant (WWTP) on East Road just south of Sausalito city limits within the Golden Gate National Recreation Area. The WWTP provides secondary treatment of wastewater, which is subsequently discharged into San Francisco Bay. It is designed to process an average daily dry weather flow (ADWF) of 1.8 million gallons per day (mgd) of wastewater and a maximum daily wet weather flow of 12.0 mgd, with the capability to treat up to 9.0 mgd of full secondary treatment and firm tertiary treatment capacity of 3.0 mgd, with a potential of up to 6.0 mgd tertiary treatment during wet weather flow.[3] The WWTP's maximum capacity had been limited to approximately 6.0 mgd by fixed-film reactor treatment capacity and recent upgrades in 2021 to the WWTP addressed these limitations and increased capacity to 12.0 mgd as described.

[3] Sausalito-Marin City Sanitary District Strategic Plan 2022-2027, May 3, 2022

The WWTP serves approximately 10,000 equivalent dwelling units (EDUs) and a population of approximately 18,000. The dry weather flow to the WWTP is approximately 1.1 mgd.[4] Wet weather flows have been recorded up to 6.6 mgd. Sausalito uses approximately 47% of the WWTP capacity.[4]

The Sausalito-Marin City Sanitary District can accommodate wastewater collection and treatment generated by buildout of the 2040 General Plan and since all new development would be near existing wastewater infrastructure, there is no need to construct or expand wastewater collection and treatment facilities that have not already been accounted for in the SMCSD Sewer System Master Plan and Strategic Plan.[5] In 2017, SMCSD issued bonds to fund the Treatment and Wet Weather Flow Upgrade Project and continues to use the remaining bond funds to fund capital improvement needs from SMCSD's Capital Plan.

With a current dry weather flow of approximately 1.1 mgd, there is approximately 0.7 mgd capacity available of dry weather flow. SMCSD estimates a generation rate of 200 gallons per day per EDU (SMCSD Code Chapter 3.05.030.D.); the City's RHNA of 724 units would result in approximately 144,800 gallons per day, or 0.1448 mgd of dry weather flows and would be within the total capacity of the WWTP. Therefore, while a need to improve the City's wastewater conveyance infrastructure remains due to the aging infrastructure within the City, the WWTP would have the capacity to serve development anticipated with the City's RHNA.

The City of Sausalito and SMCSD actively review the needs of the sewer system infrastructure, including treatment plant maintenance and upgrades to the conveyance system. The City regularly reviews the needs of its collection and conveyance system and performs studies to ensure needs are identified and funded, as shown with its 2014 and 2019 rate studies to plan for infrastructure needs. Similarly, SMCSD has issued bonds to fund needed improvements, including upgrades to the WWTP to ensure capacity and wastewater quality and upgrades to the collection system.

The City is currently evaluating consolidation of sewer collection and treatment services with Sausalito Marin City Sanitary District, which will accomplish economies of scale that will facilitate future infrastructure improvements at a lower cost. Program 20 in the Housing Plan provides for coordination with SMCSD to ensure that the City's and SMCSD's sewer system infrastructure is adequate to accommodate the RHNA.

4. Dry Utilities Telecommunications, Electricity, and Natural Gas Facilities

The electrical power distribution system within the City is owned and operated by PG&E. This electrical power grid consists of both overhead and underground electrical lines located predominantly in the public street rights-of-way and easements.

Provision of electricity is through PG&E with the option of purchasing electricity through Marin Clean Energy (MCE), which is delivered by PG&E. MCE's service area includes all of Marin and Napa Counties, along with several cities in the East Bay region. MCE customers have the option of

[4] San Francisco Bay Regional Water Quality Control Board Order No. R2-2018-0025, June 13, 2018

[5] City of Sausalito 2040 General Plan EIR.

receiving 50 or 100 percent of renewable electricity from solar, wind, bioenergy, geothermal, and hydroelectric sources.

The natural gas distribution system within the City is also owned and operated by PG&E. It consists of a pipe network that lies predominantly beneath the traveled roadway in public street right-of-way.

Landline service is provided by ATT, ECG, and Pioneer Telephone. Since 2017, wireless phone service has been the most commonly used phone service in Sausalito, largely because of its portability and convenience. Additionally, there are 17 internet providers in Sausalito.

Dry utilities infrastructure is located primarily in public rights-of-way, in roads or along power lines adjacent to roads or property lines. The City's service providers have not identified any capacity issues with accommodating growth and development in the City. New development on the inventory and opportunity sites would be able to connect to existing infrastructure, which is generally available on site for underutilized parcels and in the rights-of-way adjacent vacant lands. It is not anticipated that any new or expanded electric power, natural gas, and telecommunications facilities would be needed to serve development under the RHNA and the City's service providers are anticipated to have adequate capacity.

D. ENVIRONMENTAL ISSUES

1. Special Status Species

Sausalito is geographically constrained by Richardson's Bay to the east, and the Marin Headlands hills and Golden Gate National Recreation Area (GGNRA) to the west. The GGNRA also serves as the City's southern border. As a result, the City is bound by sensitive eco-habitat for endangered and threatened species, which can be a constraint on construction.

The State and Federal governments have established lists of special status plant and animal species that may be threatened or endangered based on population scarcity, reduction of habitat or range, disease or predation, jeopardy to reproduction, or inadequacy of regulatory protection. There are also lists of species which have the potential to be elevated to endangered or threatened status. The California Department of Fish and Game publishes the Natural Diversity Database (NDDB) which lists the state's sensitive species, including threatened and endangered plants and animals. According to the NDDB, there are five sensitive plant species and six sensitive animal species located within the Sausalito Planning Area.[6] Subsequent housing development could result in the direct/indirect loss or indirect disturbance of special status plant or animal species or their habitats that are known to occur, or have potential to occur, in the region.

However, the 2040 General Plan includes policies and programs specifically designed to address potential impacts to special status species. Policy EQ-1.4 plainly states that threatened and endangered species shall be protected under the 2040 General Plan. To protect special status species, Program EQ-1.1.1 requires new developments to identify and protect natural resources as conditions of project approval. Other policies found in the General Plan recognize the importance of protecting valuable wildlife habitat. Policy W-4.2 and Program W-4.2.2 call for preservation and

[6] City of Sausalito 2040 General Plan EIR.

enhancement of the open waters and habitats found in Richardson's Bay, which have high ecological value for marine species such as eelgrass. Policy EQ-4.6 promotes that the natural integrity of creeks and riparian habitat remain intact, as these areas could serve as important corridors for the movement of wildlife. Future development under the Housing Element would need to comply with the various federal and state laws and regulations that protect special status plant and animal species.

2. Geology and Seismic Hazards

Earthquake hazards in the City of Sausalito include fault rupture, ground shaking, liquefaction, seismically induced landslides, subsidence, and seismically induced water inundation. Each can result in extensive property damage, personal injury, and/or death. The most widespread effect of an earthquake is ground shaking, or movement of the Earth's surface in response to seismic activity. Ground shaking is often the greatest cause of physical damage. Buildings and utility facilities may suffer severe damage or collapse if not properly designed to withstand shaking.

California has a long history of strong earthquakes that have affected communities in the San Francisco Bay Area. The largest earthquake to occur within 10 miles of Sausalito was the 1906 San Francisco Earthquake (7.8 magnitude) that occurred along the San Andreas Fault. The City's proximity to fault zones and other potentially active faults suggests a high probability that a strong earthquake will occur in the future in the City's vicinity.

The Sausalito Planning Area is located within Zone IV (violent) and Zone VIII (very strong) of the Modified Mercalli Intensity (MMI) Shaking Severity Level. The MMI estimates the intensity of shaking from an earthquake at a specific location or over a specific area by considering its effects on people, objects, and buildings. At high intensities (MMI ≥ 6), earthquake shaking damages buildings. The severity of the damage depends on the building type, the age of the building, and the quality of the construction. Masonry and non-ductile concrete buildings can be more severely damaged than wood-frame or engineered buildings. Buildings built to older building codes can be more severely damaged than recently constructed buildings using newer codes.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these requirements, which have been adopted by the City, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Section 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies is typical in Sausalito and addresses risks associated with seismic activity.

3. Flooding

Sausalito is situated at a point where the Marin Headlands meet Richardson's Bay. The resulting topography creates a sharp gradient that extends down to the City waterfront. In this context, the low-lying and unprotected coastal areas of the community are subject to flooding from extreme

weather events, storm surges, exceptional high tides, and sea level rise. Inadequate drainage and land subsidence also contribute to the problem of flooding.

Flood zone mapping prepared by the Federal Emergency Management Agency (FEMA) and California Department of Water Resources indicates that the City's entire shoreline is a Special Flood Hazard area with high risk of flooding. The National Flood Insurance Program indicates that the risk of flooding is high in the low-lying portion of Sausalito, generally east of Bridgeway (refer to Sausalito General Plan Figure 7-3). Another area at risk of flooding is along Coloma Street. The remaining portions of the City are generally at higher elevations and the risk of flooding in these areas is low.

4. Wildfire

Most of Sausalito lies within the Wildland-Urban Interface (WUI), the area where human development intermingles with unoccupied land and vegetative fuels. This zone is at high risk for wildfires. Areas located at the tops of ridges or heads of canyons are particularly vulnerable to fires ignited from below since the community's hillside topography (steep slopes separated by dry drainage and canyons) lends itself to the creation of a "chimney effect" where the fires are drawn up the canyons and steep hillsides. Periodic high winds can exacerbate fire risk.

Each area of the City has a different level of fire hazard potential. Figure 3 identifies areas designated as Very High and High Fire Hazard Severity Zones, which include lands adjacent the Highway 101 corridor, as well as large areas of the southern portion of the City in the Old Town/Hurricane Gulch neighborhood and the northern portion of the City in the Nevada Street Valley neighborhood. In order to inform residents of their fire hazard risk, the Southern Marin Fire Protection District (SMFD) utilizes hazard mapping from the Marin County Community Wildfire Protection Plan (CWPP). The CWPP is a wildfire risk reduction plan adopted throughout the county in 2016 and the City of Sausalito is included in the plan. The City ratified the Southern Marin Fire Department regulations, which include WUI regulations.

Designated higher fire hazard areas would require a higher fire rating for construction materials as appropriate. Furthermore, the City will continue to require that all roofing materials be fire rated class "A" or better, regardless of the fire hazard zone.

IV. HOUSING INVENTORY

This section of the Housing Element describes sites identified for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing. The 6th Cycle RHNA projection period addresses Sausalito's share of the Bay Area housing need, as shown in Table 41.

A. PROGRESS TOWARD THE RHNA

Since the RHNA is based on a projection period from June 30, 2022 through December 31, 2030, Sausalito may count housing units that have received their building permits after June 30, 2022 and units that have been approved, permitted, and/or built since the start of the projection period. Units permitted in 2021 are not counted toward the RHNA as they were counted toward the City's 5th Cycle RHNA.

Permitted and Approved Projects

Sausalito has 23 units that have been permitted or are approved and entitled and anticipated to begin construction during the 6th Cycle. . The permitted and approved projects are discussed in more detail, including project status, anticipated timing, and affordability levels under Section B.3, Residential Projects with Development Entitlements (post-June 30, 2022 occupancy) below.

B. INVENTORY OF RESIDENTIAL SITES

Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within the City for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

This Housing Element identifies vacant and underutilized sites that would accommodate residential uses within Sausalito. A citywide parcel database, aerial photos, site visits by the HEAC, and the City's General Plan and zoning GIS data were used to located parcels for this update. Parcels were reviewed by the Housing Element Advisory Committee and public and property owner input was invited to determine the feasibility of developing potential sites during the 6th Cycle.

Recognizing that there is property owner interest for parcels that have not been included in the inventory or as an Opportunity Site, the City carefully considered a number of factors, including proximity to intensive industrial uses, including ship repair and shipwrecking, extent to which sites were not anticipated to receive voter support, such as sites that would result in significant loss of community amenities that serve all segments of the population, historic sites, and sites that would impact or be impacted by the working waterfront, in selecting sites as Opportunity Sites. In particular, the community support that is required to modify Ordinance No. 1022 is anticipated to be stronger only if housing in the Marinship is located ~~north of Harbor Drive~~ in the northwest

portion of the Marinship and away from the working waterfront and if housing in or near the certified Sausalito Historic District does not adversely impact the district, historic sites, and contributing resources.

Specifically, Sausalito's industrial and maritime working waterfront is a vital component of Sausalito's economy. It provides diversification of the City's other tax base which includes tourist, retail, and hotel revenues. During the Covid pandemic, the industrial waterfront remained active while the tourist-related businesses declined significantly.

For example, some parcels near the industrial waterfront provide commercial office space. These parcels, if converted to housing pose an existential threat to the boatyard businesses that involve noisy odorous operations to repair vessels, frequently in the middle of the night because of tidal requirements which also involve intense lighting to assure worker safety for workers. History has proven that boatyards and the good paying blue collar jobs they provide are being gentrified out of existence around the bay and throughout the country. The U.S. Congress has taken notice and introduced H.R. 3160 (Keep America's Waterfront Working Act) in the last session of Congress. The Opportunity Sites have been selected to avoid areas with known and well-documented contamination hazards that stem from WW II shipbuilding operations and post-war industrial operations.

The community is very protective of the industrial waterfront strip south of Harbor Drive in Sausalito, demonstrated by the strong citizen support for the 1022 Initiative that protects that area. Over 1000 petition signatures were recently presented to the City Council, demanding protection for the economic, employment and cultural aspects of the working waterfront.

Nevertheless, recognizing the importance of developing additional units in Sausalito, waterfront advocates have been outspoken in support for housing, particularly affordable housing, in the area north of Harbor Drive and adjacent to Bridgeway. This area, comprising nearly 12 acres, is located safely away from the industrial waterfront. It contains office and some retail uses that are compatible with residential use.

The community has spent nearly 2 years conducting outreach and education to property owners in this area, emphasizing the opportunity to repurpose parcels for housing. The positive response has generated plans to integrate residential with existing retail on some sites and dedicated residential on other parcels.

Several sites included in the inventory or as Opportunity Sites are City-owned (Sites 75, 78, 84, and APN 065-062-19). City-owned sites are planned to be made available for long-term lease at a modest annual rent and will go through a Request for Proposals (RFP) process consistent with the State's Surplus Land Acts requirement to seek a developer interested in affordable housing, as described in Program 8 of the Housing Plan. The City has discussed opportunities with several locally-active affordable housing developers, including Sausalito Rotary and EAH Housing, and anticipates strong interest in developing affordable housing on the City-owned sites.

Parcel acreages by land use designation are based on assessor and GIS data.

Parcels to accommodate the City's RHNA fall into four categories and are summarized in Table 57, shown on Figure 2A, and are detailed in Appendix D:

1. Inventory Sites with zoning in place (vacant and underutilized) – see Figure 2B
2. Opportunity sites to be rezoned (vacant and underutilized)
3. Residential projects with development entitlements with occupancy post June 30, 2022
4. Projected accessory dwelling units and SB 9 units on underutilized sites

As shown in Table 57, rezoning of Opportunity Sites is necessary to accommodate the RHNA in all categories, as the City's existing capacity (categories 1, 3, and 4 listed above) will accommodate 261 units. The methodology for selecting the residential sites and the approaches to each category are summarized below:

Table 57: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs

	Very Low	Low	Moderate	Above Moderate	Total
2023-2031 RHNA (Table 41)	200	115	114	295	724
Inventory of Residential Sites					
R-1-20	0	0	~~1~~0	8~~9~~	~~10~~8~~9~~
R-1-6	0	0	~~33~~26~~27~~	~~34~~30~~31~~	~~67~~56~~58~~
R-1-8	0	0	2	2	4
R-2-2.5	0	0	~~3~~2	2	4~~5~~
R-3	17[1]	11[1]	1~~5~~	2~~16~~	31~~23~~
CC	0	0	~~1~~3	~~0~~8	~~1~~11
~~CN-1~~	~~0~~	~~0~~	~~2~~	~~10~~	~~12~~
Subtotal	*17*	*11*	*~~47~~354*	*~~73~~53*	*~~122~~116~~5~~*
Inventory of Residential Sites – Proposed Projects					
Proposed Projects[6]	~~1~~2	3~~5~~	8~~9~~	29	42~~45~~
Approved/Permitted Projects					
Approved/Entitled Projects[6]	10~~9103~~[2]	20~~227~~[2]	~~62~~22	~~7~~18~~9~~	~~23~~69~~70~~
ADU and SB9 Underutilized Sites Capacity					
ADUs	12~~0~~[3]	23~~1~~[3]	24~~1~~	14~~2~~	~~64~~73
SB 9 – Underutilized Sites	2[4]	6[4]	9	35	52
Existing Capacity (Inventory, Approved/Permitted Projects, ADU and SB 9 Underutilized Sites)					
Total Existing Capacity	**~~16~~42~~43~~**	**~~35~~64~~5~~**	**~~83~~96~~8~~**	**149~~1247~~**	**~~2613~~352~~293~~**
Inventory of Opportunity Sites					
H~~ousing~~-29	47	21	5	5	78
H~~ousing-43~~-49	~~30~~54	~~16~~28	~~40~~39~~36~~	~~47~~45~~40~~1	~~133~~166~~158~~
H~~ousing-50~~-70	~~69~~30	~~34~~33~~15~~	~~13~~8	~~18~~15~~10~~	~~134~~130~~63~~
MU-29~~/85~~%	2	2	10	30~~2~~	45~~6~~
MU-49~~/85~~%	~~122~~86~~69~~	~~69~~56~~27~~	~~47~~34~~23~~	~~120~~123~~86~~	~~358~~299~~205~~
MU-70~~/85~~%	0	0	11	11	22
Subtotal	*~~224~~22~~202~~*	*~~121~~12~~93~~*	*~~115~~94~~3~~*	*~~199~~23~~182~~3~~*	*~~659~~69~~571~~2~~*

Table 57: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs					
	Very Low	Low	Moderate	Above Moderate	Total
Potential Capacity Sites					
W-15%[5]	3	3	3	3	12
Total Capacity (Existing Capacity plus Opportunity Sites)					
TOTAL CAPACITY	~~240~~2487	~~156~~1601	~~198~~1934	~~326~~310334	~~920~~93512
Excess Capacity	~~40~~487	~~414~~645	~~848~~079	~~311~~539	~~196~~211~~188~~

[1]Very low and low income units are included in a City project anticipated for completion in or before 2024.
[2]See Section 3 below for assumptions related to very low, low, and moderate income units associated with approved projects.
[3]See Section 4 below for assumptions related to affordability of ADUs on underutilized sites.
[4] See Section 4 below for assumptions related to affordability of SB 9 units on underutilized sites.
[5]Water-based housing sites are intended to provide capacity during the planning period, but are not included in Program 4 for rezoning within 3 years.
[6]Pending/approved projects (1315/1319 Bridgeway and 409 Napa Street) located on Opportunity Sites are included in the Capacity from Potential Opportunity Sites rows and are counted for the approved (1315/1319 Bridgeway – 1 low (ADU), 1 moderate (deed-restricted), and 2 above moderate) and proposed (409 Napa – 1 moderate (deed-restricted) and 2 above moderate) units. These sites remain in the Opportunity Sites to ensure that the sites are rezoned.

Source: City of Sausalito, ~~2023~~2024; Marin County Assessor Data, 2021; De Novo Planning Group, ~~2023~~~~2024~~2025

Approach to Identifying Sites with Zoning in Place (Existing Capacity) and Opportunity Sites for Rezoning

Site Selection Criteria

All developable land was considered for its potential to accommodate residential development. As a nearly built-out City with much of the land constrained by environmental factors (see Figure 3), including wildfire hazards, steep slopes, flooding, and sea level rise, voter initiatives (Fair Traffic Initiative – Ordinance No. 1022, Ordinance No. 1128), and a significant amount of land under permanent open space restrictions, the City went through a thorough process to identify Opportunity Sites for rezoning with realistic development potential.

The methodology considered factors including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

The analysis to identify Opportunity Sites for rezoning (both vacant and underutilized) and underutilized sites with existing capacity under the zoning in place took many factors into consideration to ensure that sites selected to accommodate the RHNA are realistic for development during the 6th Cycle~~.~~. All parcels in Sausalito were reviewed against a set of baseline site selection criteria that considered parcel size, General Plan land use designation, parcel configuration, flood hazards, and permanent open space easements to identify parcels with capacity for new or additional residential development; see Appendix B for the detailed Baseline Site Selection Criteria.

After identifying sites that met the baseline criteria, each site was reviewed based on site suitability criteria to identify the potential and suitability of the site for development or redevelopment during

the 6th Cycle Planning Period. The selected sites (Draft Opportunity Sites) were further refined through additional analysis of existing conditions and site constraints, including HEAC review and community input at a series of 5 HEAC meetings, public input at Town Hall #2, and City Council review and recommendation. Additional refinements were made through the development of the Amended Housing Element in 2025 to the Opportunity Sites as a result of community and decision-maker input during implementation of Program 4. The revisions to the ~~Draft~~ Opportunity Sites were reviewed for consistency with the Site Suitability Criteria, as discussed below and the methodology for underutilized (nonvacant) sites. The Opportunity Sites, including Sites 401 and 402, are consistent with the Site Suitability Criteria and are supported by the methodology for selecting nonvacant sites. Specifically, these sites are consistent with local and regional development trends for reuse and intensification of nonvacant sites (discussed in detail below) and with market conditions encouraging reuse and intensification of nonvacant sites (described below). Incentives for residential development are described in the Background Report and include City fees that are substantially less than other regional jurisdictions (see Background Report Table 51) and a commitment by the City, as described in Housing Plan Program 10, to establish financial and regulatory incentives and to work with developers and nonprofits to access State and other funding to support infill development.

It is noted that the sites selected to accommodate the very ~~low and low income~~low- and low-income need are all sized 0.5 to 10 acres, except:

- City-owned sites (the City is in the process of providing affordable units on a small underutilized site less than 0.5 acres currently owned by the City (called the Dorothy Gibson House) and anticipates similar success with other small sites during the planning period, including City-owned parcels) that can be consolidated to exceed 0.5 acres and would be treated as a single site;
- Parcels under single/common ownership that can be consolidated and treated as a single site (these sites are identified in Appendix D1 in the Notes column) and Program 16 promotes lot consolidation;
- Sites where owner has expressed interest in providing a unit with rents affordable to a very low or low income household; and
- Pending projects with a unit proposed to have rents affordable to a very low or low income household or with deed-restricted units.

The site suitability criteria, which are presented in Appendix C with the rating scale for each category, include:

- Site ownership, which gives a higher rating to City-owned sites and privately-owned sites where the property owner has expressed interest in development;
- Existing development conditions, based on Marin County Assessor data for existing use, square footage of improvements, and land value;
- Proximity to transit, which rates each site based on its distance from a bus or ferry stop;
- Proximity to services, which includes commercial uses identified by the assessor and community facilities (childcare, schools, library);
- Hazards, which rates sites based on environmental conditions, including:
    - Fire hazard severity zone as identified in the Sausalito General Plan,

- Sea level rise – Maximum sea level rise projected under the three-foot sea level rise scenario, as mapped by the San Francisco Bay Conservation and Development Commission Adapting to Rising Tides Bay Shoreline Flood Explorer,
- Flood hazards – Special flood hazard areas as mapped by the Federal Emergency Management Agency National Flood Hazard Layer; and
- Landslide susceptibility, as designated on May 58: Susceptibility to Deep-Seated Landslides in California published by the California Department of Conservation.

Each Inventory Site and Opportunity Site, including the Opportunity Sites revised by the 2025 Amended Housing Element ~~Amendment~~, has been reviewed for consistency with the Site Scoring Criteria, with the scores and results provided in Appendix D2.

Realistic Capacity Assumptions

The analysis for the Housing Element has assumed that vacant and underutilized sites will develop at 80% of capacity, except where there is a higher minimum required density. It is recognized that the 80% assumption is extremely conservative, and the City is likely to experience higher levels of development based on pending and approved projects and historical development patterns.

These assumptions are supported by the permitted and allowed densities shown in Table 56, by the typical and approved densities of existing or approved residential development at similar affordability levels, land use controls and site improvements, and on the planned availability of infrastructure and utilities, as discussed below. To reflect the reduced development potential in areas with steep slopes, an additional 30% reduction in capacity was taken for sites with steep slopes (majority of site rated 8 or 9 on Map 58).

- **Typical densities of existing or approved residential development at similar affordability levels:** Historically, development in Sausalito has occurred very close to or above maximum permitted densities. Table 56 demonstrates that recently approved projects as well as pending projects have occurred at levels higher than the maximum permitted densities, with pending projects (non-ADU) averaging 259% of maximum permitted density and approved projects (non-ADU projects) averaging 111% of maximum permitted densities. (The City is anticipating increasing these densities per the discussion below). To further examine densities, Appendix H identifies maximum permitted and actual densities for multi-unit sites in Sausalito, with the finding summarized below:
  - Affordable housing projects have ranged from 40 to 71 units per acre, averaging 59.8 units per acre or 206% of maximum permitted densities.
  - Market rate development on residential sites has averaged 23.9 units per acre of 134% of maximum permitted densities.
  - Market rate development on non-residential sites have averaged 87.3 units per acre or 301% of maximum permitted densities.

- **Conceptual site designs:** To review the feasibility of development of the draft sites considered for the Housing Element, the City worked with Opticos to prepare conceptual land use plans and visualizations of potential development on a variety of sites. In addition, the City has received developer produced renderings for several properties on the Opportunity Site list, and has received community-produced renderings for additional

properties on the Opportunity Site list. The visualizations were used to assure the feasibility of the proposed developments, and will be used to further refine the rezoning standards for Opportunity Sites, including increasing the minimum number of residential uses on mixed use sites to support more residential opportunities and to adjust capacity where there are site-specific constraints, such as steep slopes and riparian areas. See Appendix I.

- **Site improvements:** Sites included in the inventory of sites are in-fill sites that are adjacent to existing roadways and will require minimal site improvements to accommodate roadway standards, including curb, gutter, and sidewalk. Site improvements are not anticipated to result in development below the realistic capacities assumed herein based on a review of the City's standards, historical development patterns, and proposed projects.

- **Infrastructure:** Sites included in the inventory of sites are located with infrastructure on or adjacent to the site, as shown in Figure 4. Infrastructure improvements are not anticipated to result in development below the realistic capacities assumed herein based on historical development patterns and proposed projects. None of the sites are anticipated to require significant portions of the site dedicated to roadway, utilities, or other infrastructure that would affect the ability of the site to develop at the realistic capacity assumption.

- **Environmental:** To reflect the reduced development potential in areas with steep slopes, an additional 15% reduction in capacity was taken for sites with steep slopes (majority of site rated 8 or 9 on Map 58). Sites with riparian areas, such as Site 75, were also reduced based on the extent of land affected. Some sites, such as Site 100, were removed in response to significant community concerns and feedback around environmental impacts and public safety risks – it is noted that such sites can be developed under the General Plan and zoning assigned to the site, but credit is not taken for these units in the Inventory. It is noted that a reduction in capacity was not taken for sites in the floodplain, as sites can be developed above the base flood elevation. Sites developed within the floodplain in Sausalito typically do not provide on-site detention basins or other flood-oriented improvements that result in a reduction to the realistic capacity assumption.

- **Land use controls:** The City's Zoning Ordinance establishes maximum permitted densities. The City is also developing ODDS to ensure that development projects are processed in a consistent manner that reduces potential constraints, as discussed in Chapter III and the Housing Plan. As described above, sites are anticipated to develop at 80% of maximum permitted density except where the minimum required density would result in a higher amount. Opportunity Sites that will be rezoned ~~as follows~~ are anticipated to ~~at least~~ develop at least to the minimum permitted density. The standards for the overlays are being developed concurrently with the 2025 Amended Housing Element ~~Amendment~~. The ~~overlays will not be subject to the standards of the underlying zoning designations but rather will be subject to the standards established at~~new overlay standards are anticipated to be enacted into Chapter 10.28 of the Sausalito Municipal Code~~and the ODDS~~. The standards ~~at Chapter 10.28~~ will allow building heights of three stories/32 feet for the Housing-29 (H-29) and Mixed Use-29~~/85%~~ (MU-29) overlays, three stories/35 feet for the Housing-49 (H-49) and Mixed Use-49~~/85%~~ (MU-49) overlays, and four stories/45 feet for the Housing-70 (H-70) and Mixed Use-70~~/85%~~ (MU-70) overlays, with no maximum floor area

ratio for residential uses or lot coverage limitations. Additionally, the municipal code will provide that ~~such development allowances~~overlay zone requirements shall govern in the event of conflicts with underlying zoning designations, to ensure that any minimum density requirements prescribed by state law are met. As a result, the overlays will provide greater flexibility than the City's existing standards. The Mixed Use overlays will include provisions to accommodate the existing square footage of nonresidential development if it exceeds the 15% limitation.

~~1)~~ Approvals for projects proposed at the densities described above may be obtained using the City's existing permitting processes under Title 10 of the Sausalito Municipal Code (specifically, approval of permits under Chapters 10.50 through 10.68), or via the streamlined approval process being created by Program 19 for the ODDS, and which will be set forth in Title 10A. ~~and accommodate the range of densities for each district.~~ The ODDS are anticipated to improve housing cost, supply, choice, and affordability by providing a streamlined process for projects that meet clearly established standards that accommodate the above maximum permitted densities, reduce the time and expense of designing sites by providing detailed standards, building types, and examples, and ensure a streamlined approval process, including ministerial approval process that does not require supplemental CEQA review. The ODDS will not require any unusual or expensive building materials (i.e., natural stone, brick)~~, standards,~~ or design characteristics that would have an adverse effect on housing cost, supply, choice, and affordability. The following density ranges and assumptions apply to the Opportunity Sites:

- Opportunity–H~~ousing~~-29: Maximum density of 29 units per acre. The realistic capacity of these sites is calculated at 23.2 units per acre (80% of maximum density) based on development trends and historical development patterns (discussed above). Standards for very ~~low and low income~~low- and low-income sites will include a minimum density of 20 units per acre ~~and requiring residential uses required for 85% of the site~~.
- Opportunity-MU-29~~/85%~~: Maximum density of 29 units per acre~~.~~. The realistic capacity of these sites is calculated at 23.2 units per acre (80% of maximum density) based on development trends and historical development patterns (discussed above). Standards for very low and low income sites will include a minimum density of 20 units per acre and requiring residential uses required for 85% of the site.
- Opportunity - H~~ousing~~-49:~~-~~ Minimum density of 43 units per acre and maximum density of 49 units per acre~~.~~. These sites are calculated to develop at 43 units per acre.
- Opportunity – H~~ousing~~-70: Minimum density of 50 units per acre and maximum density of 70 units per acre.~~-~~ These sites are calculated to develop at 50 units per acre.
- Opportunity - M~~ixed~~ U~~se~~-49~~/85%~~:~~-~~ Minimum density of 43 units per acre, maximum density of 49 units per acre, and residential uses required for 85% of the site~~.~~. The realistic capacity for these sites is calculated at 43 units per acre on 85% of the site.

- Inventory Sites. Sites that are not identified for rezoning are anticipated to develop with a minimum capacity of at least 80%, based on historical development patterns, site

improvements, and planned infrastructure and utilities. It is noted that the realistic capacity assumptions could be higher, given the historical development trends in the City that average close to or above maximum capacity.

Density Bonus Potential

Appendix D1 identifies the development potential of Opportunity Sites with application of State density bonus law., assuming that projects are eligible under Government Code Section 65915(f)(3)(D)(i), which allows an 80% density bonus for projects that are 100% affordable to lower income households, except that up to 20% of total units may be affordable to moderate income households. While HCD does not support the City assuming the potential for density bonus units as there is no guarantee the City will receive applications for a density bonus during the 6th Cycle, this information is provided to demonstrate the potential development that could occur on any given parcel if a density bonus application is requested. It is noted that projects that do not provide 100% affordable units may receive a lesser density bonus of 5% to 50% based on the amount of very low, low, and moderate income units provided. It is noted that density bonuses are not assumed for City-owned sites as it is anticipated that the City would develop the number of units on those sites identified as the realistic capacity in Appendix D1. Examples of the realistic capacity versus density bonus for several Opportunity Sites are provided below:

Site 72: Mixed Use Opportunity Site (43-49 du/ac on a minimum of 85% of site) – 40 units realistic capacity versus 82 units with 100% residential project and an 80% density bonus.

Site 53: Housing Opportunity – 49 Site (43-49 du/ac) – 6 units realistic capacity versus 14 units with an 80% density bonus.

Under density bonus law, a project may also request incentives, such as decreased setbacks, increased FAR, or other modifications to City standards.

Methodology for Underutilized (Nonvacant) Sites

Due to the limited amount of vacant land in Sausalito, the City has conducted a thorough review of potential sites and identified Opportunity Sites with the highest potential to be redeveloped or intensified with residential uses. For the very low and low income RHNA, the effort focused on identifying sites of a minimum of 0.5 acres and that can accommodate development at 49 to 70 units per acre, which is well above the State's default density of 20 units/acre assumed to be adequate to accommodate very low and low income units, in order to promote affordability and to incentivize reuse of the sites during the Planning Period.

Because nonvacant sites comprise more than half of Sausalito's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment.

State law allows use of underutilized (nonvacant) sites to accommodate the RHNA. The City encourages redevelopment of underutilized uses and infill development. The City has completed a detailed assessment of the suitability of all nonvacant sites identified to accommodate its RHNA. In

evaluating the potential for nonvacant sites to accommodate residential development during the 6th Cycle, the methodology for Inventory of Residential Sites, including sites modified through the 2025 Amended Housing Element, considered a number of factors, including the extent to which existing uses may constitute an impediment to additional residential development, development trends, market and economic conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites, as further discussed below. Furthermore, the City will make findings based on substantial evidence that the existing use is not an impediment and will likely allow for residential development during the planning period.

Appendix D (Inventory of Residential Sites) provides data supporting the methodology to determine nonvacant sites suitable for development, including the existing uses (type of use and amount of development) located at each site, land and improvement values, any known constraints to development, and any other relevant information which supports the City's finding that all sites identified in its inventory are suitable for redevelopment during the planning period at densities and intensities consistent with the realistic capacity assumptions identified for the site, by income level. Each of the underutilized sites in the inventory was selected based on a combination of factors rendering it suitable and likely to redevelop during the planning period.

The methodology used to select sites addressed a variety of factors related to the potential of a site to redevelop or intensify uses during the Planning Period, including:

1) Ownership of the site - City-owned sites were anticipated to have a high potential for development based on City control of the property and ability to effect change
2) Property owner interest in development and economic gain associated with development
3) Current/past uses on the site – site has large underutilized areas, aging non-residential buildings, a high land value to improvement ratio, or a low site utilization.
4) Development trends
5) Surrounding development and densities
6) Location outside the Very High Fire Hazard Severity Zone
7) Presence of flood hazard zones
8) Access to infrastructure (see Figure 4), goods and services, community amenities, and transit facilities
9) Amount of site leased/occupied, where information is available

Sites that meet at least two of the four criteria (Criteria 1, 2, 3, or 43), as further discussed below, are determined to be likely to redevelop during the planning period. All nonvacant sites included as Inventory Sites and Opportunity Sites, included the sites modified through the 2025 Amended Housing Element, have been reviewed for consistency with the criteria (see Appendices D1 and D2). Local data and knowledge, including input from property owners, developers, and land development professionals, including architects and real estate attorneys, informed the site selection criteria which was discussed and documented in detail over an extensive site selection process, including a series of five Housing Element Advisory Committee (HEAC) meetings focused on site selection, a Town Hall to receive community input on site selection, a focus group meeting with developers and real estate professionals which addressed characteristics of sites preferred for intensification and redevelopment, and a City Council meeting to review potential sites for inclusion in the Draft Housing Element, as well as numerous stakeholder-driven community meetings to

solicit feedback and input, and property owner and public input provided during the environmental review process. This input identified that important criteria in determine the viability of an underutilized site for reuse included ratio of existing development to site size, the land value to structure size ratio, age of buildings, and extent to which portions of the site are minimally developed. These factors were considered for each site, as identified in Appendix D1 with supplemental information provided in Appendix D2 as well as in materials for site selection provided for HEAC Meetings 2 through 7. This information was considered and refined by the Planning Commission and City Council, including the working groups of these bodies, in their review of the Housing Element, including sites and criteria.

Appendix D2 includes a detailed inventory of each site, including the above factors. Appendix E highlights the Very ~~Low and Low Income~~Low- and Low-Income Opportunity Sites and identifies the following factors for each site:

- Site Inventory Map Number Reference
- Acreage
- Accessor Parcel Number
- Ownership
- Existing Use (including size)
- Existing Lot Coverage
- Existing Floor Area Ratio
- Existing General Plan
- Existing Zoning
- Proposed Zoning
- Potential Capacity by Household Income Level
- Factors Supporting Development
- Site Boundary Photo (Aerial with Parcel Boundary)
- View of the Site

Criteria 1 - Site Ownership

Development of sites owned by the City at the income levels identified in the Inventory will be actively solicited during the Planning Period. City-owned sites with existing uses have been reviewed for their development potential and have the capacity for additional uses in underdeveloped portions of the site or for redevelopment of uses in need of rehabilitation or improvement with mixed use or residential only development.

Criteria 2 - Property Owner Interest and Restrictions~~/Economic Gain~~

The City's Housing Element team, including City staff and consultants, has conducted outreach to all property owners of underutilized sites identified in Appendix D1 as part of the Housing Element Update process. This process has included providing residents and property owners an opportunity for input through sending~~letters~~ a mailer to each property owner, encouraging property owner input through a mailer, a property owner survey, and project notices, and responding to property owner inquiries to gauge the property owners' interest in accommodating residential uses at these sites. No property owner that is included in Appendix D has indicated that the anticipated residential capacity identified for their site is unrealistic to achieve during the planning period. Sites

with a property owner that indicated a lack of interest in new residential development were removed from the inventory. Adjacent parcels under common or related ownership are treated as a single site~~.~~. The City is not aware of any existing leases, contracts, or other conditions that would impede the residential development accommodated by the Inventory and Opportunity Sites during the 6th Cycle.

Sites where the property owner identified interest in residential or mixed use development were anticipated to be likely to redevelop.

Criteria 3 - Economic Gain

The Housing Element includes measures that provide economic gain to property owners, particularly due to the economic gain to property owners associated with the City's implementation of the following:

a. Increased capacity of the site under rezoning (Program 4). The rezoning implemented by Program 4 provides for increased densities in the Housing-49, Housing-70, Mixed Use-49/85%, and Mixed Use-70/85% overlays and provides for increased site capacity through accommodating increased floor area ratio and building coverage in all overlays (Housing-29, Housing-49, Housing-70, Mixed Use-29/85%, Mixed Use-49/85%, and Mixed Use-70/85%) in comparison to the Title 10 standards for the underlying zoning districts.
b. ADU/JADU and SB 9 development as streamlined and supported by the City (Housing Plan Programs 6 and 7).
c. Affordable housing development assistance, including financial incentives (reduced development fees and deferred development impact fees, reduced development standards, and regulatory incentives, supported by the City (Housing Plan Program 10)~~.~~.
d. Partnerships for Affordable Housing (Housing Plan Program 12)~~.~~.
e. Streamlined development review procedures (Housing Plan Programs 4 and 19). These procedures ensure that residential and mixed use developments that meet identified objective standards and eligibility requirements are processed in a streamlined process that is limited to ~~a zoning~~ an administrative permit~~, which is a ministerial process that is reviewed and~~ approved at the staff level without any public hearings. The design review procedures process established by Chapter 10.54 ~~does~~will not apply to projects eligible for streamlined review.

Criteria ~~3~~ 4 - Existing Uses

Existing uses were evaluated based on several factors to determine if the existing uses would render a site suitable and likely to redevelop during the 6th Cycle~~.~~. Sites are considered to have low utilization if there is physical underutilization of a site or economic obsolescence of the existing use~~.~~. Appendices B and C identify the methodology for reviewing the existing uses on the site, including the area of improvements to lot size ratio and the value of land to developed building size ratio and Appendices D1 and D2 include the calculation and scoring information for the sites, including sites modified through the 2025 Amended Housing Element ~~Amendment.~~. As discussed below, development trends in the City indicate strong support for redeveloping underutilized sites with more intense residential uses. This approach is supported by development activity in the City – as discussed below under Development Trends, the City has received development plans for multifamily uses on 6 nonvacant sites. For example, the owners of Site 401 are planning for

conversion of office uses to residential for Site 401 (see Appendix I for conceptual site plan) and the City has received development plans for conversion of parking to residential use on Site 72 (see Appendix I), which has similar conditions as Site 401. These planned projects are discussed below under Development Trends.

Sites that scored a 4 or 5 in the Existing Structure Size as Percentage of Site category (see Appendix C and Appendix D1), sites that scored 5 (were in the upper quartile of sites in the City based on the ratio of land value to site size) (see Appendix C and Appendix D1), sites with aging non-residential uses (buildings greater than 45 years old), and sites where a large portion (0.5 acre or more or 40% of the site or more) is used for parking, landscaping, or undeveloped are anticipated to have a higher likelihood of development in the near future.

Development Trends

The majority of recently approved and constructed projects in Sausalito, as shown in Table 56, have occurred on underutilized sites, with existing development ranging from individual residences to 10 residential units. These development trends that support reuse and intensification of underutilized sites apply to the City's Inventory and Opportunity Sites, including sites modified through the Amended Housing Element ~~Amendment~~. Sites with similar levels of development are anticipated to be likely to intensify during the planning period. As evidenced by Table 56, the housing market in Sausalito has supported development on underutilized sites during the 5th Cycle. It is anticipated that these trends will continue into the 6th Cycle, particularly given the strong demand for housing as reflected by the State's projection of housing needs for the Bay Area and assigned through the 6th Cycle RHNA. Strong development trends are anticipated to support the development of all underutilized Inventory Sites and Opportunity Sites, particularly with the City's support of development demonstrated in Programs 10, 12, 17, and 19 in the Housing Plan. Development trends including reuse of underutilized sites in Sausalito and the region are discussed below.

Reuse of Residential and Non-residential Sites

Examples of development in the City and region that are similar to the City's plan to accommodate residential uses on underutilized sites include:

- 1315/1319 Bridgeway (Site 44), Sausalito. This project proposes to redevelop an existing office building on a 0.06-acre site to residential uses (3 multifamily units~~,~~ -and an ADU – four units in total). See Appendix I for site plan.
- 1755/1757 Bridgeway, Sausalito. This project proposes to redevelop an underutilized 0.42-acre site ~~with a 2-unit structure~~ with 19 units, including 16 market rate and 3 moderate income units. See Appendix I for site plan.
- 2015 Bridgeway, Sausalito. This project on a 0.27-acre site proposes to convert an office building to a 12-unit multifamily development, including 2 ~~low income~~low-income units and 10 above moderate income units. See Appendix I for site plan.
- 409 Napa St (Site 55), Sausalito. This project proposes to develop 4 market rate and 1 moderate (deed-restricted) income unit. There is an existing duplex on the site. The required entitlements are approval of the SB 330 application and building permit. See Appendix I for site plan.

- 2400 Bridgeway (Site 401), Sausalito. The property owner has prepared a conceptual plan demonstrating the capacity to convert the existing office building to a 17-unit mixed use building, including residential and commercial uses. See Appendix I for site plan.
- 2656 Bridgeway Blvd (Site 72), Sausalito. The property owner has prepared a conceptual plan demonstrating the capacity of the site to accommodate 63 units in the paved/parking areas of the site while retaining the existing commercial building. See Appendix I.
- 550 Mill Avenue, Mill Valley. This project includes three two-story structures linked by stairways and decks. One structure includes ground level commercial and 4 residential units on the second story, one structure includes a single unit, and the third structure provides 2 units. This 7-unit development includes 6,912 s.f. of residential uses and 7,912 s.f. of commercial uses on a 12,556 s.f. lot (24 units/acre). The site was underutilized, with three existing single family homes that were removed for the new mixed use project.
- 703 Third Street, San Rafael. This project includes 120 rental units or apartments above a 969 s.f. commercial space. The existing uses include 1- and 2-story commercial uses and surface parking.
- 815 B Street, San Rafael. This project includes 41 apartments above 1,939 sf. Of commercial space. The existing uses include a 4,500 s.f. commercial use and 2 2-story Victorian-area residences and would be demolished.

These trends toward reuse and intensification of nonvacant sites support the intensification of residential uses on sites with existing small or moderate scale residential uses as well as the conversion of all or a portion of sites with existing nonresidential uses and underutilized areas, such as parking and storage. Sites 401 and 402, which have been added through the Amended Housing Element process, are consistent with these trends supporting residential development, including multifamily uses, on nonvacant sites.

Workforce Housing

As described by the Brookings Institute in their article titled "Workforce housing and middle-income housing subsidies: a Primer", affording a safe and secure home is not just a challenge for low-income families. As stated in the article, "as housing affordability increasingly creates stress on middle-income families, local governments, philanthropies, and even employers are debating new strategies to address the problem. In the past year, Facebook, Google, Microsoft, and the Chan-Zuckerburg Initiative have pledged contributions ranging from $500 million to $1 billion to help build more middle-income housing in their respective backyards (literally for Google, which is proposing to convert some of its Mountain View campus to housing)".

The term "workforce housing" is most often used to indicate a program designed for households that earn too much to qualify for traditional affordable housing subsidies. This generally means targeting households earning between 60% and 120% of AMI, but can include support for lower-income households as well. Workforce housing seeks to provide an alternative housing option that is affordable to working professionals, and has the opportunity to bring housing and jobs closer together by providing more attainable housing options near local jobs bases.

The State has recently recognized the important of workforce housing in helping to solve the California's housing shortage. On September 28, 2021, Governor Newsom signed a package of bills to boost housing production. Included as part of this package was a focus on promoting and

recognizing the importance of workforce housing. The City seeks to support this Statewide effort and address local contributing factors through the development and implementation of its new Opportunity Site rezoning.

As shown in Appendices D and E, the City has anticipated that its Opportunity Sites will accommodate a range of income levels, from very low to moderate, with the expectation that the sites will affirmatively further fair housing through blending a range of income levels and increasing opportunities for Sausalito's workforce to live and work in Sausalito.

Market Conditions

The market demand for housing, including affordable housing, has been well-documented by the State in support of passage of multiple bills in recent years to better accommodate the strong housing demand throughout the State.

Development trends in the City during the 5th Cycle demonstrated a strong demand for housing in Sausalito at all income levels (see Chapters 2 and 7). This strong demand and need for housing will continue to encourage redevelopment of underutilized sites and to encourage lot splits and other mechanisms that maximize capacity of sites.

The City has had interest in developing underutilized sites from multiple property owners and interest expressed by affordable housing developers and market rate developers during Housing Element preparation – interest has ranged from single unit projects to projects with 90 or more units. Changing market conditions and strong interest in residential development in Sausalito have led to the acquisition of previously underutilized properties, and those developers have expressed specific interest in producing housing, including submittal of site renderings.

Market trends supporting reuse or intensification of underutilized sites is demonstrated by developer and real estate professionals interest expressed to the City in relation to a variety of sites included in the Housing Element, including Sites 39, 44, 47, 55, 72, 202, 301, ~~and~~ 303, and 401.

The market demand for more housing, including more density housing that takes advantage of opportunities such as underutilized sites in order to intensify development in the midst of a State-identified housing crisis, has been highlighted repeatedly by the Governor and State legislators [bold added for emphasis]:

> *"California's severe housing shortage is badly damaging our state, and* ***we need many approaches*** *to tackle it,"* said Senator Wiener.[7]
>
> *"California needs more housing, and we need it now,"* said Senator Skinner. [2]
>
> *"For too long, California has kicked the can down the road when it came to building more housing," said San Francisco Mayor London Breed. "The housing crisis is at the center of our state's biggest challenges – with our children and our most vulnerable bearing the brunt of sky-high costs and* ***a severe shortage of housing inventory****. Thankfully, Governor Newsom and our*

7 Office of the Governor, Gov. Newsom Signs Sb 8, Extending The Housing Crisis Act, September 16, 2021

legislative leaders are taking bold action to address this shortage with a smart, targeted housing packing that will allow our communities to grow with inclusion and expand the dream of home ownership and housing stability to people across California."[2]

*"The **acute affordability crisis we are experiencing in California** was decades in the making, and now we're taking the necessary steps to fix it," said Governor Newsom, who signed the legislation at an affordable housing development in Oakland today. "This package of smart, bipartisan legislation boosts housing production in California – more streamlining, more local accountability, more affordability, **more density**. These bills, plus this year's historic budget investments in affordable housing, will directly lead to **more inclusive neighborhoods** across the state. Creating denser housing near jobs, parks and schools is key to meeting our climate goals as well as our affordability goals."*[8]

*"Administration has advanced $800 million in new or accelerated funding to build affordable, climate-friendly housing and infrastructure…Since taking office, the Governor has prioritized tackling the housing crisis, signing major legislation to boost housing production, remove barriers to construction of accessory dwelling units and streamline state laws to **maximize housing production**."* Office of the Governor[3]

Incentives for Residential Development

The most significant incentive Sausalito offers for residential development is the lowest fee structure in the region. As shown in Table 51, the City's fees are substantially less than other jurisdictions – even when taking into account school fees and outside agency fees which are not addressed uniformly and comprehensively in the other jurisdiction fee calculations. Further, the State has committed to implementing an Affordable Housing Fund to provide a new funding source to assist with providing housing to address the Statewide housing shortage. Program 10 in the Housing Plan commits the City to working with developers, including nonprofits, to access State and other funding available to support development of underutilized sites. The City is also significantly increasing the capacity of all Opportunity Sites to incentivize and promote development of these sites.

1. Sites with Zoning in Place

Proposed Development Projects

Sausalito is processing applications for ~~36~~ 458 units, including one mixed use development project with 19 units, one project that would convert office uses to apartments, a project that would replace an existing duplex with 5 units, an application proposing 3 units, and additional 9~~11~~ ADUs and 1 single family unit. The projects are described below; several projects include deed-restricted units affordable to low and moderate income households (2 low income deed-restricted units and 5 moderate-income deed restricted units). ~~conversion project with 12 units, and 1 single family unit, 4 7 ADUs, and 5 SB 9 units.~~ The affordability of ADUs ~~and SB 9 units~~ is projected for the total number

8 Office of the Governor, Governor Newsom Signs Legislation to Increase Affordable Housing Supply and Strengthen Accountability, Highlights Comprehensive Strategy to Tackle Housing Crisis, September 28, 2021

of entitled ADUs ~~and SB 9 units~~ based on projected rent levels identified through the City's survey efforts as discussed below in subsection 4, Projected ADUs and SB 9 units on Underutilized Sites. The 10 ADUs in review are anticipated to be affordable to 2 very low, 3 low, 4 moderate, and 2 above moderate income households and the 2 SB 9 units are anticipated to be affordable to 1 moderate and 1 above moderate income households. Affordability of ADU and SB 9 units will be reviewed during the 6th Cycle as identified by Program 6 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Program 7 (SB 9 Units).

Proposed development projects include:

1755/1757 Bridgeway, 064-151-02 and 064-151-03: A complete application has been submitted for this project requesting a design review permit, with units and incentives/concessions (increase in height limit to 34 feet 11 inches for one of the two buildings and to 38 feet 9 inches for the other building and increase in floor area ratio from 0.8 to 1.0) under State density bonus law~~permit under SB 35 streamlining provisions.~~ . This project ~~is a conversion~~ will redevelop ~~of~~ the 0.42-acre site, which has ~~existing residences (one 2-unit structure) and~~ several dilapidated structures. The project proposes 19 units, including 16 market rate and 3 moderate income (deed-restricted) units. ~~The project has requested a density bonus.~~ The r~~R~~equired entitlements are approval of the design review, density bonus and concessions/incentives, vesting tentative map, and building permit.~~:~~ See Appendix I for site plan.

2015 Bridgeway, 064-135-28 and 064-135-24: A complete application has been submitted for this project ~~requesting a permit under SB 35 streamlining provisions~~under state density bonus law. This project is located on a 0.27-acre site and would convert~~sion of~~ the existing~~an~~ office building to a 12-unit multifamily development, including 2 low income (deed-restricted) units and 10 ~~moderate income (deed-restricted)~~above moderate income units. The r~~R~~equired entitlements are a Zoning Permit, Conditional Use Permit, lot line adjustment (merge existing lots), and building permit. ~~:~~See Appendix I for site plan.

215 Sausalito Blvd, 065-263-10. A Preliminary SB 330 application has been submitted for a 3-unit project, including 2 market rate and 1 moderate income (deed-restricted) unit, on this vacant, 0.12-acre site. The required entitlements are approval of the SB 330 application and building permit. The application would like to use SB 35 for this project; however, it is in the tribal scoping phase and a SB 35 application cannot yet be submitted. See Appendix I for site plan.

409 Napa St, 064-162-27: A Preliminary SB 330 application has been submitted for a 5-unit project, including 4 market rate and 1 moderate (deed-restricted) income unit. There is an existing duplex on the site. The required entitlements are approval of the SB 330 application, design review permit, and building permit. See Appendix I for site plan.

1 Harrison Ave, 065-202-37: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

110 Fourth Street, 065-264-12: An application has been submitted for an ADU and a new detached dwelling unit. The site has an existing single family unit and the project would add two new units. The required entitlements for this project are a design review permit, ADU permit, lot line adjustment (merge two existing lots), and building permit.

21 Atwood Ave, 065-202-54: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

235 San Carlos Ave, 065-062-06: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

324 Sausalito Blvd, 065-252-39: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

47 Prospect Ave, 065-193-25: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

508-510 Sausalito Blvd, 065-222-22: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

520 Easterby, 064-141-19: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

608 Locust, 064-211-33: An application has been submitted for an ADU. The required entitlement for this project is a building permit.

Sites with proposed development projects are identified in the Inventory of Residential Sites in Appendix C, including assumptions for affordability of units and identification of projects that include deed-restricted units.

Vacant Sites with Existing Zoning to Accommodate Residential Uses

Existing Zoning

Vacant sites with zoning in place to accommodate residential uses are zoned R-1, R-2, R-3, CC, and CN. The vacant sites zoned for residential uses (R-1-6, R-1-8, R-1-20, R-2-2.5, and R-3) are assumed to develop at 80% of capacity. The vacant sites zoned for mixed use (CC and CN-1) sites are assumed to develop with residential uses at 50% of capacity.

SB 9 Potential

SB 9 changes existing limits on how many homes can be built on a lot zoned as single family, allowing up to 4 units on eligible lots zoned for single family use. Similar to state legislation on ADUs, SB 9 is intended to support the availability of more modestly priced homes by encouraging building of smaller houses on small lots. The creation of duplexes and/or lot splits on single-family parcels under SB 9 are subject only to ministerial review, and are exempt from environmental review under CEQA. Sausalito has received 3 SB 9 applications, with 1 approved and 2 in process, as well as numerous inquiries from property owners about the ability to add additional housing under SB 9. In addition to evaluating the capacity of vacant sites based on the densities established by the Zoning Ordinance for each zoning district, vacant sites with single family zoning were evaluated for their potential to accommodate additional units under SB 9. 15 respondents to the Property Owner Survey and 34 respondents to the Housing Needs and Priorities Survey indicated interest in SB 9 units.

Vacant single family sites that are eligible for development under SB 9 were projected to develop with 4 units per site, with lots split to accommodate 2 units per lot. Sausalito experiences very high densities, with many parcels in Sausalito exceeding the density allowed under the zoning. The projection that vacant single family units will develop with the maximum units allowed under SB 9 is consistent with the development intensities in Sausalito where duplex units and multiple single family units are allowed on a lot. This assumption was reduced for sites in Very High Fire Hazard Severity Zones (no development assumed) and sites on steep slopes with a landslide susceptibility rating of 9 (2 units assumed) or 10 (no development assumed) on any portion of the site or with an average site rating of 8 or higher (2 units assumed) based on the California Department of Conservation Map 58. It is anticipated that the primary units on all lot splits resulting from SB 9 would be affordable to above moderate income households and the additional units on these lots would be affordable to very low, low, and moderate income households based on the Property Owner Survey, with affordability preferences identified as 9.5% very low income, 23.8% low income, 33.3% moderate, and 33.3% above moderate income units. Because these sites are vacant and zoned for residential development, they are included in the inventory of residential sites.

Development under SB 9 will help to affirmatively further fair housing in Sausalito by providing the opportunity to integrate smaller-scale housing within higher resource, single-family neighborhoods. In addition, the ability to convey new units under separate ownership affords a wider range of financing options for property owners than are available for ADU construction. The Terner Center for Housing Innovation assessed the viability of new housing through allowing duplexes and lot splits on sites zoned for single family. The Terner Center study indicated that there are few loan products available to finance the construction of ADUs, and those that are available often do not cover the entire cost of development. Development under SB 9 will expand homeownership opportunities for modest income households who will be able to apply for a traditional mortgage to purchase the home.

Underutilized Sites with Existing Zoning to Accommodate Residential Uses

One underutilized site with zoning in place to accommodate residential uses is included in the inventory and is zoned R-2-2.5 and assumed to develop at 80% of capacity. This site has a single family home with capacity to accommodate 2 additional units. This is consistent with the City's development trends, which have included intensification of residential uses on sites with single family units, as well as sites with multifamily and non-residential development. There is additional capacity for other underutilized sites to accommodate ADUs, JADUs, and/or units under SB 9 – these sites are addressed under subsection 4, Projected ADUs and SB 9 Units on Underutilized Sites, below.

2. Opportunity Sites to be Rezoned

A rezone program has been included in the Housing Element (Program 4) to fulfill the requirements of Government Code Section 65583.2 (h) and (i). More than half of Sausalito's shortfall in its lower income RHNA will be accommodated on sites that will allow a mix of uses, therefore the City will be subject to requirements to allow 100 percent residential on Opportunity Sites that allow non-residential development. A key tenet of Sausalito's approach to providing sites to address its lower income housing needs will be through rezoning in order to significantly increase permitted residential densities:

- **Housing -49:** Provides for increased densities and ministerial development processing in exchange for the provision of 20% lower income units (on sites designated to accommodate the very low and low income RHNA) or 30% moderate income units and requires 100% residential uses at a minimum of 43 units per acre and up to 49 units per acre (a 69% increase in density compared to the current maximum densities permitted by the Zoning Ordinance). On sites designated to accommodate the very low and low income need, the minimum affordability required is 20% very low and low income units to receive the increased density of up to 49 units per acre and ministerial development processing.

- **Housing -70:** Provides for increased densities and ministerial development processing in exchange for the provision of 20% lower income units (on sites designated to accommodate the very low and low income RHNA) or 30% moderate income units and requires 100% residential uses at a minimum of 50 units per acre and up to 70 units per acre (a 141% increase in density compared to the current maximum densities permitted by the Zoning Ordinance). On sites designated to accommodate the very low and low income need, the minimum affordability required is 20% very low and low income units to receive the increased density of up to 70 units per acre and ministerial development processing.

- **Mixed Use-49/85% and Mixed Use 49/50%:** Provides for increased densities and ministerial development processing in exchange for the provision of 20% low income units (on sites designated to accommodate the very low and low income RHNA) or 30% moderate income units. Encourages a mix of residential, service, retail, office, and public/quasi-public uses and requires a minimum of 85% of the site be developed with residential uses at a minimum of 43 and up to 49 units per acre (Mixed Use 49/85%).

  "Mixed use" is a broad term that refers to multiple uses, such as residential, offices, commercial, and public/quasi-public uses on a single site and can be developed in multiple ways. For example, a mixed use development may include apartment buildings and separate non-residential buildings, such as offices, schools, or commercial uses, on a single site. Another typical style of mixed use development includes multiple uses in a single building, such as ground floor retail and commercial uses with residential uses on the upper stories. This type of mixed use, with multiple uses integrated into a single building, can be used to complement existing pedestrian-oriented commercial areas. On sites designated to accommodate the very low and low income need, the minimum affordability required is 20% very low and low income units to receive the increased density and ministerial development processing.

Housing Types on Opportunity Sites

The City is in the process of developing Objective Design and Development Standards for single family and multiple unit development projects that are subject to streamlined, ministerial review and approval. While the ODDS are not yet available for review and inclusion in the Draft Housing Element, it is anticipated that the ODDS will address a variety of unit types and project configurations in order to enhance Sausalito's existing neighborhoods and expand housing choice.

Table 58 summarizes the housing types, including estimated units per structure, building heights, maximum FARs, and unit sizes, anticipated to be developed in each of the Opportunity Zones.

Table 58: Housing Types and Associated Opportunity Sites Zones

Housing Type	Units per Structure	Height	Max. Floor Area Ratio	Unit Size	Opportunity Zone
House-scale building(s)	1 to 6	1-2.5 stories	0.7	500-3400 s.f.	Housing -49
Duplex(es)	2	1 – 2.5 stories	0.7	500-2200 s.f.	Housing -49
Fourplex(es)	4	2- to 2.5-stories	0.7	500-1500 s.f.	Housing -49
Small-scale multifamily	4-8	2- to 2.5-stories	1.2	500-2200 s.f.	Housing -49 -Mixed Use-49/85% Mixed Use -49/50%
Large-scale multifamily	9+	2- to 3-story podium parking	2.2	400-1800 s.f.	Housing -70 Housing -49 -Mixed Use -49/85% Mixed Use -49/50%
Mixed-use building(s) with residential uses and retail, office, service, and/or public/civic uses	4+	2- to 3-stories	2.5	400-1600 s.f.	Housing -70 Mixed Use-49/85% Mixed Use -49/50%

House-Scale Buildings

Duplex

Sixplex

Fourplex

Duplex

Image sources: City of Sausalito, Town of Corte Madera Title 22: Objective Design and Development Standards

Duplexes and Small-Scale Multifamily

Duplex

Sixplex

Fourplex

Duplex

Image sources: Loopnet, Zillow, Google Maps

Large-Scale Multifamily

Peninsula Regent, San Mateo

Point Sausalito, Sausalito

Mercy Family Apartments, San Francisco

The Terraces, Sausalito

Image sources: Google Maps, City of Sausalito, retirement.org, apartments.com

Mixed Use

40 Princess St, Sausalito

505 Miller, Mill Valley

1607 Bridgeway, Sausalito

Fruitvale Village, Oakland

Image sources: Loopnet, Zillow, Google Maps, Design Electric

Large Sites

No sites larger than 10 acres are included as Inventory Sites or Opportunity Sites. Government Code 65583.2(c)(2)(B): (B) A site larger than 10 acres shall not be deemed adequate to accommodate lower income housing need unless the locality can demonstrate that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower income housing units as projected for the site or unless the locality provides other evidence to the department that the site can be developed as lower income housing. For purposes of this subparagraph, "site" means that portion of a parcel or parcels designated to accommodate lower income housing needs pursuant to this subdivision.

3. Residential Projects with Approved Development Entitlements (Post June 30, 2022 Occupancy)

The following projects have received their entitlements for residential development and are either under construction or pending a request for a building permit~~.~~ . These approved projects include ~~17 58~~61 ADUs (~~3~~ 9 very low, ~~6~~ 2019 low, ~~5~~ 19 moderate, and ~~3 11~~13 above moderate), 2 SB 9/ADU ~~units~~ projects (~~1~~ 1 very low, 2~~3~~ moderate and ~~1~~ 42 above moderate), ~~and 4 3 attached single family units (1 low income deed-restricted units and 3~~ 2 above moderate units), 13 detached single family units (above moderate), and 6 multifamily units (1 low (deed-restricted), 1 low (market rent).~~1 moderate (deed-restricted),~~ and 42 above moderate income units). The affordability of ADU and SB 9 units is projected for the total number of entitled ADU and SB 9 units based on projected rent levels identified through the City's survey efforts as discussed below in subsection 4, Projected ADUs and SB 9 units on Underutilized Sites. Affordability of ADU and SB 9 units will be reviewed during the 6th Cycle as identified by Program 6 (Accessory Dwelling Units and Junior Accessory Dwelling Units) and Program 7 (SB 9 Units)~~.~~ . It is noted ~~7~~that several of the ADUs were approved prior to the City's update to the Zoning Ordinance that provides for ADUs to be permitted ministerially, so while some of these ADUs have received approval of their ADU project, a building permit has not yet been requested by the property owner. Projects that require only a building permit are ready for development and can proceed at anytime during the 6th Cycle.

- 11 Bonita Street – Approved ADU p~~P~~ermit. ~~Remaining entitlement:~~ Building permit issued 10/17/2022.

~~111 Bonita Street- Approved ADU Permit. Remaining entitlement: Building permit.~~

- 115 Santa Rosa Avenue – Approved ADU permit. Final/complete (amnesty ADU, no certificate of occupancy/final permit required).
- 115-117 Prospect Ave – Approved ADU permit. Building permit issued 8/23/2023.
- 116 Prospect Ave – Approved ADU p~~P~~ermit. ~~Remaining entitlement: Building permit~~Final/certificate of occupancy issued 8/20/2024.
- 1315/1319 Bridgeway – Approved SB 330 Application for a Zoning Permit and a separate approved ADU permit: The SB 330/Zoning Permit allows 3 multifamily units, 2 market and 1 low income (deed restricted). The ADU permit is for an additional unit. The approved project is on a 0.06-acre site and will convert the existing office building to residential uses. The remaining required entitlements are: building permit. See Appendix I for site plan.
- 135 San Carlos Ave – Approved ADU permit. Final/certificate of occupancy issued 7/10/2023.
- 140 Glen Drive - Approved ADU permit. ~~,~~Remaining entitlement: Building permit
- 141 Bulkley – Approved ADU permit. Building permit issued 7/15/2024.

- 141 Girard – Approved ADU permit. Building permit issued 2/13/2025.
- 144 Spencer Ave – Approved ADU permit. Final/certificate of occupancy issued 12/11/2024.
- 145 Santa Rosa Ave – Approved ADU permit. Building permit issued 8/29/2024.
- 16 Glen Dr – Approved ADU permit. Building permit issued 10/22/2024.
- 160 San Carlos Ave – Approved ADU permit. Building permit issued 4/23/2024.
- 168 Santa Rosa Ave – Approved SB 9 permit (2 units - single family dwelling/ADU). Building permit issued 8/28/2024.
- 177 Cazneau Ave – Approved SB 9 permit (3 units - single family dwelling/JADU/ADU). Building permit approved 3/9/2023, issuance pending fee payment.
- 181 Spencer Ave – Approved ADU permit. Building permit issued 4/30/2024.
- 2 Platt Ave – Approved ADU permit~~.~~. Building permit issued 3/25/2024.
- 200 Glen Drive – Approved ADU permit. Remaining entitlement: building permit.
- 201 Bridgeway – Approved 2 multifamily units. Final/certificate of occupancy issued 10/4/2023.
- 203 Woodward Ave – Approved ADU permit. Building permit issued 10/3/2024.
- 207 Santa Rosa Ave – Approved ADU permit. Building permit issued 9/25/2023.
- 216 Fourth Street – Approved ADU permit. Final/certificate of occupancy issued 6/23/2024.
- 216 Glen Drive – Approved JADU permit. ~~Remaining entitlement: b~~Building permit application in process, payment of fees required.
- 221/223 San Carlos Avenue - Approved ADU permit. Remaining entitlement: Building permit.
- ~~223 San Carlos Ave – Approved ADU permit. Building permit issued 8/22/2023.~~
- 241 Glen Dr – Approved ADU permit. Building permit issued 12/19/2024.
- 254 Spencer Ave – Approved ADU. Building permit issued 7/28/2024.
- 28 Lower Crescent – Approved ADU permit. Final/certificate of occupancy 1/23/2023.
- 28 Spencer Court – Permitted JADU. ~~Remaining entitlement: b~~Building permit issued 2/2/2023.
- 3 Currey Ave – Approved ADU. ~~Remaining entitlement: b~~Building permit issued 6/26/2023.
- 3 Marion Ave – Approved conversion of single family unit to duplex (1 new unit). Building permit issued 5/23/2022. Affordability based on rents listed on Zillow.com in January 2025 (2 bedroom - $3,050).
- 302 Fourth St – Approved ADU permit. Building permit issued 1/29/2025.
- 319 Fourth St – Approved ADU permit. Building permit issued 4/8/2024.
- 325 Pine St – Approved ADU permit. Final/certificate of occupancy issued 3/16/2023.
- 33 San Carlos – Approved ADU p~~P~~ermit. ~~Remaining entitlement:~~ Building permit issued 2/15/2024.
- 415 Napa St – Approved ADU permit. Final/certificate of occupancy issued 3/14/2024.
- 42 Platt Ave – Approved ADU permit. Building permit issued 12/02/2024.
- 424 Locust Street A – Approved ADU permit. Building permit issued 5/19/2022.
- ~~424 Pine Street – Approved ADU pPermit. Remaining entitlement: Building permit.~~
- 426 Pine St – Approved remodel of single family dwelling ~~unit~~ and new ADU permit. Building permit application in review.
- 429 ½ Johnson St – Approved ADU permit. B~~Remaining entitlement: b~~uilding permit issued 1/10/2024.

- 429 Turney Street – Approved ADU permit. Final/certificate of occupancy issued 3/20/2024. ~~, building permit not yet requested~~
- 43 Glen Court – Approved ADU p~~P~~ermit. ~~Building permit issued 10/17/2022 and project completed (f~~Final/certificate of occupancy issu~~ed)~~ 12/9/2022.
- 430 Bee St – Approved ADU permit. Building permit issued 1/10/2024 and final/certificate of occupancy issued 2/18/2025.
- 446/448 Sausalito Blvd. & 77 Crescent Ave – Approved single unit and conversion of site (2 existing units) to 3-unit condominium. Building permit issued 6/16/2022.
- 5 Wolfback Ridge Rd – Approved ADU permit. Final/certificate of occupancy issued 11/4/2024.
- 509 Bonita Street – Approved ADU p~~P~~ermit~~. –~~ . Building permit issued ~~8/12/2022~~10/4/2023. ~~No remaining entitlements required.~~
- 514 Bonita – Approved ADU Permit. Building permit issued 11/17~~8/12~~/2022. ~~No remaining entitlements required.~~
- 518 Nevada Street – Approved ADU p~~P~~ermit. Building permit issued 11/7/2022.
- 57 Prospect – Approved ADU permit. Remaining entitlement: building permit.
- 601 Main St – Approved ADU permit. Amnesty ADU complete 12/21/2022; no building permit required.
- 623 Nevada – Approved ADU permit. Final/certificate of occupancy issued 7/11/2022.
- 63 Cloud View Rd – Approved ADU permit. Amnesty ADU complete 4/30/2024; no building permit required.
- Final/certificate of occupancy issued 9/18/2023.
- 650 Main St – Approved ADU permit. Remaining entitlement: building permit.
- 654 Sausalito Blvd – Approved ADU permit. Building permit issued 10/31/2022.
- ~~719-725 Bridgeway – Approved 3 single family attached units (1 low income (deed-restricted), 2 market rate). Remaining entitlement: Building permit.~~
- 72 Central Avenue – Approved ADU p~~P~~ermit. Building permit issued 9/21/2022.
- 74 Central Ave – Approved ADU permit. Building permit issued 1/11/2021.
- 75 Cloud View Road – Approved ADU permit. ~~Remaining entitlement:~~ Building permit issued 1/31/2019.
- 75 Monte Mar Dr – Approved ADU permit. Building permit is under review.
- 77 Bulkley Avenue ~~(Unit 1A)~~ – Approved JADU permit and approved ADU permit. ~~conversion of workout room to JADU. ADU Permit approved. Remaining entitlement: building permit. -~~ Final/certificates of occupancy issued on 1/22/2024 (ADU) and 2/7/2024 (JADU).
- 77 Glen Dr – Approved ADU permit. Final/certificate of occupancy issued 11/20/2024.
- 79 Marin Ave – Approved ADU permit. Remaining entitlement: building permit.
- 83 Monte Mar Dr – Approved ADU permit. Remaining entitlement: building permit.
- 86 Prospect Ave – Approved ADU permit. Building permit issued 10/25/2023.
- 88 Central Ave – Approved ADU permit. Final/certificate of occupancy issued 3/19/2024.
- 88 George Lane – Approved ADU. Final/certificate of occupancy issued 12/17/2024. ~~Building permit issued 1/13/2023.~~
- 99 Wolfback Ridge Rd – Approved single family unit. Remaining entitlement: Building permit.
- ~~168 Santa Rosa – 2 new units. SB 9 application approved with two units. Remaining entitlement: Building permit.~~

- ~~1319 Bridgeway – Approved Zoning Permit for 3 units (incl 1 low income). Remaining Entitlement: Building Permit~~

4. Projected ADUs and SB 9 units on Underutilized Sites

Underutilized Sites with Single Family Zoning

For sites with existing development, it is anticipated that the demand for a second unit through SB 9 is mostly represented in the projected ADUs – this is based on many of the respondents to the Housing Needs and Priorities Survey and Property Owner Survey indicating interest in either an ADU, ADU/JADU, or SB 9 units on their property. However, there is additional demand for units that can be generated through a lot split. The potential for a lot split under SB 9 creates additional opportunities for parcels zoned for single family use beyond the additional unit(s) that can be accommodated through an ADU, JADU, or second unit under SB 9 on an existing lot. Lot splits provide property owners with the ability to build a second unit on their existing lot as well as the opportunity to split a lot and sell one of the lots. The newly split lot can accommodate up to 2 units.

In reviewing sites for potential development under SB 9, the City identified 1,047 underutilized lots zoned for single family use with the potential to be split under SB 9. This initial list of sites had been reviewed to: 1) remove any sites that are already included in the inventory of residential sites and thus already counted toward accommodating the City's RHNA, and 2) remove sites that are in the inventory of residential sites or are opportunity sites for rezoning and thus are already counted toward accommodating the City's RHNA. These refinements resulted in identification of 927 underutilized lots with potential for an additional 1 to 3 units under SB 9. These lots are identified in Appendix E.

Based on the community survey, it is anticipated that 2.8% of property owners are interested in a lot split pursuant to SB 9 (4 out of 142 respondents were interested in a lot split). Therefore, it is anticipated that 26 of the underutilized lots can realistically be anticipated to be split and accommodate 2 additional units under SB 9 during the 6th Cycle, resulting in potential for 52 units. Since these lots are assumed to be sold, it is anticipated that the primary unit on all lot splits resulting from SB 9 would be affordable to above moderate income households and the additional unit on these lots would be affordable based on the SB 9 survey, with affordability preferences identified as 9.5% very low income, 23.8% low income, 33.3% moderate, and 33.3% above moderate income units. This would result in 26 above moderate income units (primary SB 9 units) and 2 very low, 6 low, 9 moderate, and 9 above moderate secondary SB 9.

Accessory Dwelling Units

Interest in ADUs in the City has increased significantly since the City updated its ADU standards in 2019 and again in 2020, making it easier and less expensive for property owners to construct an ADU or JADU on their property~~. .~~ From 2021~~19~~ through ~~May 2022~~2024, the City permitted ~~27~~ 48 ADUs, an average of ~~0.7~~1 units per month or ~~8~~ 12 units per year. ~~In 2022 alone, 6 ADUs have been permitted by May 2022.~~ An ~~and 6 more ADU building permits are in process and an additional 9~~ 1 ~~ADUs are approved and have not yet requested permits (these~~ approved and/or permitted~~21 ADUs are credited toward the RHNA as discussed above).~~ For the Housing Element Update, City staff performed a thorough review of building permit data to identify ADUs permitted in the 2019-2024~~2~~

period and identified some errors in the Annual Performance Reports. Program 6 addresses working with HCD to correct ADU data for the 2019, 2020, and 2021 Annual Progress Reports.

As part of the Housing Element Update, the City conducted two surveys to identify interest in ADUs – 80 respondents to the Housing Needs and Priorities Survey (13%) and 27 respondents to the Property Owner Residential or ~~Mixed Use~~Mixed-Use Development Interest Survey (19%) identified that they were interested in an ADU. Given the trend toward increased applications and permits for ADUs and the interest in ADUs evidenced through the property owner survey, it is anticipated that the increased rate of ADU applications experienced in 2021~~19~~ through 2024~~2~~ will continue with an additional ~~8~~ 12 ADUs permitted per year for the remainder of the 6th Cycle planning period (2025~~3~~ through January 31, 2031) for a total of ~~64~~ 73 ADUs in addition to the ~~21~~ 59 approved and 11 proposed ADUs ~~permitted in 2022 and have entitlements in 2022~~ as previously described.

A regional survey of ADU affordability was conducted by ABAG to support the 6th Cycle Housing Elements. This survey examined rental costs by region, including Marin, Napa, and Sonoma Counties in the North Bay Region. The survey concluded that, when accounting for ADUs rented at market rates and ADUs rented at discounted rates to families and friends, 29% are affordable to very ~~low income~~low-income households, 44% to low income households, 26% to moderate income households, and 7% to above moderate income households.

Sausalito's Housing Needs and Priorities Survey and Property Owner Survey each addressed the anticipated affordability of ADUs, asking respondents to review a chart identifying affordable rental rates by household size for the very low, low, moderate, and above ~~moderate income~~moderate-income groups. Based on the combined responses from the two surveys, 16.2% of ADUs are planned to be affordable to very ~~low income~~low-income households, 32.4% to ~~low income~~low-income households, 32.4% to moderate income households, and 18.9% to above moderate income households~~.~~ . It is anticipated that this local data represents a more realistic scenario for the affordability of ADUs in Sausalito and is used in lieu of the ABAG data.

Based on this projected affordability, it is anticipated that the ~~64~~ 73 projected ADUs from ~~2023~~ 2025 through the end of the 6th Cycle will result in ~~10~~ 12 very low income units, ~~21~~ 23 low income units, ~~21~~ 24 moderate income units, and ~~12~~ 14 above moderate income units (note: (partial units from the very low/low calculations are added to the moderate income units in order for the units to total 100%/64 units).

1. Backup Sites

Appendix D3 includes "backup sites". These are sites with the potential to be included in the Inventory of Residential Sites or Inventory of Opportunity Sites if additional capacity is needed. These are not included in Table 57 and are not included in Program 4 of the Housing Plan.

LEGEND

Sausalito City Boundary

Neighborhood Boundary

Opportunity Sites with Projects

Approved Project-MF/ADU (Site 44)

Proposed Project-MF (Site 55)

Inventory Site

Inventory

Opportunity Site

H-29

H-49

H-70

M-29

M-49

M-70

W-15

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 2A: INVENTORY OF SITES AERIAL MAP

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.

Sausalito City Boundary
Neighborhood Boundary
Assessor Parcel Boundary
Ocean/Bay

Opportunity Sites with Projects
- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site
- Inventory

Opportunity Site
- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

Zoning Designations
- R-1-20: Single Family
- R-1-8: Single Family
- R-1-6: Single Family
- R-2-2.5: Two Family
- R-2-5: Two Family
- R-3: Multiple Family
- R-A: Arks
- H: Houseboats
- PR: Planned Residential
- CC: Central Commercial
- CR: Commercial Residential
- CN-1: Neighborhood Commercial
- CN-2: Neighborhood Commercial
- CW: Commercial Waterfront
- CS: Shopping Center
- I: Industsrial
- W: Waterfront
- PI: Public Institutional
- PP: Public Parks
- OS: Open Space
- OA: Open Area

Zoning Overlays
- Marinship Overlay
- Downtown Historic District Overlay

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 2B: INVENTORY OF SITES ZONING MAP

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.

Sausalito City Boundary
Neighborhood Boundary
Assessor Parcel Boundary

Opportunity Sites with Projects
- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site
- Inventory

Opportunity Site
- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

Flood Depth (36" Sea Level Rise and 100-year Storm Surge)
- > 0 - 2 ft
- 2 - 4 ft
- 4 - 6 ft
- 6 - 8 ft
- 8 - 10 ft
- 10 - 12 ft
- > 12 ft

FEMA Flood Zone Designation
- 100-year Flood Zone
- 100-year Flood Zone with addtional Hazard associated with Storm Waves

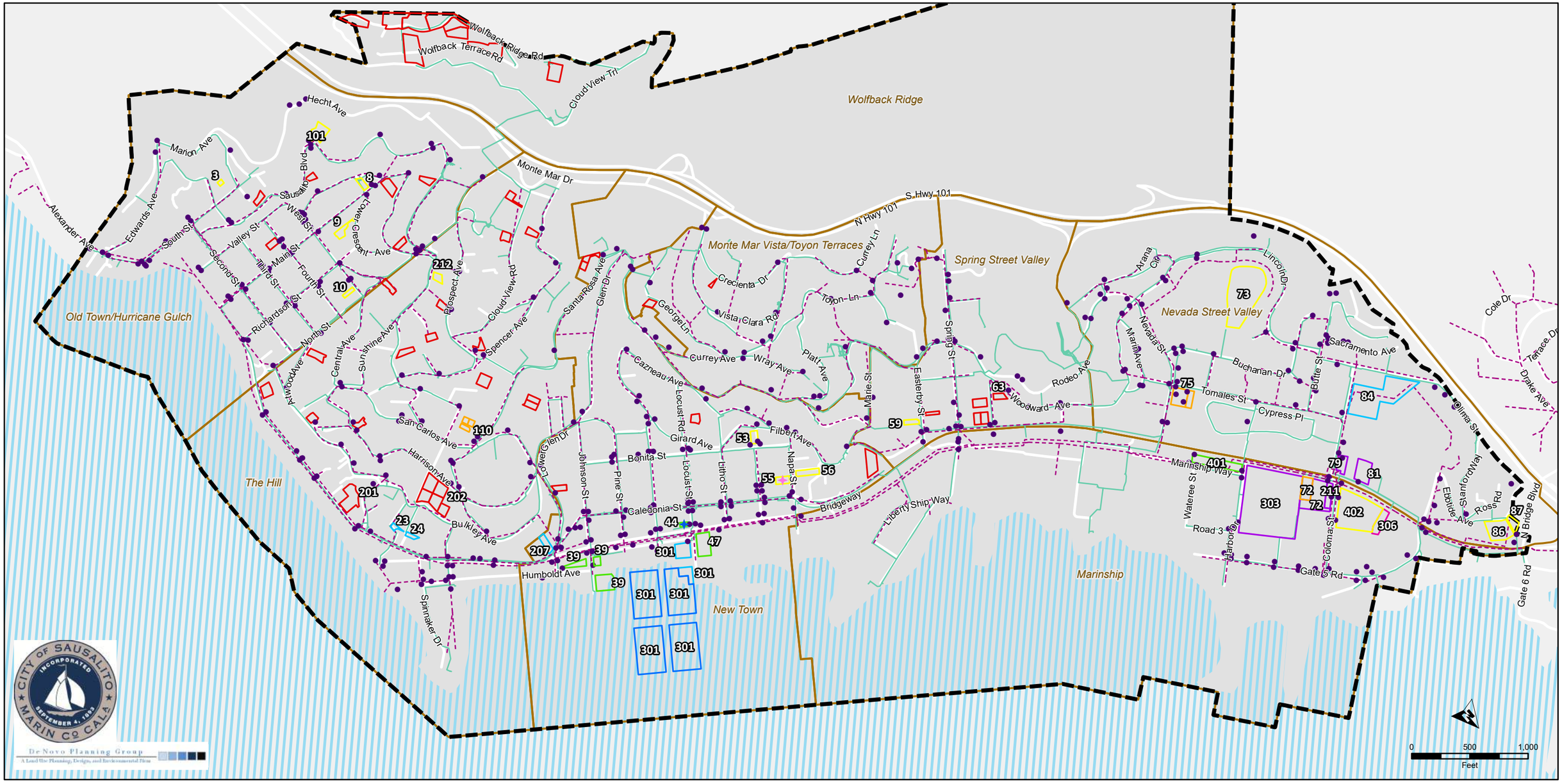
Fire Hazard Severity Zones
- High
- Very High

Landslide Susceptibility
- Highest Susceptibility Rating (Classes 9 and 10)

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 3: INVENTORY OF SITES ENVIRONMENTAL HAZARDS MAP

Sources: City of Sausalito; Marin GeoHub; San Francisco BCDC "Adapting to Rising Tides;" FEMA National Flood Hazard Layer; California Geological Survey Map Sheet 58. Map date: March 21, 2025.



LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Ocean/Bay

Opportunity Sites with Projects

- Approved Project-MF/ADU (Site 44)
- Proposed Project-MF (Site 55)

Inventory Site

- Inventory

Opportunity Site

- H-29
- H-49
- H-70
- M-29
- M-49
- M-70
- W-15

Infrastructure

- Storm Drain
- Sewer Pipeline
- Water Pipeline

SAUSALITO 6th CYCLE HOUSING ELEMENT

FIGURE 4: INVENTORY OF SITES INFRASTRUCTURE MAP

Sources: City of Sausalito; Marin GeoHub. Map date: March 21, 2025.

V. AFFIRMATIVELY FURTHERING FAIR HOUSING

Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. The AFFH analysis in the Housing Element must contain the following:

A: Outreach

B: Assessment of Fair Housing

- Key Data and Background Information
- Fair Housing Enforcement and Outreach Capacity
- Integration and Segregation Patterns and Trends
- Racially or Ethnically Concentrated Areas of Poverty
- Disparities in Access to Opportunity
- Disproportionate Housing Needs in the Jurisdiction
- Displacement Risk

C: Sites Inventory Analysis

D: Identification of Contributing Factors

E. Goals and Actions

While this section provides a focused analysis of fair housing issues in Sausalito, several other sections of the Housing Element address the issue and are included in this section by reference.

6A. OUTREACH

The City of Sausalito deeply values the role of public participation in the planning process and has worked diligently to engage all members of the Sausalito community, including non-English speakers and those typically underrepresented in the planning process. This summary highlights those steps taken as part of the Housing Element Update; however, it is noted that the City sees this effort as an extension of the comprehensive General Plan Update (adopted in 2021) which also included a robust public engagement program.

6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

Project Website

A dedicated project website (https://housingelementsmarin.org/city-of-sausalito) serves as the main conduit of information for individuals who can access material online. The project website launched in in the fall of 2020 and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The website includes the following information:

- Upcoming meeting information
- Draft documents
- Project timeline
- Frequently asked questions (FAQs), including what is in a Housing Element, the Regional Housing Needs Allocation, and illustrative information regarding incomes and affordable housing costs by income level
- Town Hall recordings
- Contact/sign-up information

General Advertisements

The City utilized a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element. These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- A direct mailer sent to every residential address and property owner in the City; the mailer included general project information, a link to the Housing Element Update website, and QR codes and links to the Community Survey and Property Owner/Development Survey
- Flyers in English and Spanish posted at various locations in the City and sent to stakeholders and service organizations announcing each Town Hall, each community survey, and availability of draft documents for review
- Emails to stakeholders and service organizations representing populations with special housing needs to encourage participation in the Town Halls and surveys and review of draft documents
- Emails to interested individuals for each step in the process (Town Halls, surveys, Housing Element Advisory Committee (HEAC) meetings, and public review of draft documents)
- Project materials available in hard copy at City Hall
- Large-scale maps (24x36) of the City and each neighborhood identifying the location of potential sites for the City's Inventory of Residential Sites
- Articles in the City's weekly newsletter, *Currents*
- Social media posts
- Dedicated staff member to receive and respond to inquiries

Town Halls

As part of the community outreach, a series of Town Halls were conducted to educate the community about housing issues and opportunities facing Sausalito, and to gather input on housing-related topics. The Town Halls consisted of four meetings:

- Town Hall #1 – February 2022: This Town Hall included a presentation providing an overview describing Housing Elements and why they are important, discussion of existing demographic and housing conditions in Sausalito, and a description of the City's Housing Element Update process. Participants were invited to comment on housing needs and priorities. Community input from Town Hall #1 is presented in Appendix G1.
- Town Hall #2 – May 2022: This Town Hall included an overview of the Housing Element Update process and introduction of potential housing sites to the community. The community was asked to provide feedback on housing needs by neighborhood as well as providing feedback on desired housing types for each focus area (sites at least 0.5 acres).
- Town Hall #3 – September 2022: This Town Hall presented the community with the Draft Housing Element, summarized key programs to be implemented, and provided an opportunity for comment on the Draft Housing Element. Community input from Town Hall #3 is presented in Appendix G5.
- Town Hall #4 – upcoming: This Town Hall will invite feedback from the community on revisions proposed to the Draft Housing Element to address public and HCD comments.

Housing Needs and Priorities Survey

The City hosted an online Housing Element survey which was available from March 10, 2022 through April 25, 2022. The survey was provided in English and Spanish. The survey asked for input on the community's housing priorities and strategies to address Sausalito's future housing growth needs. A total of 612 individuals responded to the survey, which focused on issues of home maintenance, affordability, home type, living conditions, and homelessness. A summary of the key survey results is provided below, with the complete results included in Appendix G2. The City received the following feedback:

- 83% of survey respondents identified as White/Non-hispanic, 4% as Hispanic, 3% as Asian, 1% as Native American, less than 1% as African American, and 7% as other races/ethnicities.
- 44% of respondents are 56-74 years of age, 22% are 75+, 23% are 40-55, 10% are 24-39, and no respondents 23 years or younger.
- 13% are very low income, 17% low, 18% moderate, and 52% above moderate.
- 13% of respondents have children 0-17, 6% have children 18-55+ living at home, and 81% indicated no children at home (not applicable).
- The majority of respondents own their home (74%), while 24% rent, approximately 1% live with another household or rent a room in a home, and less than 1% are without permanent shelter.

- 38% of respondents would rate their housing as showing signs of minor deferred maintenance; 25% as excellent, and 25% as needing moderate to major upgrades
- 56% of respondents indicated they are happy with the current type of housing available in Sausalito; 44% are unhappy
- 68% of respondents said they are very satisfied or somewhat satisfied with their current housing situation
- 50% of respondents chose to live in Sausalito for its proximity to friends or family
- 63% of respondents who want to buy a home in Sausalito cannot afford to and 6% of respondents who want to rent a home in Sausalito cannot afford to

Stakeholder Focus Group Meetings

Over 100 community stakeholders were invited to meet with City staff and the consultant team at a series of four focus group sessions to discuss housing issues in Sausalito; this invitation list included housing developers (affordable and market-rate), religious organizations, school representatives, fair housing service providers, and other social service providers. The Focus Group sessions, including attendees, information discussed, and Findings from each stakeholder focus group meeting are provided in Appendix G3.

Community Service Providers, Community-Based Organizations, and Development Professionals Survey

To provide opportunities for input to stakeholders in addition to the Focus Group meetings, over 100 community stakeholders were invited to provide input via the Community Service Providers, Community-Based Organizations, and Development Professionals Survey. 18 responses were received. The survey results are provided in Appendix G3 and have informed the discussion of housing needs and priorities throughout the element.

Public Review

The Draft Housing Element was made available for a 30-day review period from August 17 through September 16, 2022. The City received 137 comments. Many comments described opposition to various sites identified for housing, including City Hall, 66 Marion Ave, 300 Spencer Ave, and the waterfront. Comments were also provided in support of the Housing Element effort and describing support for affordable and workforce housing in Sausalito. Commenters identified concerns regarding the approach to accommodating the RHNA, need for additional tenant protections to address displacement, accuracy of information related to application processing times, and the need for ODDS for all residential projects. A summary of comments and responses to the comments is provided in Appendix A. As discussed in Appendix A, revisions have been made to the Draft Housing Element where necessary to address comments.

In 2024 and 2025, the City prepared revisions to the adopted Housing Element. The City engaged the community and interested members of the public in the review of the Draft Amended Housing Element, making it available for public review on August 15, 2024. The Draft Housing Element was submitted to HCD for review on September 5, 2024, and comments were provided by HCD on November 4, 2024. Study sessions were held with the

City Council on October 1, 2024, and October 29, 2024, and with the Planning Commission on October 23, 2024, discuss the Draft Amended Housing Element and to receive and consider public comment.

Subsequently, the Revised Draft Amended Housing Element was prepared to address comments from the public and HCD. The Revised Draft Housing Element was made available for public review prior to the January 15, 2025 Planning Commission meeting. Subsequently, study sessions were held with the City Council on February 4, 2025, and with the Planning Commission on January 15, 2025, to discuss the Revised Draft Housing Element and potential modifications to the document and to receive and consider public comment.

Numerous comments were provided by the public regarding the Draft Amended Housing Element and Revised Draft Amended Housing Element that were circulated for public review and the alternatives to the project discussed by the Planning Commission and City Council. Comments are listed on the City's website at: https://www.sausalito.gov/departments/city-of-sausalito-draft-amended-2023-2031-housing-element-in-progress. The comments addressed the following topics and concerns:

1. Disproportionate Housing Density in Northern Sausalito. A recurring theme in the comments was concern over the concentration of new housing sites north of Nevada Street, particularly in MLK Park and other nearby sites. Comments included:

- Equity and Fair Distribution: Northern Sausalito would absorb 2.3 times more housing per acre than the rest of the city and 5.5 times more very low-income units. This raised concerns of equity and burdens on infrastructure.
- Calls for Development in Marinship and South Sausalito: Many commenters urged the city to use industrial-zoned land in the Marinship to accommodate housing needs instead of overloading MLK Park and northern neighborhoods. Other commenters identified sites along Bridgeway, with suggestions including office buildings, the theater on Caledonia, and the Veterans Affairs building (former Machine Shop) by Schumacher. There were some conflicts with this suggestion, as some comments discouraged Marinship sites, including the increased capacity at Site 303, while other comments called for increased density in the Marinship area.
- Public Safety Concerns: Juan Pablo Torres-Padilla and Lyle Kipp emphasized that concentrating affordable housing in high-risk wildfire zones while ignoring other city-owned properties creates unnecessary risks.
- Petition Supporting Balanced Distribution: A petition signed by 70+ residents calling for a more equitable housing distribution was submitted.

RESPONSE: *In response to these concerns, the March 2025 Amended Housing Element reduces development at Site 84 (MLK Park) to 50 units, resulting in a reduction of 44 units in the Nevada Street Valley neighborhood compared to the Draft Amended Housing Element and a reduction of 80 units compared to the adopted Housing Element. The analysis of sites provided in section 6C, Sites*

Inventory, of Chapter V was revised to identify the distribution of housing units by neighborhood. This analysis identifies that the Marinship neighborhood has significantly few housing units than other neighborhoods in the City and the distribution of units identified in Chapter IV and in Program 4 of the Housing Plan would improve the distribution of housing in areas currently with limited opportunities and would not result in an overconcentration of housing, including affordable housing, in the Nevada Street Valley neighborhood.

2. Opposition to Rezoning and Housing Element Amendments. Several commenters thought that the proposed project, including rezoning decisions, were being made hastily and without transparency, potentially violating state housing laws. Comments included:

- Flaws in the Housing Element Plan: Criticism of removal of sites considered viable by the commenters from the Housing Element (e.g., Marinship sites #67 & #68) while increasing development at Site 84 (MLK Park).
- Use of Environmental Impact Report (EIR) Process to Block Development: Comments identified that the city was using the EIR process to stall housing development instead of finding viable solutions.
- Failure to Consult Property Owners: Willy's LLC noted that several Housing Element sites were listed without the owners' consent and opined that this raised legal issues.
- Concern regarding "downzoning" of sites, upzoning unsuitable sites, foregoing analysis, and that the City's selected sites will not contribute to the RHNA.
- "Built-Out": Statement that State has rejected the City's characterization of Sausalito as built out and that the City has overlooked property owners willing to develop and has instead created a restrictive regulatory environment, noting that the City's resistance to ADU applications demonstrates this restrictive stance.
- City should streamline the approval process and ensure transparency with the eTRAKit system.
- Confusion regarding multiple versions of the Housing Element and which version HCD is reviewing.

RESPONSE: *Concerns regarding the Amended Housing Element and rezoning efforts are noted. The City has worked to make this a transparent process, with multiple Planning Commission and City Council study sessions to discuss the project, including specific sites considered for rezoning. Each revised version of the Amended Housing Element has been made available for public review, with the City holding multiple study sessions to describe the changes in the Draft Amended Housing Element and the Revised Draft Housing Element and to receive public comment on the Amended Housing Element documents. In response to previous public comments and concerns, the City prepared an EIR to address impacts associated with the Amended Housing Element and implementation of Housing Element programs.*

The City has not "downzoned" any of its Opportunity Sites – the Opportunity Sites in the adopted Housing Element were scheduled for rezoning by January 2026. These sites have not yet been rezoned nor have had a change to the General Plan Land Use Map. None of the adjustments proposed by the City in this Amended Housing Element are prohibited by state law, notably the Housing Crisis Act of 2019, as that law prohibits the lowering of development standards where it would result in a less intensive use than the standards in effect on January 1, 2018, which predates the current housing element cycle. The City also conducted outreach to affected property owners and considered comments received from property owners as part of its process for site selection. The City has determined that adjustments to its previously adopted Housing Element should be made, particularly with respect to the site inventory, to increase the likelihood of voter approval of ballot measures associated with sites constrained by Ordinance Nos. 1022 and 1128, to address potential impacts to aesthetics and to historic resources in the certified Downtown Historic District and to modify sites to decrease the potential for conflicts with historic standards (discussed below). The City has carefully reviewed its modifications to ensure that the sites selected are realistic and do not exacerbate any existing fair housing issues. The Amended Housing Element continues to demonstrate, through Program 4, that the City will make adequate sites available to accommodate the RHNA.

As part of this process, the City is required by the California Environmental Quality Act (CEQA) to identify the impacts of the project and to identify mitigation measures and alternatives to reduce impacts, where feasible. The City has not included unnecessary steps in the EIR process nor included unnecessary mitigation measures; the EIR has been prepared to comply with the requirements of State law.

The City also has not demonstrated a resistance to ADU applications. Rather, the City has approved numerous ADU projects during the current housing element cycle, and has endeavored to keep its ADU regulations current in light of regular changes in state law.

The City will continue to post each modified draft of the Amended Housing Element to its website and will clearly identify which draft has been submitted to HCD for review to assist the public with understanding the process and to review the most current document.

3. Traffic, Infrastructure, and Environmental Concerns. Comments identified a broad range of concerns related to the negative impacts of increased housing density on Sausalito's infrastructure, emergency response capacity, and environment. Comments included:

- Traffic Congestion and Evacuation Risks: Concerns that many proposed housing sites are in areas already prone to gridlock/congestions, particularly along Bridgeway and MLK Park. This could severely delay evacuations during wildfires.
- Strain on Public Services: Comments warned that the city lacks the infrastructure capacity to accommodate the large increase in new housing without additional investments.

- Environmental and Social Impacts: Commenters raised concerns about how housing developments could displace wildlife, increase pollution, and eliminate green buffers as well as concerns related to sea level rise, high tides, geologic stability, and crime.

RESPONSE: *Concerns regarding the increased traffic, additional demands on the City's infrastructure, and environmental effects of the Amended Housing Element have been considered. The City does not have the ability to reduce the RHNA and must identify sites to accommodate the RHNA that meet requirements of State law. The EIR for the Amended Housing Element project identifies potential environmental impacts and includes mitigation measures, where necessary and feasible, to reduce impacts. The Final EIR prepared for the Amended Housing Element project includes comments received on the Draft EIR and provides a response to each comment.*

4. Opposition to Housing Development at Site 84 (MLK Park). Many commenters objected to the identification of Site 84 as an opportunity site, citing its current heavy use as a recreational space and the impact of new development on residents, children, and traffic. Comments associated with Site 84 included the following:

- Public Park Usage: MLK Park is an important social and recreational community facility, supporting tennis, pickleball, soccer, school PE classes, youth sports, dog walking, and community gatherings and providing green space for the community. Housing development at this site could adversely affect these uses and benefits of the site.
- Traffic and Parking Impact: Residents such pointed out that parking at MLK is limited, especially during school drop-off and sports events. The loss of existing parking and the addition of new residents would exacerbate congestion.
- Evacuation and Safety Risks: MLK Park is in a high wildfire risk zone, with limited evacuation routes. Increased density could create dangerous bottlenecks during emergencies.
- Misuse of Public Land: Commenters objected to the use of public park land for housing, stating that parks were established for long-term community benefit and should be preserved for future generations.
- Disproportionate Density: Commenters identified concerns that the MLK site would hold an oversized share of the City's allocated housing needs, violating requirements that promote equitable distribution of housing.
- Alternative Locations Suggested: Commenters advocated for using Marinship, including underutilized industrial properties in Marinship (Bay side of Bridgeway, area south of Harbor Drive), and properties across the City rather than MLK.
- The comparison of Site 84 to Rotary Village's density is not correct, as Rotary Village is on 0.9 acres and has 22 units.

RESPONSE: *In response to these concerns, Site 84 has been revised to have the H-29 overlay and accommodate 50 units. The City plans to retain control of all City-owned sites, which means that the*

City can ensure that future development does not exceed the units planned in the Housing Element. , and also that the City can have control over the development of the site to preserve recreational opportunities for citizens and de-conflict development with existing recreational facilities. Site 84 currently has a mixture of commercial and school uses, in addition to the active recreation uses. The primary recreation activity areas, such as the sports fields, ball courts, and dog park, are not identified for removal, although there may be temporary suspension of recreation activities during the course of construction. in some potentially affected areas. The Amended Housing Element includes multiple locations in the Marinship, which is consistent with several suggestions to identify underutilized sites in the Marinship. Regarding the comparison to Rotary Village, the Rotary Village site is 0.55 acres, not 0.9 acres, resulting in a density of 40 units per acre.. Accordingly, the proposed development identified at Site 84 is comparable to prior development in the City.

5. Concerns Over Site 201 (605-613 Bridgeway) Development. The proposed condominium project at 605-613 Bridgeway drew mixed comments. The project proponent made multiple comments related to the reduction in allowed density on the site and that the City was blocking the proposed project at Site 201. Conversely, multiple comments objecting to the development of Site 201 were made, particularly due to historic preservation issues and impacts associated with high density development in this location. Comments associated with Site 201 included the following:

- Historic Resource Preservation: Commenters identified that 605-613 Bridgeway is part of the certified Sausalito Historic District.. There was a difference of opinion regarding the significance of the site, with Linda Fotsch / Willys, Inc. opining that Site 201's status as contributing to the historic district did not mean that the site is individually significant and is not individually listed in the California Register. Lozeau Drury, on behalf of Save our Sausalito, presented architectural historian reports concluding that the site is significant and the proposed project would have an adverse effect on the historic significance of the site and the district.
- Ordinance No. 1022 and Zoning Regulations: Several commenters noted that the project conflicts with ordinances protecting downtown Sausalito from overdevelopment. The property owner called into question the City's "new interpretation" of Ordinance No. 1022 applying to the Central Commercial District; opining that the interpretation is a way to deny the project.
- Down-Zoning Issues: Project proponents opined that city's proposal to downzone the area is a tactic to obstruct development, while some argued that the city was targeting certain areas unfairly rather than finding balanced zoning solutions.
- Traffic, Parking, and Community Impact: Commenters were concerned that the increase in units on this site would exacerbate issues in the dense downtown area, worsening congestion and parking shortages and straining local infrastructure.
- Application Processing: The project applicant/owner indicated that the City refuses to process their application based on non-compliance with objective standards, indicating

they have invested close to three quarters of a million dollars in pursuing the project. Comments from the property owner/applicant allege the City is "changing its mind" on a number of items, including allowed density, as related to a verbal agreement (it is not clear what this refers to), regarding CEQA and the need for a public session, development standards (no additional information provided on exactly which development standards are of concern), regarding historic resources and "published environmental classification", and protesting the appeal process.

RESPONSE: *Many of the comments received relate to the City's processing of a pending project application currently under review and are not relevant to the issues of the City's authority to make changes to its sites inventory under Housing Element Law, its ability to adopt zoning regulations under State Planning and Zoning Law, or the overall compliance of the City's proposed sites inventory under the Amended Housing Element or proposed programs under the Amended Housing Element with requirements under State Housing Element Law. While the City is committed to processing all project approvals in compliance with applicable requirements under state law, the general plan of a City is not the appropriate place for a City to address legal arguments raised by a project applicant, particularly as the processing of the application remains ongoing. The City is prohibited by applicable law and due process from making a determination on the applicant's project, which is a quasi-adjudicatory process, in advance of any public hearing. This also makes it inappropriate for the City to be responding to such legal arguments as such matters could be taken by the applicant as evidence of prejudice in advance of a hearing. The City is in the process of scheduling the applicant's appeal of City staff's determination of inconsistency with City zoning standards before the Planning Commission (tentatively scheduled for consideration on April 2, 2025).*

Comments from the property owner/applicant alleging the City is "changing its mind" on a number of items, including allowed density on 605 Bridgeway (this was changed based on a clarifying discussion the City had with HCD), as related to a verbal agreement (it is not clear what this refers to), regarding CEQA and the need for a public session (a public session is not needed to require an initial study), development standards (no additional information provided on exactly which development standards are of concern), regarding historic resources and "published environmental classification", and protesting the City's appeal process. These comments are noted. City staff has timely responded to all of the applicant's requests for information and interpretation, and the City staff has also provided HCD with its interpretations of the Ordinance No. 1022.

Since adoption of the 6th Cycle Housing Element, Site 201 has not been rezoned. The changes in the Amended Housing Element would reduce the planned density of the site in the Housing Element, but does not change the City's adopted zoning of the site nor the City's adopted General Plan land use designation for the site.

Site 201 is individually listed on the California Register as a contributing resource to the Sausalito Historic District, with a Status Code of 2D2, defined by the State of California as contributors to a multi-component resource determined eligible for the National Register by consensus through the Section 106 process and listed in the California Register. In accordance with applicable state

regulations, 14 Cal. Code of Regs. § 4852, "individual resources contributing to the significance of the historic district will also be listed in the California Register." Regarding the status of this site as a historical resource, the Amended Housing Element Final EIR addresses comments related to the historic resource status of this site and discusses the multiple historical analyses that have been prepared for the site, differing conclusions, and addresses disagreement among experts consistent with CEQA Guidelines Section 15151. The Draft EIR, Recirculated Draft EIR, and Final EIR address the development of project alternatives and mitigation measures to reduce or avoid adverse impacts associated with the Amended Housing Element.

Projects affecting historic resources are required to meet the standards established by the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings (SOI Historic Resource Standards). The SOI Historic Resource Standards are vital to maintaining the integrity of Sausalito's Downtown Historic District. Given the potential for development on the site to affect historic resources, the City has legitimate concerns about the ability of the site to be developed at the capacity identified in the Housing Element without affecting listed resources and impacting the certified Historic District. As a result of such concerns, the City determined that sites within and adjacent to the Sausalito Historic District and sites known to be listed on the California Register should be kept as Inventory Sites, not Opportunity Sites, meaning that the existing zoning of such sites would be retained. By maintaining existing zoning, and thus reducing potential building scale/mass that could occur with an Opportunity Site designation, the changes proposed by the Amended Housing Element are intended to protect historic resources and seek development in such areas in a manner consistent with the SOI Historic Resource Standards. The February 2025 Draft Amended Housing Element revised the status of Site 201 to "Inventory" and retained the current zoning (CC/R-3). Ordinance No. 1022 includes the CC district in Table 10.24-2 (Site Development Standards – Commercial Zoning Districts), and requires the site to be developed within the density, floor area ratio, height, and setback standards identified therein.

The City will process the current as well as any future development applications for this site in compliance with State and local, including streamlining provisions for housing development projects, and while ensuring that City applies existing standards, such as the City's objective standards and the standards established by SOI Historic Resource Standards. The letter the property owner/applicant refers to relating to non-compliance with objective standards is the letter sent by the City citing inconsistencies with the City's requirements, including standards of Sausalito Municipal Code, as required by State law.

The concerns regarding worsening congestion and parking shortages and straining local infrastructure are noted. The City is faced with the difficult task of selecting sites to accommodate future residential development in areas with significant build-out, and development of sites identified in the Housing Element will have the potential to increase traffic, increase demand for parking, and increase infrastructure demand. The City is required to modify its existing land use and development standards to accommodate the RHNA allocation given to Sausalito, and impacts related to such actions have been adequately analyzed in the EIR and mitigation measures will be required where feasible.

6. Concerns About Site 53 (Bonita/Girard Area). A number of comments identified opposition to increasing densities at Site 53, including the following:

- Several homeowners living near Site 53 objected to the proposed 14-unit allocation, arguing that the site is too small to support such density without significantly impacting parking, views, and overall neighborhood character.
- Commenters noted that 49 units per acre (as proposed) would be excessive and lead to congestion on the small, narrow streets of the Bonita/Girard neighborhood.
- Residents expressed concerns that new buildings would block scenic views and reduce property values, particularly for hillside homeowners.
- The property owner indicated that they did not wish to have the zoning changed on their site.

RESPONSE: *The comments regarding increased traffic and congestion, safety, and changes to views and neighborhood character are noted. These concerns are raised in many areas of Sausalito where intensification is identified to accommodate the RHNA. This is an effect of the RHNA that Sausalito is required to accommodate and cannot be avoided. The property owner's preference is noted. The Opportunity Site would be required to develop at the minimum density. As part of Program 10 implementation, the City will be providing information regarding streamlined development review using the ODDS and will provide the list of Opportunity Sites and sites designated for lower income housing to regional housing developers, including affordable and special needs housing developers, as well as property owners to encourage development.*

7. Opposition to Site 14: Concerns related to Site 14 (former Spencer Ave Fire Station) included emergency access and evacuation, crime, site topography, lack of services in site vicinity, air quality/health impacts related to proximity to Highway 101, and deed restrictions.

RESPONSE: *The comments on this site, including those regarding traffic, evacuation, air quality/health, and hazards/safety, are noted. These issues were considered as part of the EIR. However, Sites 14 and 52 are no longer identified in the Amended Housing Element as potential Opportunity Sites.*

8. ODDS and View Preservation. Several comments discussed the importance of protecting scenic views, including through using View Sync, and ensuring that new development follows clear, objective guidelines. Other comments indicated that the proposed ODDS standards still include subjective elements, leaving room for bias in decision-making. Comments have also indicated that the ODDS will be difficult to comply with and do not accommodate maximum densities and thus discourage housing, rather than accommodating and encouraging housing.

RESPONSE: *The City is in the process of developing the ODDS and the preparation of the ODDS is an implementation program (Program 19) of the Housing Element. The ODDS are not part of the Amended Housing Element, but rather are an implementation program. Program 19 has been*

revised to specifically require that prior to adoption of the ODDS, the City will analyze the proposed ODDS to determine if the ODDS will accommodate the maximum permitted densities in the R-2-5, R-2-2.5, and R-3 zones and the proposed H-29, H-49, H-70, M-29, M-49, and M-70 overlay zones. If the ODDS will not accommodate the maximum permitted densities, the ODDS shall be modified to accommodate maximum permitted densities ~~prior to adoption by May 2025~~.

9. Fee Transparency. Correspondence between City staff and a potential applicant was provided to HCD regarding fees related to development of their property and citing "excessive" fees.

RESPONSE: *This applicant has approached the City with various development scenarios related to their property. The fees cited by the City are taken directly from the Comprehensive Fee Schedule, which is priced in order to achieve cost recovery. Staff have held numerous meetings with this applicant in connection with numerous development concepts. Staff have advised applicant at each step of the way, and meet with or hold calls with the applicant on a regular basis and do not charge fees for these meetings related to a development concept or for the estimation of fees. Progress related to the most recent submittal has stalled based on lack of response from applicant following the Community Development Department's invoicing of fees for the submitted application.*

Fees will vary depending on the specific entitlements required for a project. The fee estimates quoted for various development concepts have been prepared to reflect each iteration of the potential project. The City has published its fee structure on the City website (see Comprehensive Fee Schedule, updated January 2024 located at: https://www.sausalito.gov/departments/administration/finance/fees-and-charges) and works with applicants and prospective applicants to estimate fees based on the details provided for a given project.

Housing Element Advisory Committee Meetings

The Housing Element Advisory Committee provided input on community outreach, reviewed and selected Draft Opportunity Sites, and provided local knowledge and information related to fair housing. The Draft Opportunity Sites selection occurred over a span of five meetings, providing significant opportunities for community and developer input on the potential sites and ensuring a robust review of the adequacy of sites for future development. To date, the HEAC has met 7 times. The HEAC will meet to review the HEAC Draft Housing Element prior to the publication of the Housing Element for public review. All HEAC meetings are open to the public and the public is invited to comment on each item discussed by the HEAC.

City Council Briefing

The City and Consultant team has provided two briefings to the City Council to share information on the Housing Element and solicit feedback from the public and Councilmembers. The first briefing was on May 10, 2022 and included discussion of the Housing Element Update process, site selection, and consideration of forming a Housing Element working group. The second was on June 14, 2022 and presented Draft Opportunity Sites recommended by the HEAC with further recommendations to refine the sites for

consideration in the Draft Housing Element. Public comment was invited at each briefing. In addition to the briefings, two City Council members are on the HEAC and keep the City Council apprised of efforts on the Housing Element Update and HEAC process.

Planning Commission Briefing

The City and Consultant team provided one briefing to the Planning Commission on June 20, 2022 to share information on the Housing Element and solicit feedback from the public and Planning Commissioners. In addition to the briefings, two Planning Commission members are on the HEAC and keep the Planning Commission apprised of efforts on the Housing Element Update and HEAC process.

6B. ASSESSMENT OF FAIR HOUSING ISSUES

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Sausalito. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Sausalito, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Key Data and Background Information

Sausalito is a participating city in the Marin County CDBG and HOME programs and is served by the Marin County Community Development Agency, which provides wide-ranging programs related to affordable housing and community and economic development. In 2020, the Marin County Community Development Agency prepared the Marin County Analysis of Impediments to Fair Housing Choice (AI) to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Sausalito. The AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The AI is one source of information pertaining to fair housing issues in Sausalito and the region.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. Barriers to fair housing choice specific to the City of Sausalito that were identified in the AI and the commitments of the City to address identified barriers were incorporated into this AFHH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Sausalito is comprised of three Census Tracts, although one census tract located in the City's southwest area west of U.S. Highway 101 is part of the Golden Gate National Recreation Area (GGNRA) and covers a less developed area of Sausalito. Figure 5 shows the Tract and Block Group boundaries.

Fair Housing Enforcement and Outreach Capacity

Sausalito's fair housing and enforcement services are provided by Fair Housing Advocates of Northern California (FHANC). FHANC is contracted through Marin County to provide fair

housing services to the County and the County's participating CDBG entitlement jurisdictions, including Sausalito. Fair housing services include providing outreach and education to tenants, property owners, and landlords to ensure the community is aware of fair housing rights and requirements and providing tenants and homebuyers with assistance in addressing fair housing issues, including discrimination.

Fair housing enforcement is generally consistent Countywide as Marin County, which administers federal funding on behalf of the County and its cities and towns, contracts with FHANC for fair housing services.

During the 5th Cycle, Marin County proactively worked with FHANC to make concerted efforts for FHANC to focus its education efforts on source of income protections, highlighting the change in the law and how income requirements work. The response from housing providers has varied from hostility to appreciation. Discrimination complaints from both residents and prospective County tenants can be filed through FHANC, which refers complaints to the Department of Housing and Urban Development (HUD), or the Department of Fair Employment and Housing (DFEH).

A total of 301 housing discrimination complaints were filed with FHANC from 2020 to 2021 and 14 were filed with HUD from 2018 to 2019. A majority of complaints, including 78 percent of complaints filed with FHANC and 57 percent of complaints filed with HUD, were related to disability status. This finding is consistent with federal and state trends. According to the 2020 State AI, 51 percent of housing-related complaints filed with DFEH between 2015 and 2019 were filed under disability claims, making disability the most common basis for a complaint. FHANC also received 38 complaints (13 percent) on the basis of national origin, 22 on the basis of race (seven percent), 19 (six percent) on the basis of gender, and 13 (4.3 percent) on the basis of familial status. Similarly, state trends show the same protected classes are among the most commonly discriminated against.

FHANC conducts systemic audit testing every year where they test a sample of landlords in each of their service areas to see how members of a particular protected class are being treated. Results from the most recent audit on race and income are expected in Summer/Fall 2022. The results will be incorporated into this analysis when they become available. In the Audit Report for Fiscal Year 2019-2020, FHANC investigated discrimination against prospective renters who are Latinx and/or Housing Choice Voucher (HCV) holders in Marin, Sonoma, and Solano Counties. While discrimination on the basis of a renter's source of income has been illegal in California, until only recently have these protections extended to HCV holders, who are individuals who have historically experienced a number of barriers to housing opportunity. FHANC conducted 139 individual investigations, 45 in Marin County. Tested properties were located in the cities of Fairfax, Larkspur, Mill Valley, Novato, San Anselmo, San Rafael, Sausalito, and Tiburon and unincorporated communities of Kentfield, Lagunitas, and Nicaso. According to FHANC, the investigation did not include the smaller unincorporated communities in Marin County because of the lack of available rental housing. In addition, some larger cities were not tested due to lack of eligible availabilities (for instance, the

contract rent was significantly above the relevant payment standard). FHANC found that housing providers in Marin County discriminated on the basis of national origin and/or source of income in approximately 81 percent of the time (the lowest rate among the Tri-County area), either demonstrating an outright refusal to rent to HCV holders or requiring an improper application of the minimum income requirement (which effectively prohibits voucher holders from accessing housing) and/or providing inferior terms/conditions and general treatment to Latinx voucher holders as compared to non-Latinx White voucher holders. Of the investigations revealing discrimination, 57 percent were based on source of income, 24 percent were based on both source of income and national origin.

Between January and March 2021, FHANC investigated 111 rental properties in Marin, Sonoma and Solano counties for disability discrimination. One of the most significant findings revealed by the investigation was the extremely high rate of discrimination uncovered at properties with less than 11 units (73 percent) versus the relatively low rate of discrimination at properties with more than 50 units (20 percent) for the Tri-County area combined. This points to a clear need for increased education and outreach to "mom and pop" landlords regarding their obligation to provide reasonable accommodations under fair housing laws.

From 2015 through 2021, FHANC addressed 1,409 fair housing inquiries, 65 (5%) of inquiries were from persons with a Sausalito ZIP Code. 64 (5%) were from persons with a Sausalito ZIP Code. The most frequent basis of Sausalito's inquiries was reasonable accommodation, followed by different terms and conditions. 70% of Sausalito clients reported having a disability, 47% reported as White, 33% reported as Black or African American, and 31% reported as Latinx.

The Community Development Agency's 2020 Analysis of Impediments to Fair Housing Choice (AI) was prepared in February 2020 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The City of Sausalito complies with fair housing laws and regulations as described in Table .

Table 59: Compliance with Fair Housing Laws

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners in protected classes and also addresses employment discrimination. It is illegal for employers of 5 or more employees to discriminate against job applicants and employees because of a	The City encourages implementation and enforcement of the FEHA related to housing through FHANC, which provides comprehensive fair housing services to the community. Compliance with employee-related requirements is achieved through strict

Law	Description	Compliance
	protected category or retaliate against them because they have asserted their rights under the law. The FEHA prohibits harassment based on a protected category against an employee, an applicant, an unpaid intern or volunteer, or a contractor. Harassment is prohibited in all workplaces, even those with fewer than five employees.	enforcement in hiring practices and regular training of and by Human Resources staff.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.

Law	Description	Compliance
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Sausalito Municipal Code Chapter 17.570 – Affordable Housing Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate- income households.	The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to	Compliance is achieved through adoption of the City's comprehensive General Plan Update (2016) and the implementation of Housing Element

Law	Description	Compliance
	growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Housing Plan Programs which commit the City to completing the rezoning of sites identified to accommodate the City's RHNA at densities and intensities consistent with those specified by site in Appendix C.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall: (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing. (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated. (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.
Limits on Growth Controls (Gov. Code, § 65302.8.)	Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following:	The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limits (relative to the current Housing Element and prior General Plan) the development of

Law	Description	Compliance
	(a) A description of the city's or county's appropriate share of the regional need for housing. (b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302. (c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment. (d) The fiscal and environmental resources available to the local jurisdiction	housing, except such provisions as may be required by state or federal laws.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES

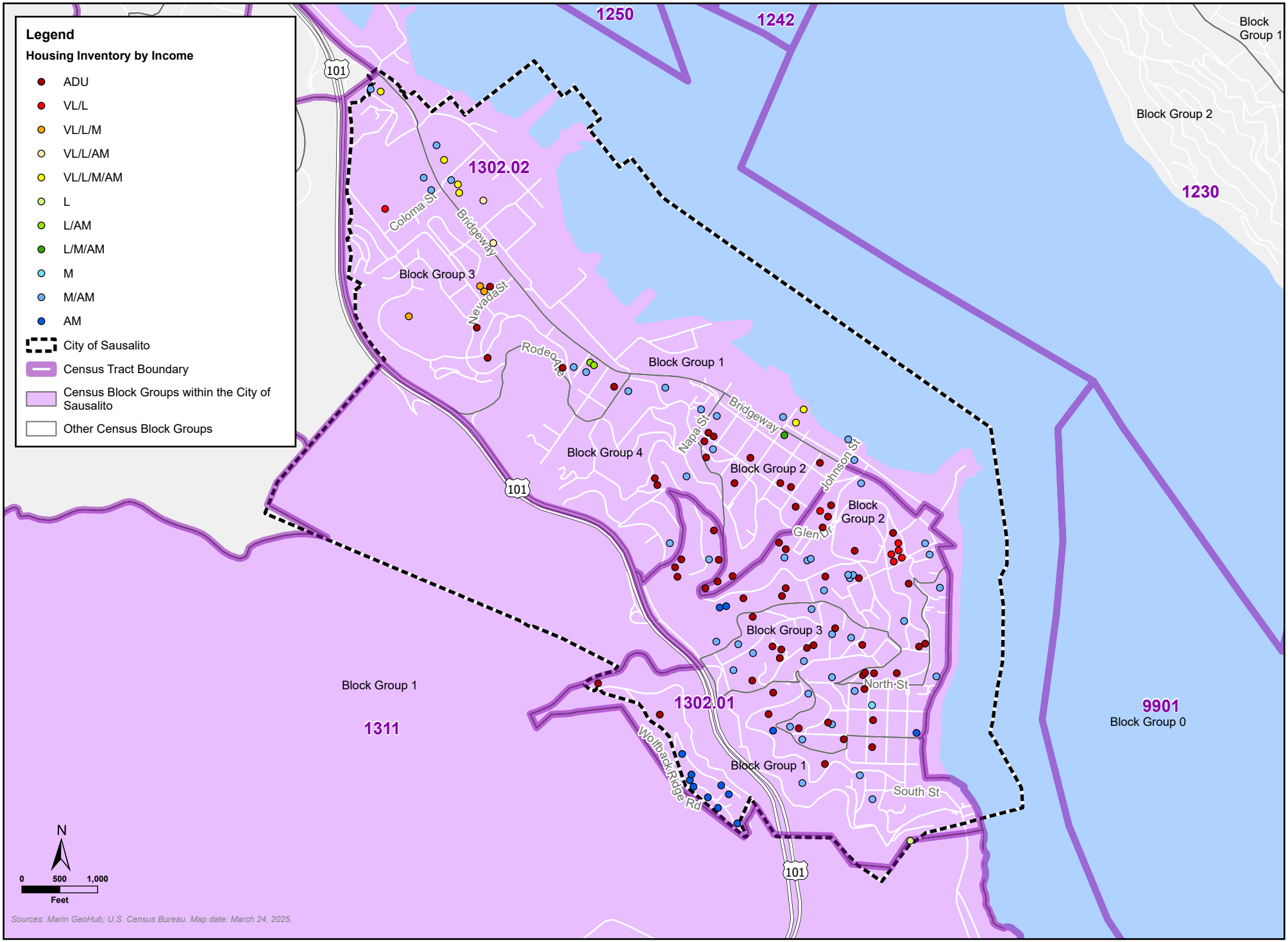
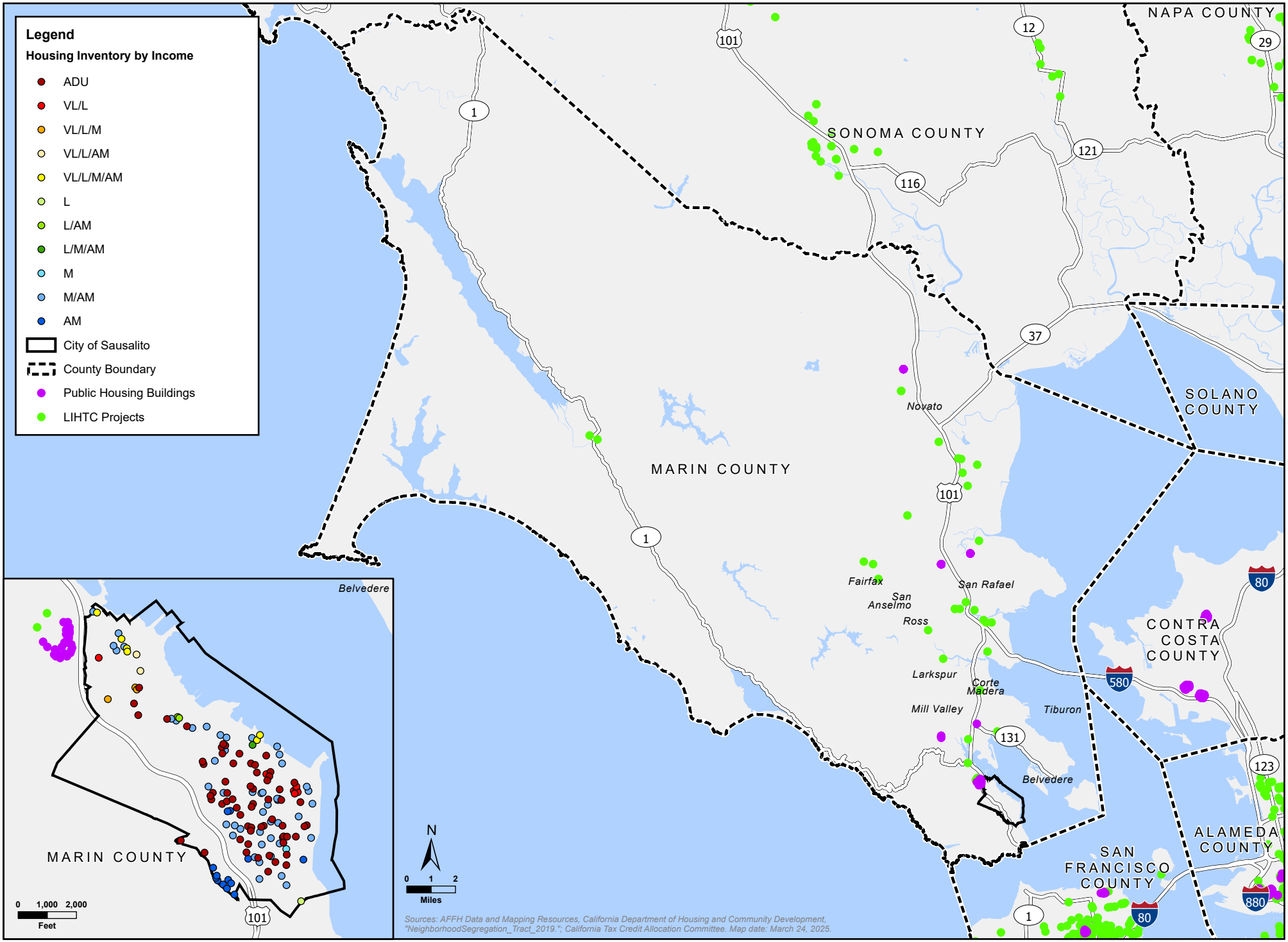


FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING



Analysis of Available Federal, State, and Local Data and Local Knowledge

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Sausalito. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Sausalito and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

Other Relevant Factors

The City of Sausalito works cooperatively with the Marin Housing Authority, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly, and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LIHTC-assisted housing by census tract. As shown in Figure 6, there are no Public Housing Buildings or LIHTC-assisted housing in the three census tracts located in Sausalito. The closest Public Housing Buildings and LIHTC-assisted housing are located in census tract 1290 in Marin City. There are two LIHTC-assisted apartments in census tract 1209. Doreatha Mitchell Apartment is located at 52 Terrace Dr and Ridgeway Apartment is located at 141 Donahue St.

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Sausalito has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is a not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analyzes levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Sausalito that experience the highest levels of segregation.

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

As shown in Figure 9, there generally appears to be lower diversity index scores throughout the City of Sausalito (compared to its neighbors), with the highest diversity index score (40-55) located west of U.S. Highway 101. From 2010 to 2018, there has been a slight increase to the diversity index in the City, as illustrated in Figure 10. As shown in Figure 9, communities in

Marin County with higher diversity scores are somewhat more likely to be located in the eastern portions of the County than they are in the southern and central portions of the County.

60 shows the demographic trends over time for the City and Marin County. Since 1990, the percentage of population that are Hispanic residents has increased in the City from 3.1% to 7.4% compared to the County which has increased at a slower rate from 7.2% to 13.2%. The percentage of population that are "Some other race" has increased in the City from 0.9% to 2.7% compared to the County which has increased at a slower rate from 3.1% to 7.7%. The percentage of population that are Native Hawaiian and Other Pacific Islander residents has declined from 0.2% to 0% in the City. In comparison to the County, there has been little change in the population of other racial and ethnic groups in the City from 1990 to current population.

Table 60: Demographic Trends

Racial/Ethnic	1990	2000	2010	Current
Sausalito				
White	91.5%	88.7%	90.2%	85.3%
Black or African American	1.0%	0.8%	0.2%	1.0%
American Indian and Alaska Native	0.1%	0.7%	0.3%	0.3%
Asian	3.1%	4.9%	6.1%	3.3%
Native Hawaiian and Other Pacific Islander	0.2%	0.4%	0.5%	0.0%
Some other race	0.9%	1.3%	0.7%	2.7%
Hispanic or Latino	3.1%	3.1%	2.0%	7.4%
Marin County				
White	82.3%	75.9%	70.6%	67.9%
Black or African American	3.3%	3.0%	3.1%	2.7%
American Indian and Alaska Native	0.3%	0.9%	0.9%	1.1%
Asian	3.7%	5.0%	6.0%	7.0%
Native Hawaiian and Other Pacific Islander	0.1%	0.3%	0.4%	0.4%
Some other race	3.1%	5.2%	6.8%	7.7%
Hispanic or Latino	7.2%	9.6%	12.2%	13.2%

Sources: US Census; 1990 US Census; 2000 US Census; 2010 US Census, 2015-2019 ACS

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, age, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

Concentrations of Race and Ethnicity

Figure 9 provides a lens to look at concentrations of race and ethnicity, evaluating areas with a single racial/ethnic majority, with two ethnic majorities, areas with a mix of 3 groups, areas with a mix of 4 groups, and diverse areas. The Sausalito's census tracts are all Mostly White, similar to the majority areas in Marin County. To the west of Sausalito, there are areas identified as 3 Group Mixed. In Marin County, there is more diversity around San Rafael areas than in Sausalito and its surrounding area. The Bay Area region located south and east of Sonoma, including Contra Costa County, San Francisco County, and Alameda County, is much more diverse than Sausalito and Marin County, with many areas of 3- and 4-group mixed races/ethnicities.

Population with a Disability

As shown in Figure 11, the northern portion of the City has a higher percentage of persons with a disability. As discussed in the Needs Assessment section of the Housing Element Background Report, approximately 4 percent of Sausalito's population in 2019 had at least one disability and 66 percent of those individuals were seniors. For the population aged 0 to 64, the most common disabilities are Hearing Difficulty (29.7%) and Ambulatory Difficulty (27.1%). For the population aged 65 and over, the most common disabilities are Hearing Difficulty (25.2%), Cognitive Difficulty (24.2%), and Ambulatory Difficulty (17.9%).

Looking beyond Sausalito's boundaries, the census tracts in the City exhibit similar concentrations of persons with disabilities compared to neighboring jurisdictions, as shown in Figure 11. One census tract, 1302.01, in the City has a rate of disability that is less than 10% and two census tracts, 1302.02 and 1311, in the City have a rate of disability between 10-20%. Other Marin County jurisdictions have similar proportion of population with disabilities indicating that the City of Sausalito does not have a disproportionate concentration of persons with disabilities nor a smaller percentage of persons with disabilities (compared to the region) that might indicate barriers to this population.

Based on this analysis, the City finds that there are not significant patterns of segregation impacting persons with disabilities living in Sausalito – Census Tract 1311 only partially covers Sausalito and in an unpopulated area (within the GGNRA) and Census Tract 1302.02 shows concentrations similar to other populated areas in Marin County. Nonetheless, the higher concentration of persons with disabilities in Census Tract 1302.02 can be correlated with the community's older resident profile.

Percent of Population 18 Years and Over in Households Living with Spouse

Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Sausalito. As shown in Figure 12, all census tracts in Sausalito have 40 to 60% of their population over the age of 18 years and over in households living with spouse. Countywide, the areas with higher concentrations of population over the age of 18 years and over in households living with spouse are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of population over the age of 18 years and over in households living with spouse. Based on this analysis, it

appears that there are no significant patterns of segregation impacting population over the age of 18 years and over in households living with spouse in Sausalito. Other cities in Marin County have different percentages of population over the age of 18 years and over in households living with spouse. San Rafael, Fairfax, San Anselmo, and Corte Madera have census tracts that have 40% - 60% of their population over the age of 18 years and over in households living with spouse. Belvedere, Mill Valley, and Ross have census trats that have 60% - 80% of their population over the age of 18 years and over in households living with spouse.

Percent of Children in Married Households

As shown in Figure 13, the percentage of children in married couple households varies across different census tracts in Sausalito. Citywide, the areas with higher concentrations of children in married couple households are located in the southeastern portion of the City. Census tract 1302.01 that covers the southeastern portions of the City have 40-60%of its children in married households. Census tract 1502.04 that covers the central portions of the City has over 80% of its children in married households. Census tract 1302.02 that covers the northern portions of the City has over 40% - 60% of its children in married households. It is noted that some census tracts with higher percentages of children in married households extends out into areas of the unincorporated County. As shown in Figure 23 and Figure 24, census tracts that have higher percentage of children in married couple households area also some of the census tracts that with higher cost burdens for renter households, indicating that these households may be particularly susceptible to these economic impacts.

Based on this analysis, the County finds that there are no significant patterns of segregation impacting children in married households in Marin County, given that the concentration of married households has no correlation with the degree of diversity throughout the County. Countywide, the areas with higher percentage of children in married couple households are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of children in married couple households and this pattern is consistent throughout Marin County. Census tracts within other cities and communities in Marin County have similar percentage of children in married couple households as census tracts in Sausalito.

Female-headed Households

Sausalito is also home to a number of female-headed households located throughout the community with the north portion of the City exhibiting higher proportions than the rest of the City (20-40% vs. <20%). This pattern is present in the region as well; neighboring jurisdictions like Mill Valley, Corte Madera, Tiburon, Larkspur, and Belvedere generally have some census tracts with higher proportions of female-headed households, as shown in Figure 14. In Sausalito, the census tract with a higher concentration of female-headed households is also the census tract showing a higher incidence of cost burden for owner households, indicating that female-headed households may be particularly susceptible to these economic impacts.

Persons 65 Years of Age or Older

The City's older residents, persons 65 years of age or older, are dispersed throughout the community, as shown in Figure 15. All census tracts in the City are comprised of populations where over 15% of residents are 65 years of age or older. The highest concentrations of senior residents are located in the north portion of the City. As members of the community age-in-place (remain in their residence as they get older), it is possible that some areas of the City will continue to see higher proportions of their neighborhood occupied by senior residents. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. As shown in Figure 15, the census tract with a higher concentration of senior households is also the City's census tract with a higher incidence of cost burden for owner households, indicating that senior households may be particularly susceptible to these economic impacts. Compared with other cities and communities in Marin County, such as Mill Valley, Corte Madera, Larkspur, Ross, San Anselmo, and Fairfax, Sausalito is the home of a higher percentage of senior residents. Only San Rafael has similar proportion of its population as senior residents.

Median Household Income

Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Sausalito, as illustrated on Figure 16. In general, those areas with higher median household incomes are located in the center of the City. Compared with other cities and communities in Marin County, Sausalito has higher median household income. As shown in Figure 16, communities in Marin County with lower median incomes are somewhat more likely to be located in the more racially and ethnically diverse portion of the County. In comparison, the median income in Marin ($149,600) is significantly higher than the Statewide median of $90,100.

As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout Sausalito and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

Local Knowledge

The HEAC recognized that segregation and discriminatory practices have occurred in Sausalito, noting the divide between Marin City and Sausalito in terms of race and income. The HEAC recommended that Housing Element include a summary of this information. Members of the public commented on racially restrictive covenants during the HEAC Meeting that included discussion of Affirmatively Furthering Fair Housing and local knowledge of fair housing issues, including discriminatory practices.

The City has examined the historical context of the community in the City's Historic Context Statement, with the most recent Draft Historic Context Statement updated in July 2021 by Ver Planck Historic Preservation Consulting. Findings of the Historic Context Statement that address Sausalito and its relationship to Marin City and a description of racially restrictive covenants are provided below.

Marinship and Marin City

In 1941, the U.S. Maritime Commission designated Sausalito as the site of one of the 18 "emergency shipyards" constructed along the U.S. coastline. The Marinship shipyard built 93 vessels during World War II. Marinship needed many workers and Sausalito and the Bay Area could not fill the workforce needs, which reached a height of 22,000 workers in 1944. Marinship recruited workers from California and throughout the South and Midwest states. The influx of workers overwhelmed Sausalito's housing stock and Marinship workers crowded into rented rooms, converted outbuildings – and even cars and chicken coops in the surrounding countryside. Many people created ADUs (often without permits) to rent to Marinship workers. Sausalito's population had doubled to 7,000 people by 1943, increasing competition for food, gasoline, and housing.

In addition to subsidizing bus and ferry routes between Sausalito and San Francisco, the National Housing Authority bult an entirely new community, Marin City, to house war workers. Marin City grew to include 1,500 housing units and dormitories for about 1,000 single workers. The workforce included large numbers of draft-exempt senior citizens, teens, and women, as well as racial minorities – particularly African Americans. Many of the white workers were pejoratively known as "Okies" – Dust Bowl refugees from Oklahoma, Texas, and Arkansas.

Despite the influx of thousands of African American shipyard workers to the area during World War II, Sausalito's population remained overwhelmingly white (99%) in 1950. Meanwhile, the adjoining unincorporated enclave of Marin City evolved into a largely African American community as white shipyard workers returned to their home states or moved elsewhere. During the 1950s and 1960s, Marin City attracted more African Americans, as relatives of former shipyard workers moved to California from the Mississippi Delta, Texas, and Oklahoma to escape the strictures of the Jim Crow South. With racial covenants still commonly used in many Bay Area communities, Marin City's African American population had few alternative housing choices, forcing them to stay in Marin City. Sausalito had the opportunity to annex Marin City in 1947, but it chose not to do so.

Although Sausalito has never agreed to annex Marin City, the two communities continue to share an elementary school district. Sausalito's historical relationship to Marin City continues to have ramifications to the present day, as evidenced by the 2019 California Superior Court order to end unequal treatment of Black students attending a segregated school in Marin City.

Racially Restrictive Covenants

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other races and ethnicities, to purchase, lease or rent homes in white communities.

In a landmark 1948 ruling, the Supreme Court deemed all racial restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair

Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, many restrictive covenants continue to remain in property deeds throughout Marin. Several community members in Sausalito have indicated that the creeds, covenants, and restrictions (CC&Rs) that show up on the title reports for their homes include racially restrictive language.

Marin County's Restrictive Covenant Project aims to inform and educate Marin County residents of the history and significance of government policies and programs that were intentionally discriminatory and helped create segregated communities in Marin County. Homeowners can identify any illegal or unlawful restrictive covenant and have the language acknowledged in their property deeds. Illegal and unlawful language may be submitted to the County's Community Development Agency for review and to certify such covenants cannot be enforced, are illegal, and are inconsistent with Marin County laws and values. This certified document can be placed on top of the homeowner's title report for future and potential buyers.

Separate from racially restrictive covenants, the Home Owners Loan Corporation mapped regions and "redlined" areas, depicting "best" areas in green, "still desirable" in blue, "definitely declining" in yellow, and "hazardous" in red. This practice was known as "redlining". There are no known redlining maps that include Sausalito or Marin County.

Sausalito Marin City School District Desegregation Order

The Sausalito Marin City School District (SMCSD) serves families from Sausalito and Marin City. Until 2021, SMCSD consisted of the Bayside Martin Luther King Jr. Academy (K-8 public school), primarily serving Marin City, and the former Willow Creek Academy (independent K-8 charter school), primarily serving Sausalito. The two communities SMCSD serves while geographically adjacent, have very different demographic profiles and histories, with large disparities in racial/ethnic representation and economic diversity. While less than two miles apart, both schools replicated and reinforced patterns of segregation. Recognizing the significant educational, economic, and racial disparities between the schools, the California Superior Court of San Francisco ordered desegregation of the schools in 2019.

SMCSD developed a unification plan to integrate the schools, resulting in the Bayside Martin Luther King Jr. Academy Nevada Street Campus (former Willow Creek Academy) serving grades K-5 in Sausalito and the Bayside Martin Luther King Jr. Academy Phillips Campus serving TK and grades 6-8 in Marin City. The combined enrollment of both schools is just under 500 students.

Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, familial status, seniors, and median household income. In some cases, as in the case with the distribution of persons with disabilities, there are no distinguishable patterns of segregation, and the community appears to be well-integrated.

The City shows lower racial and ethnic diversity – while these conditions are uniform across the City with no patterns of segregation internal to the City, there is a distinct difference between Sausalito and Marin City with recognized historical segregation patterns. There are some moderate patterns of segregation apparent when considering other characteristics, including seniors and median household income, which are further discussed in the following sections. As part of the City's regular participation in the County AI, the City will continue to consider these patterns to determine any changes from current conditions.

Figure 7: Intentionally Blank

FIGURE 8. NEIGHBORHOOD CONCENTRATIONS BY CENSUS TRACT

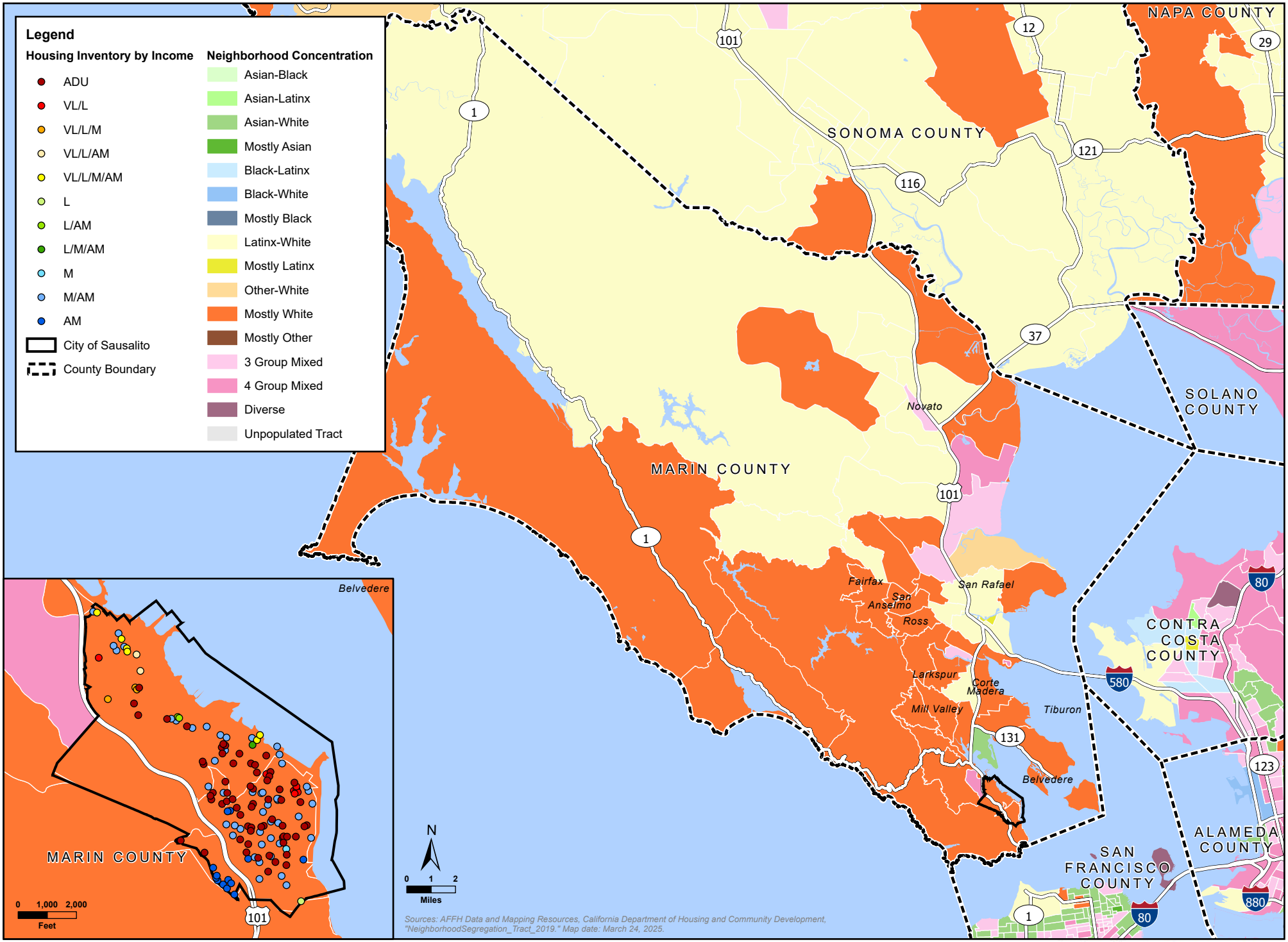


FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018

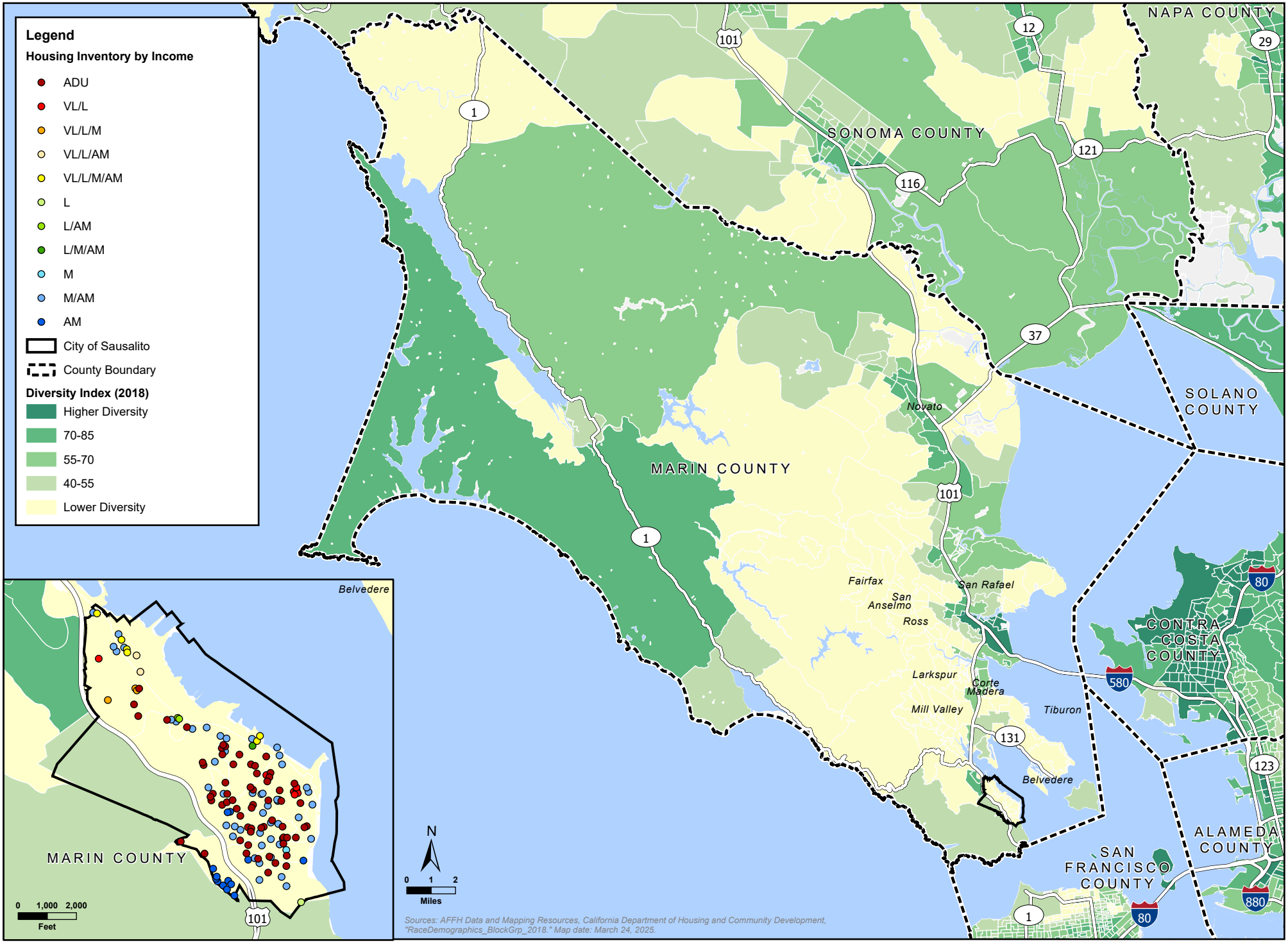


FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010

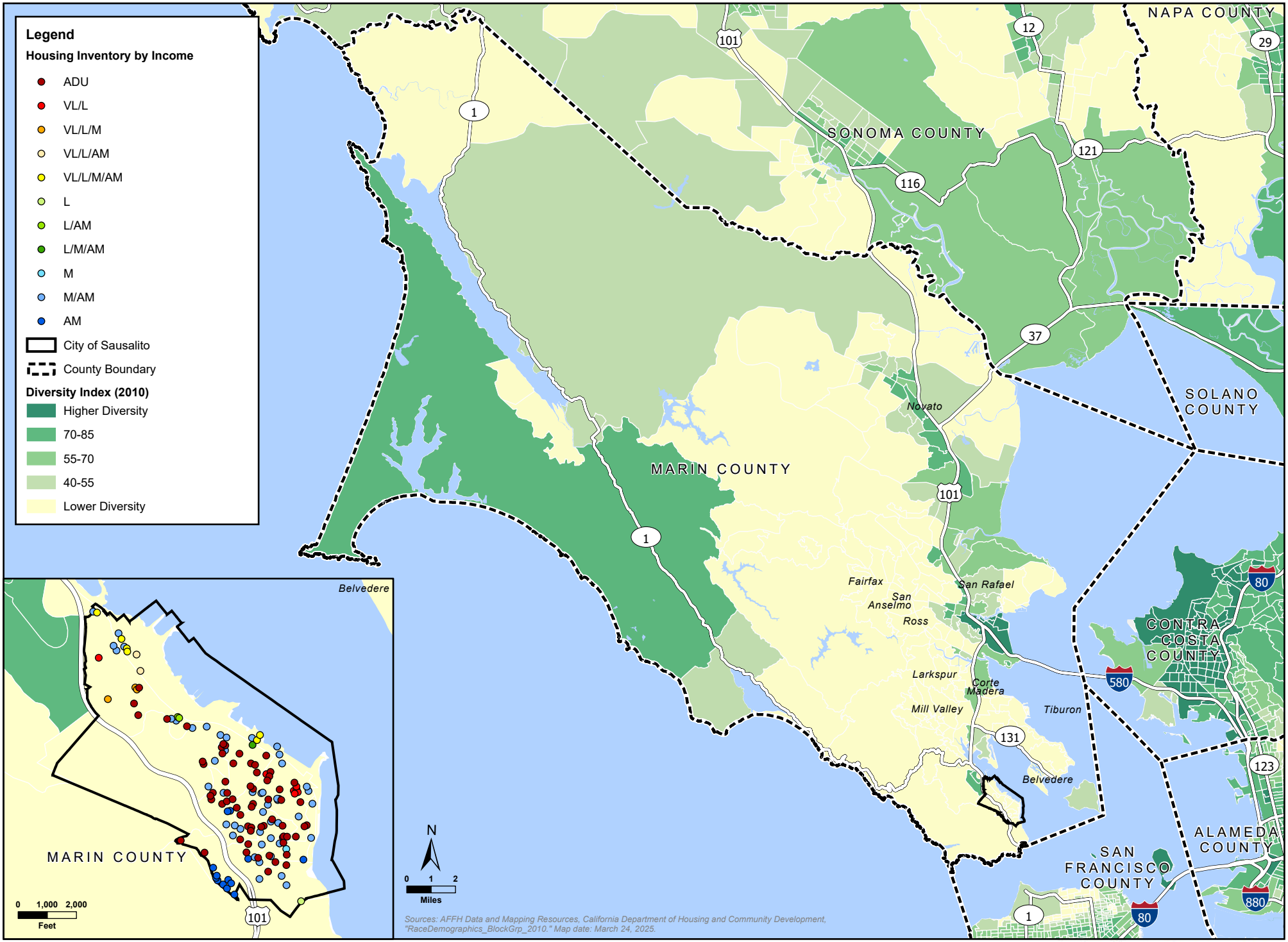


FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT

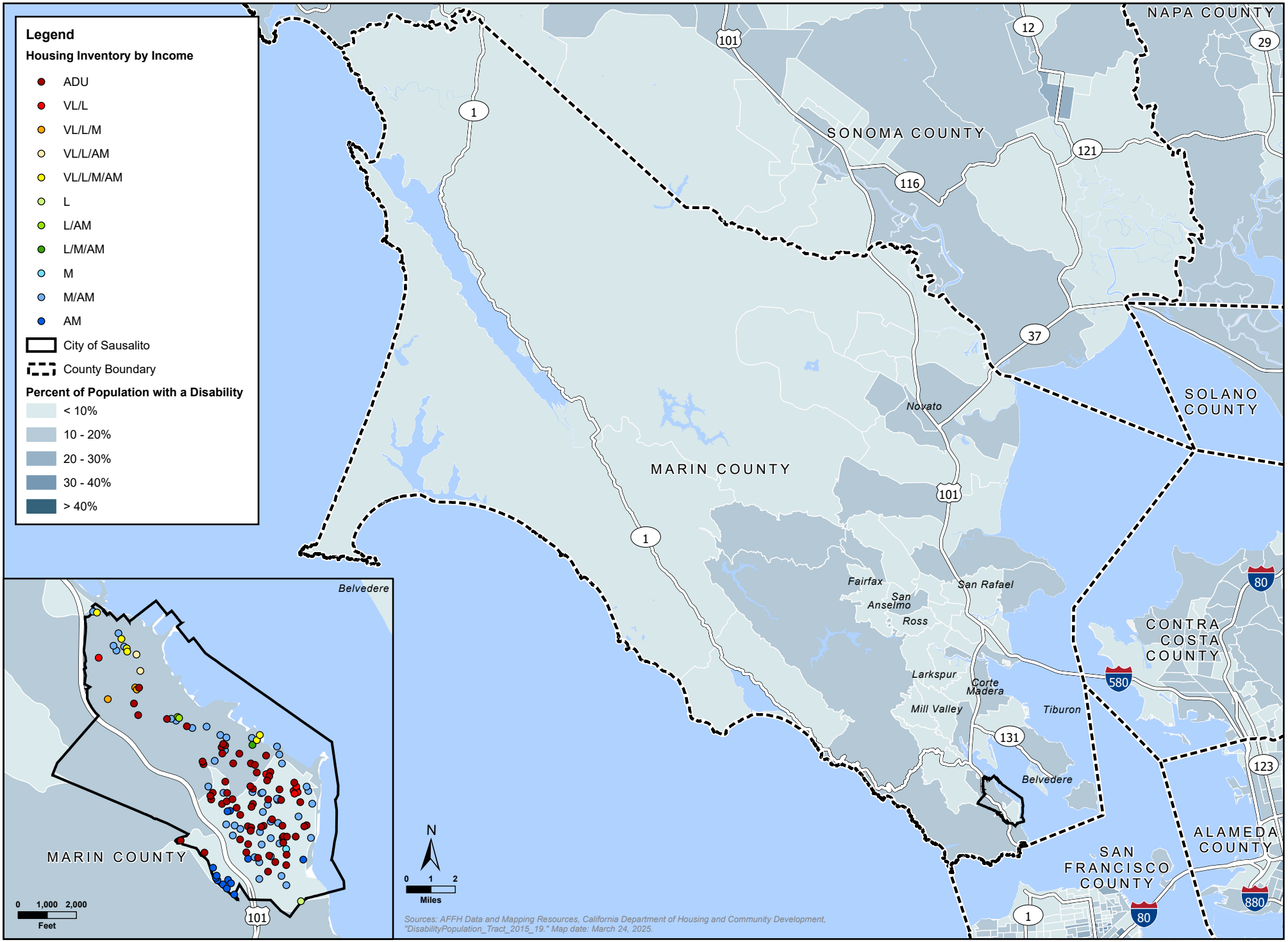


FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE

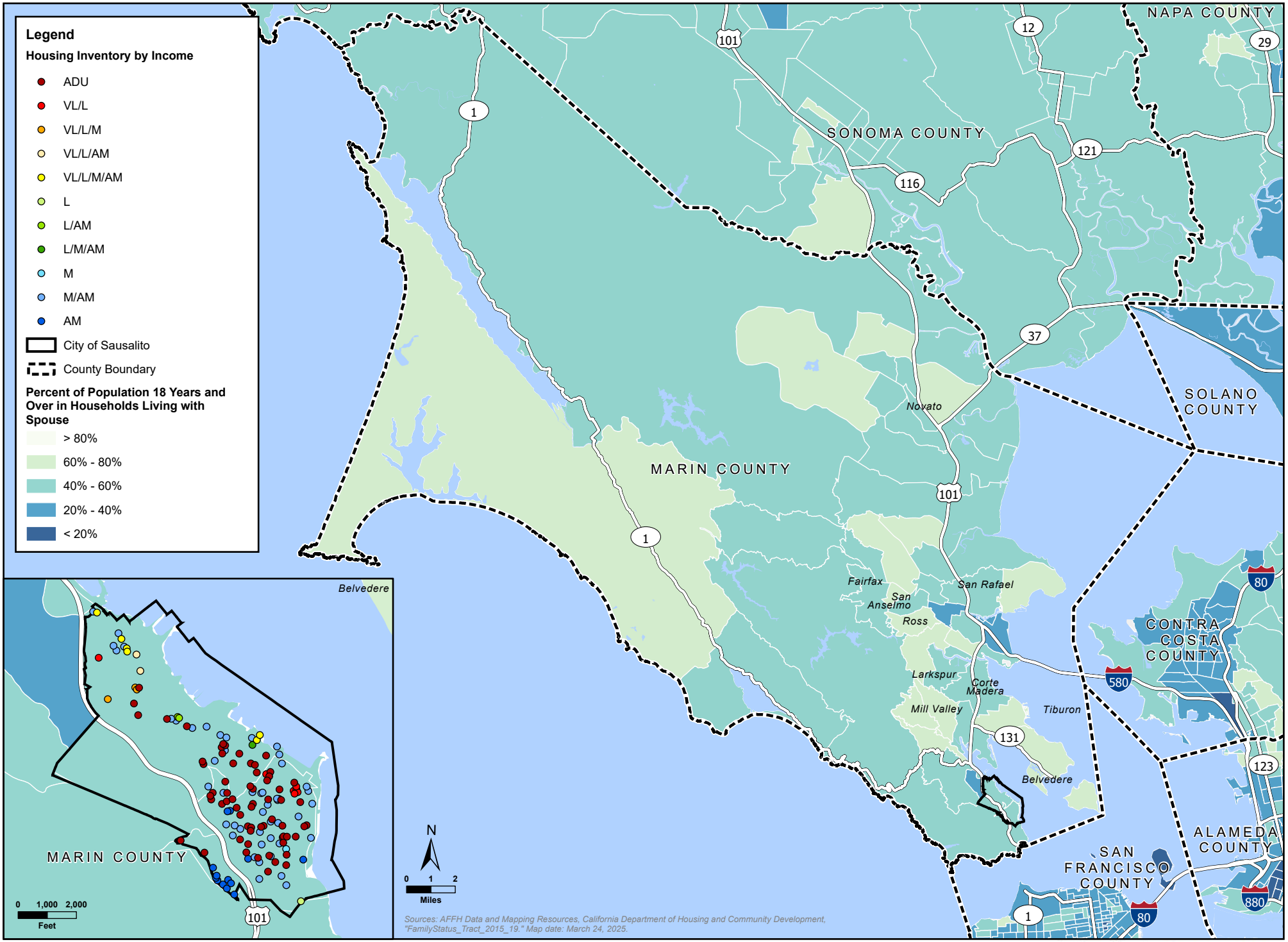


FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS

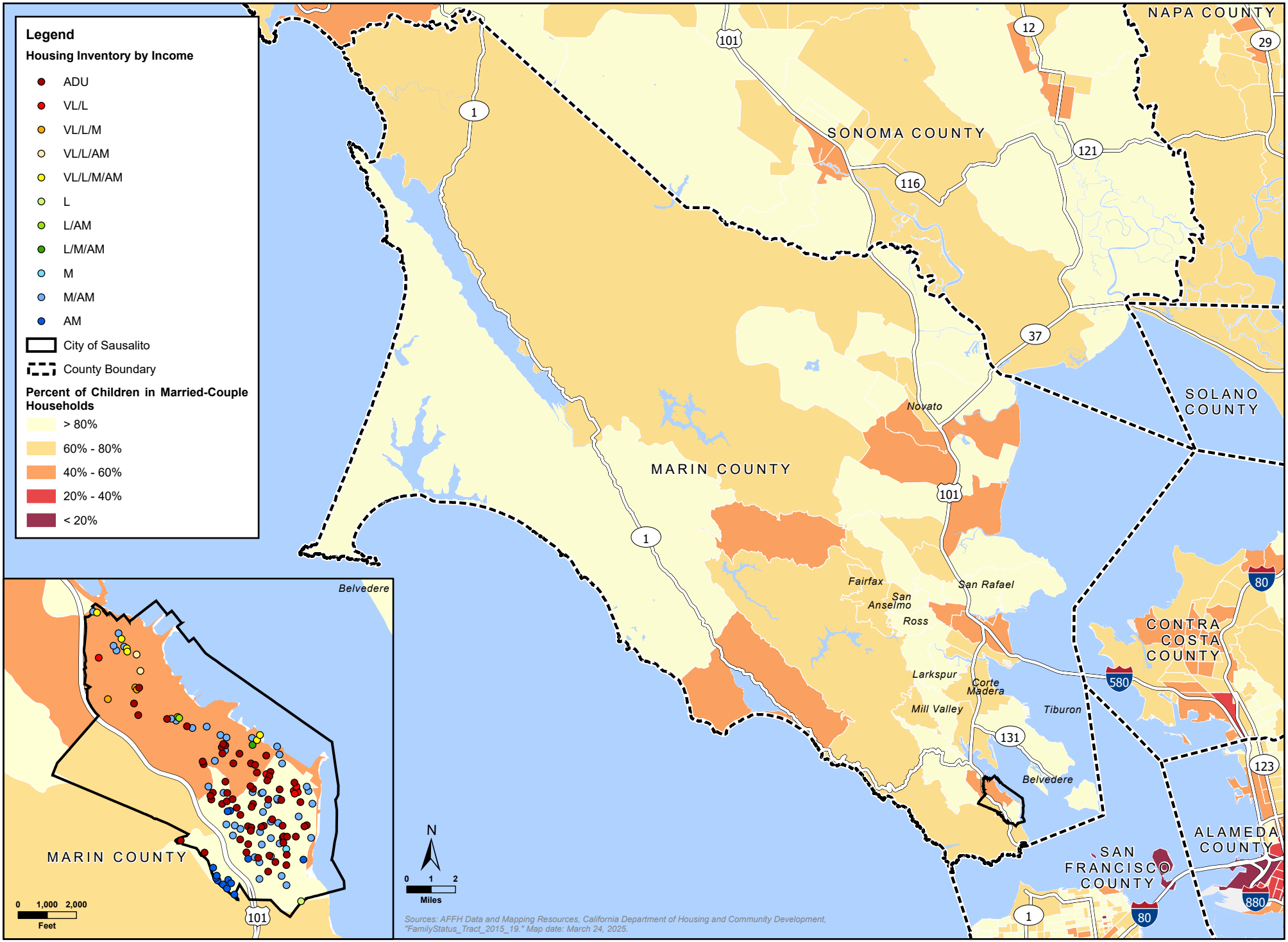


FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT

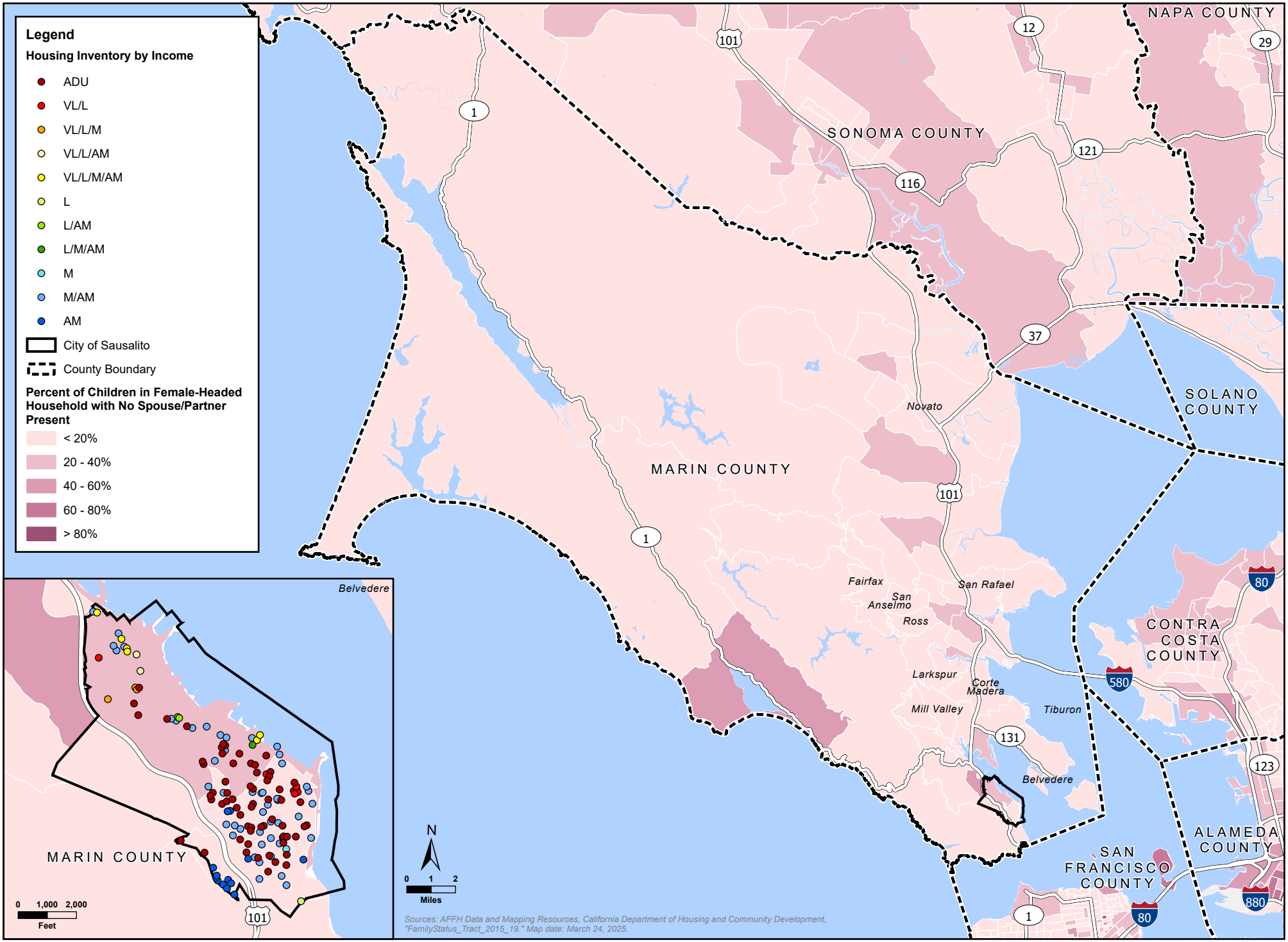


FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT

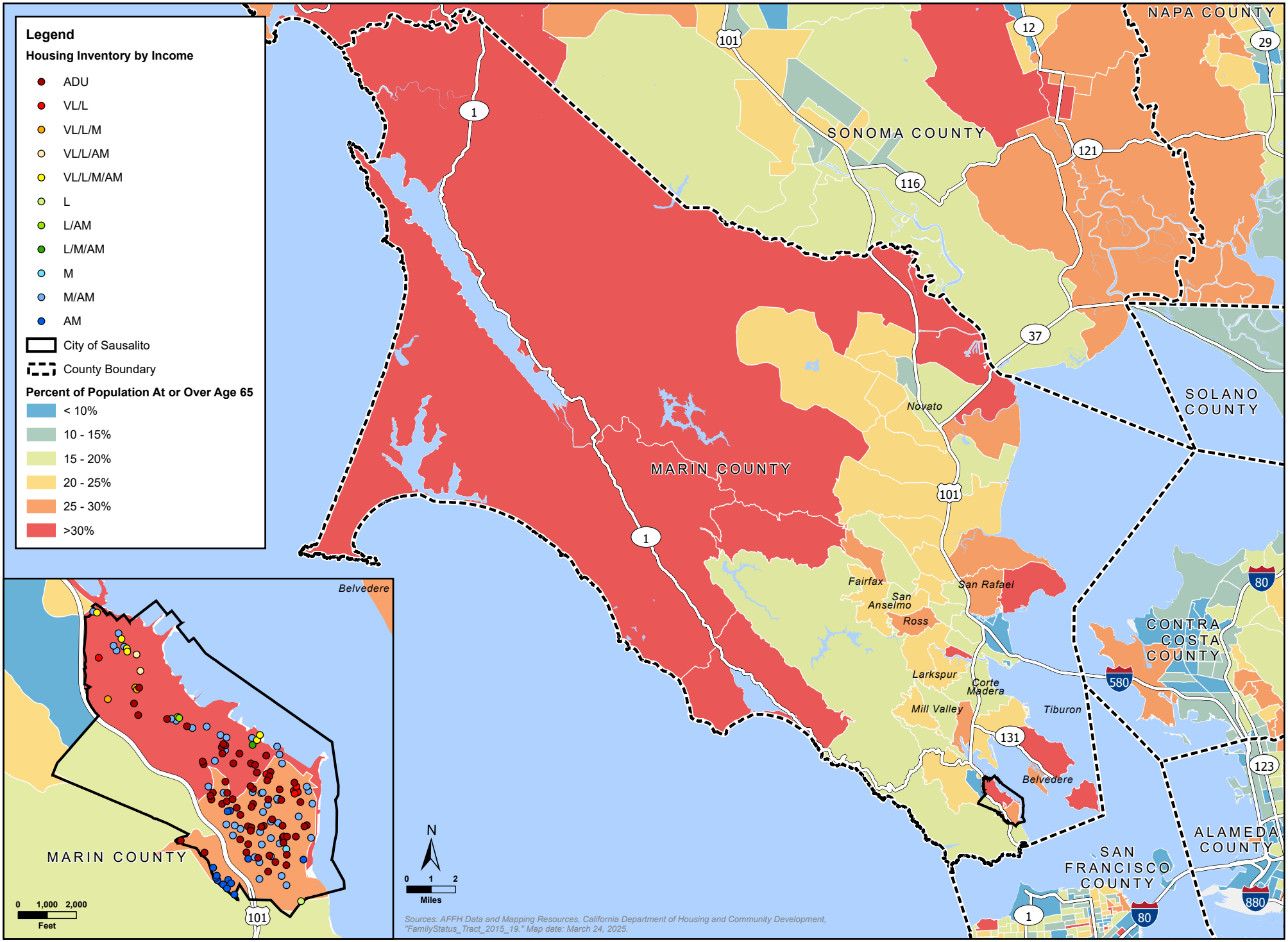
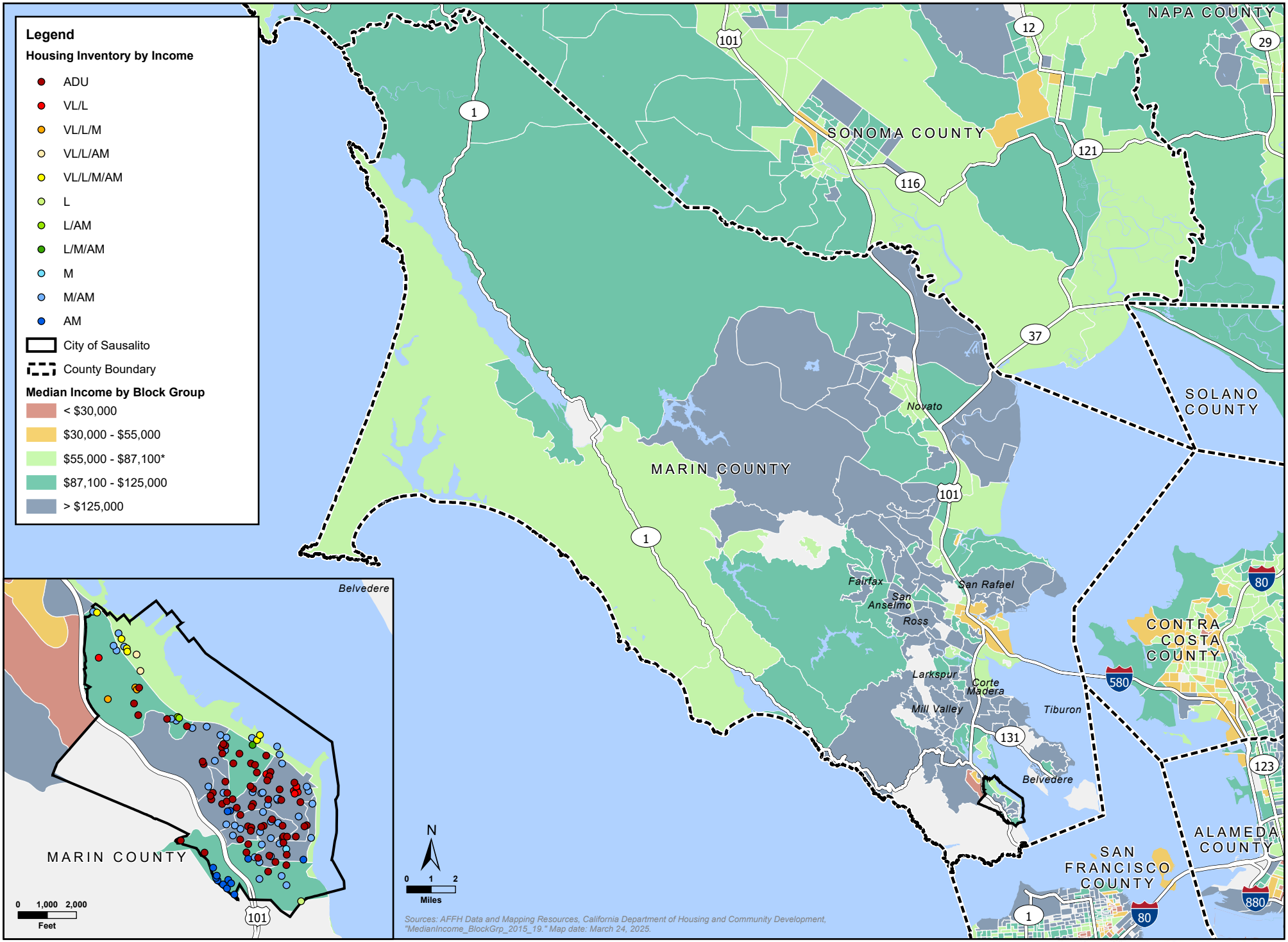


FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40% or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.

According to the Affirmatively Furthering Fair Housing Dataset, there is one R/ECAP in Marin County found in Marin City. The R/ECAP found in Marin City is predominantly African American and located along U.S. Highway 101. No R/ECAPs were identified in the City of Sausalito.

Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that some areas ranking in the highest diversity index categories have the lowest median household incomes in the County. However, this pattern is not consistent. Other census tracts with the highest or higher diversity scores have relatively average-to-high median household incomes. Two census tracts in the City have low levels of diversity and higher median household incomes, one census tract located in the City's southwest area west of U.S. Highway 101 (Golden Gate National Recreation Area) has a higher level of diversity but missing or insufficient income data.

Racially Concentrated Areas of Affluence (RCAA)

According to the Department of Housing and Community Development AFFH Guidance Memo, "segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices". Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States.[9] RCAAs are defined as census tracts where: 1) 80 percent or more of the population is White; and 2) the median household income is $125,000 or greater (slightly more than double the national median household income in 2016). Table looks at the median household incomes of White, non-Hispanic

9 Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf

residents in Sausalito, as well as the County as a whole. There is one census tract in the City with a median household income of $125,000 and a population that is 80 percent or more White. As such, there is one census tract in Sausalito that fits these criteria and is considered an RCAA. Similarly, much of southern Marin County, including Mill Valley, Belvedere, Tiburon, portions of Novato, portions of San Anselmo, and portions of the southern and southeastern unincorporated areas of the County are considered RCAAs.

Table 61: Median Household Incomes

Median Household Income	Sausalito	Marin County
White households	$111,969	$ 120,828
All households	$111,906	$ 110,843
% of White population	92.2%	78.9%

Source: US Census, 2015-2019 ACS

Findings

The City has considered patterns along the segregation continuum and although no racially/ethnically concentrated areas of poverty (R/ECAP) exist in Sausalito, Marin City to the north is a R/ECAP and in Sausalito there is a census tract that is considered a racially concentrated area of affluence (RCAA). Therefore, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City and within the identified RCAA.

Disparities in Access to Opportunities

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 62 shows the full list of indicators.

Table 62: Domains and List of Indicators by Factors

Domain	Indicator
Economic	• Poverty • Adult education • Employment • Job proximity • Median home value
Education	• Math proficiency • Reading proficiency • High school graduation rates • Student poverty rates
Environmental	• CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

TCAC/HCD Opportunity Area Maps

According to the Task Force's methodology, the mapping tool allocates the top 20% of tracts in each region with the highest relative index scores to the "Highest Resource" designation and the next 20% to the "High Resource" designation. Each region then ends up with 40% of its total tracts as "Highest" or "High" resource. These two categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive in, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into "Low Resource" and "Moderate Resource".

The Task Force analyzed three domains (Economic, Education, Environmental) to establish the resource category for each block group. The Economic Domain (Figure) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rates. The Environmental Domain (Figure 19) looks at the CalEnviroScreen 3.0 pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each figure includes the locations of proposed sites to accommodate the 6th Cycle RHNA.

Figure 20 identifies the overall resource categories of each census tract, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6th Cycle RHNA. As shown in Figure 20, the two populated tracts in the City have the highest levels of opportunity, and the proposed sites to accommodate the 6th Cycle RHNA are located throughout these two tracts. Table identifies the resource levels by census tract and the corresponding scores for economic, education, and environmental indicators.

Table 63: Opportunity Resource Levels by Census Tract

Census Tract	Resource Level	Economic Score	Education Score	Environmental Score
1302.01	Highest	0.97	0.63	0.74
1302.02	Highest	0.83	0.73	0.60
1311.00	Missing or Insufficient Data	0	0	0

Source: California Department of Housing and Community Development, Affirmatively Furthering Fair Housing Data and Mapping Resources, accessed April 15, 2022

FIGURE 17: TCAC ECONOMIC SCORE BY CENSUS TRACT

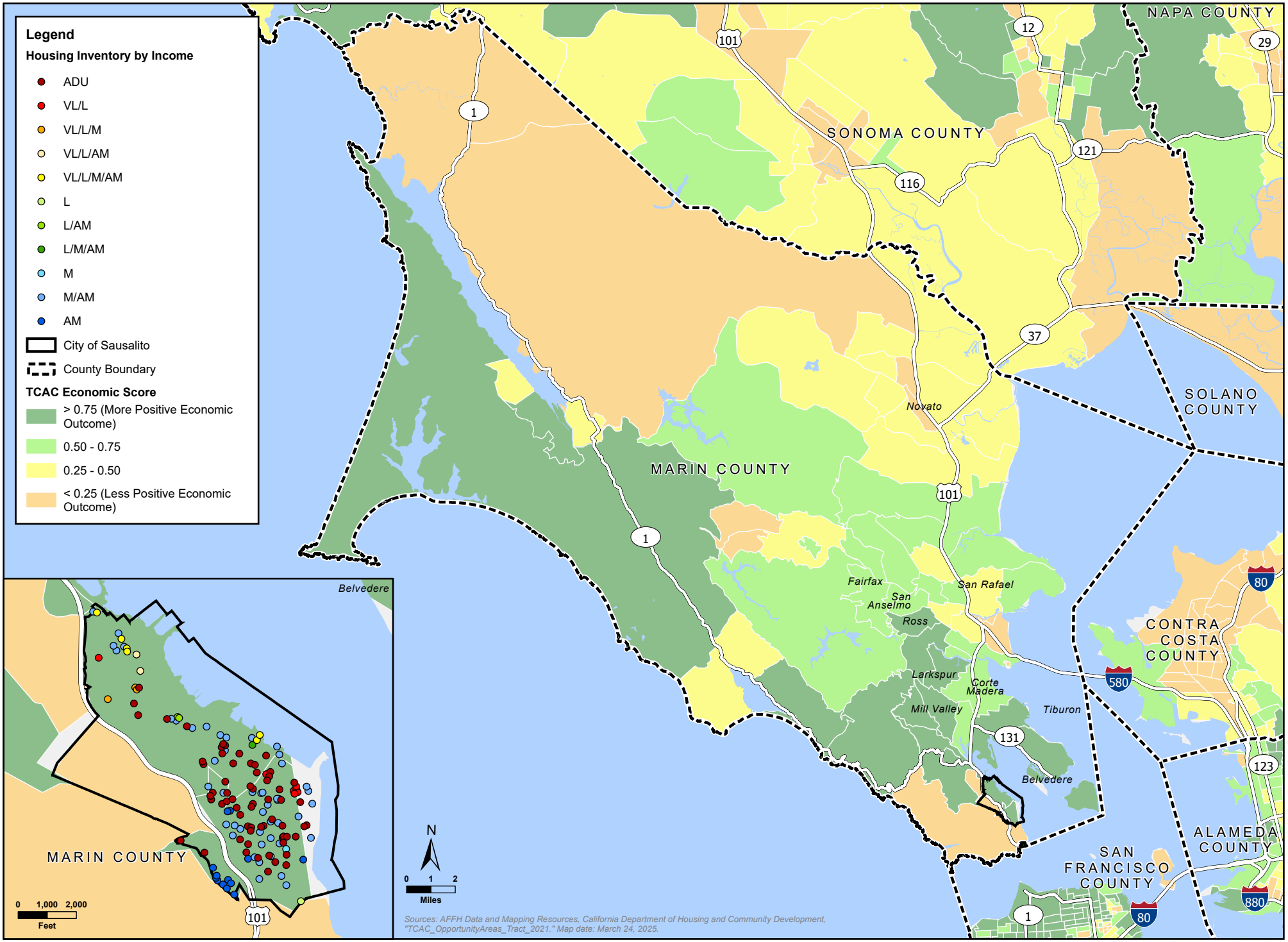


FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT

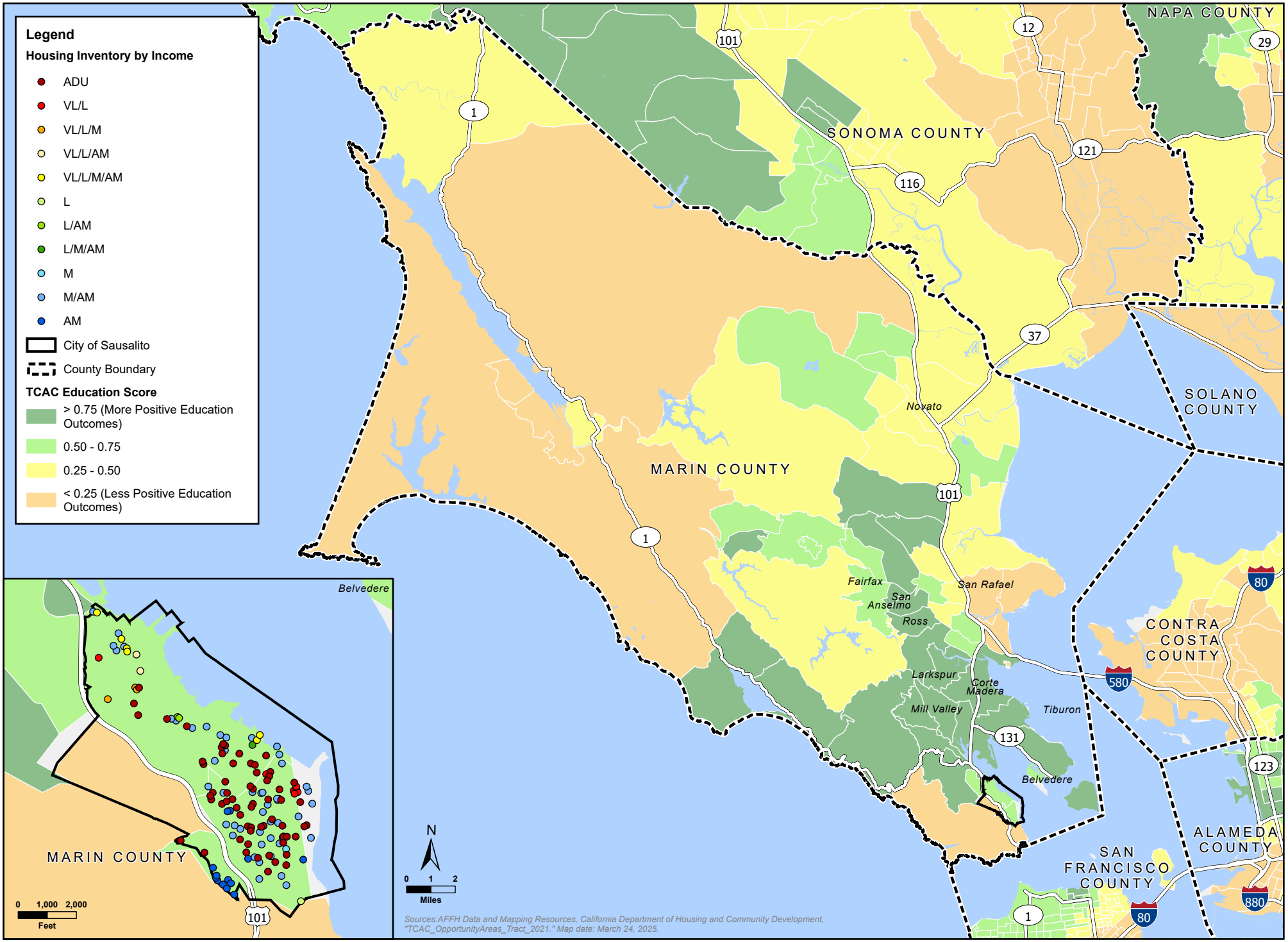


FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT

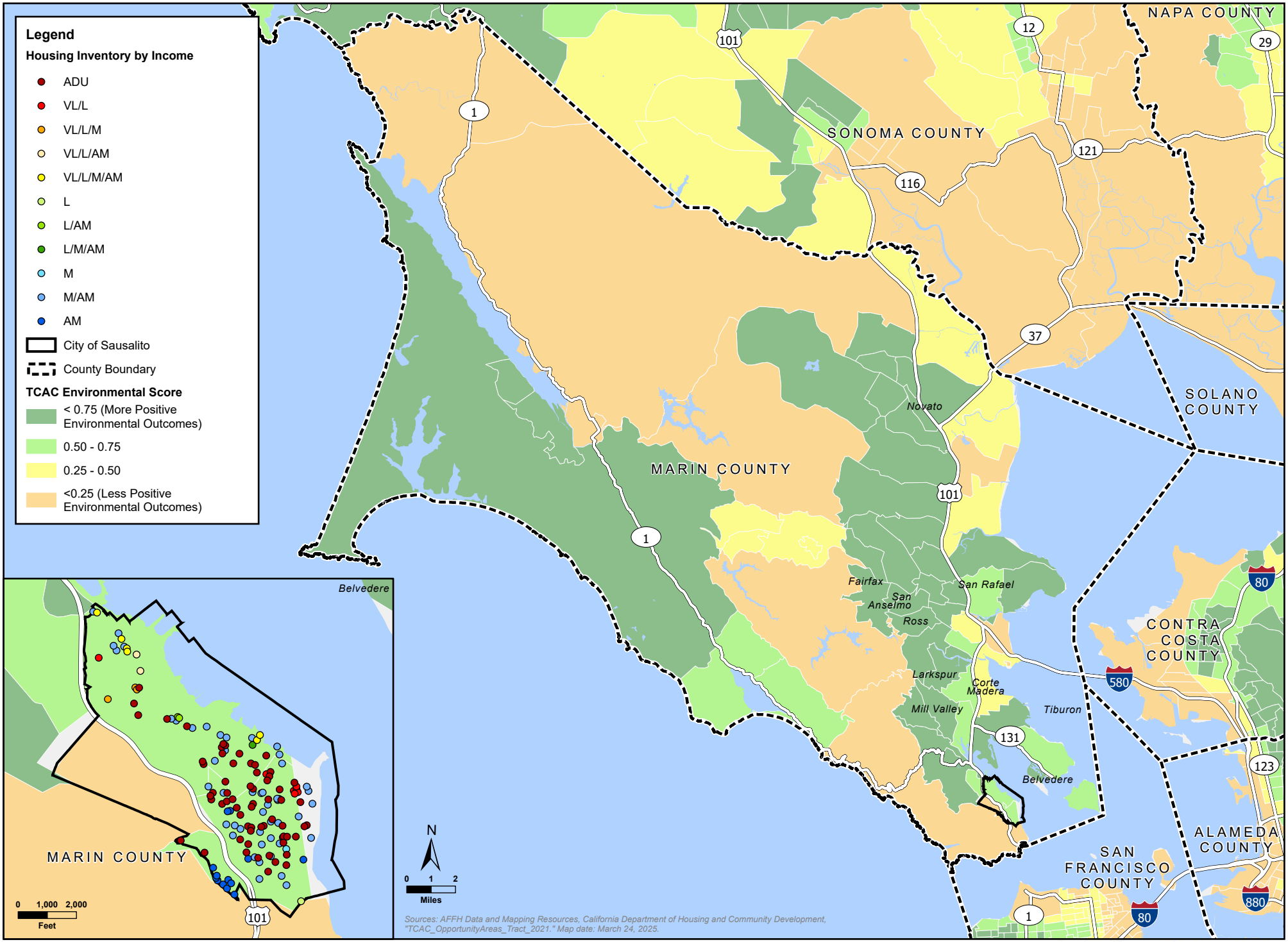


FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT

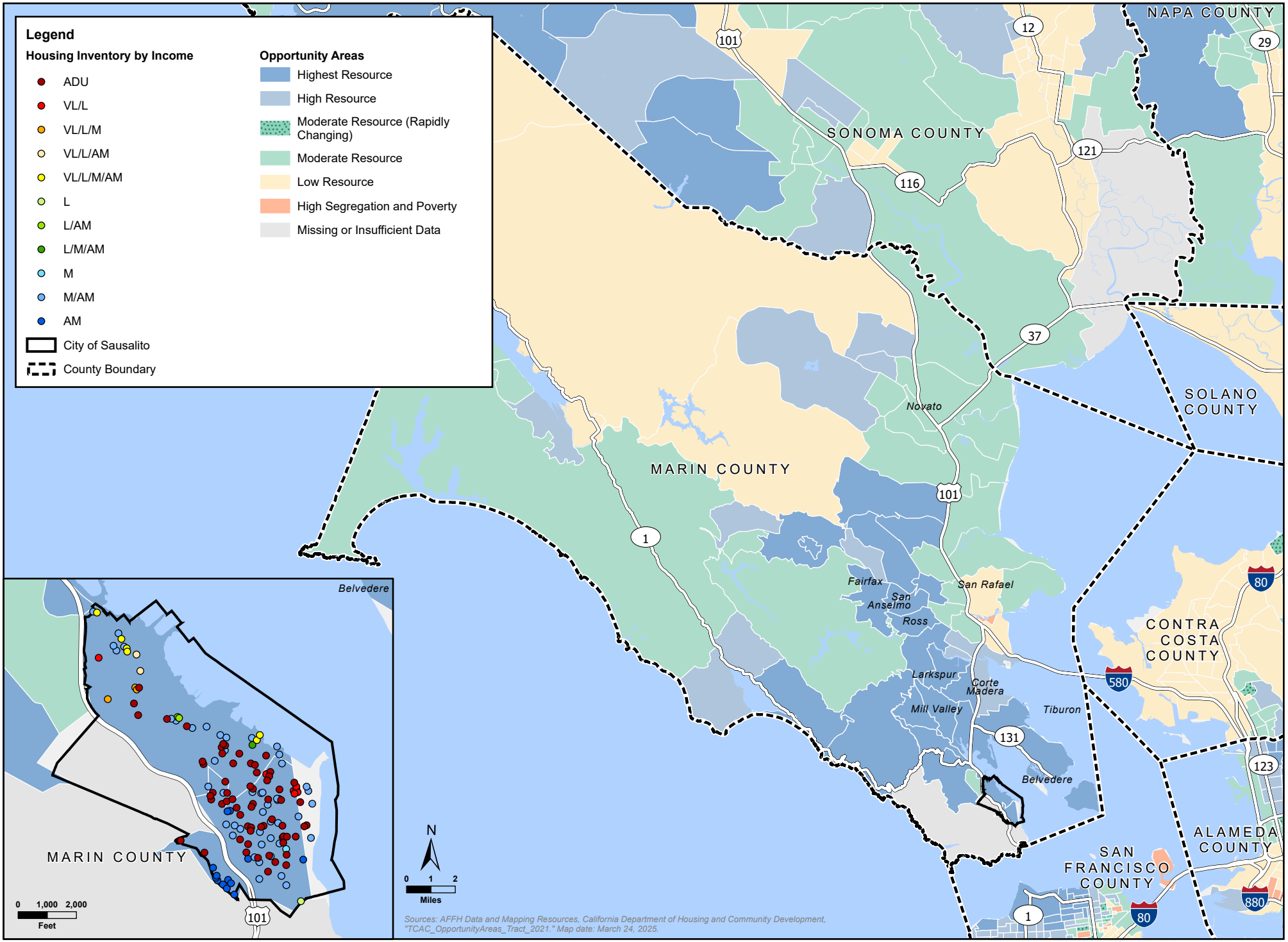


FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP

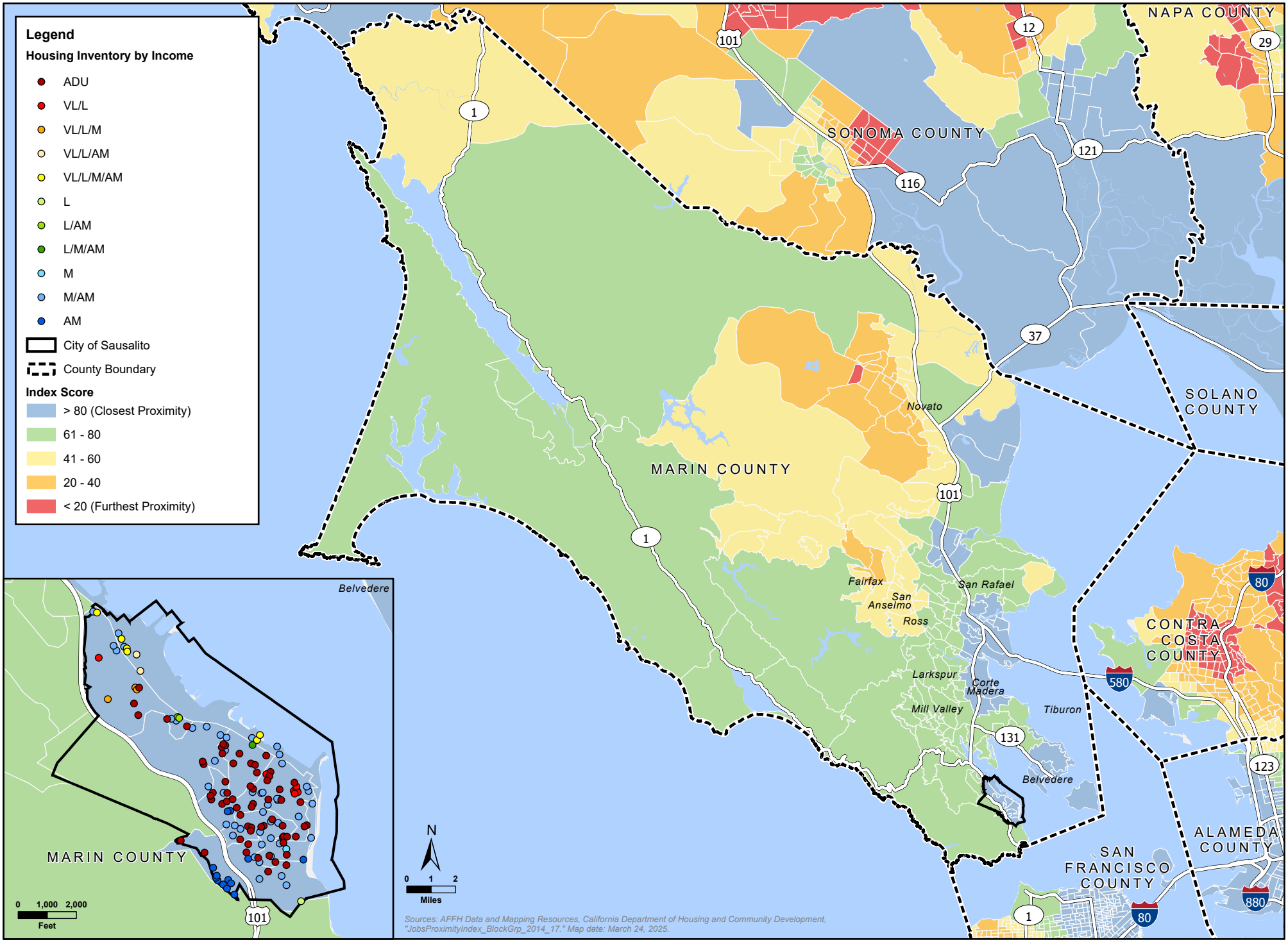
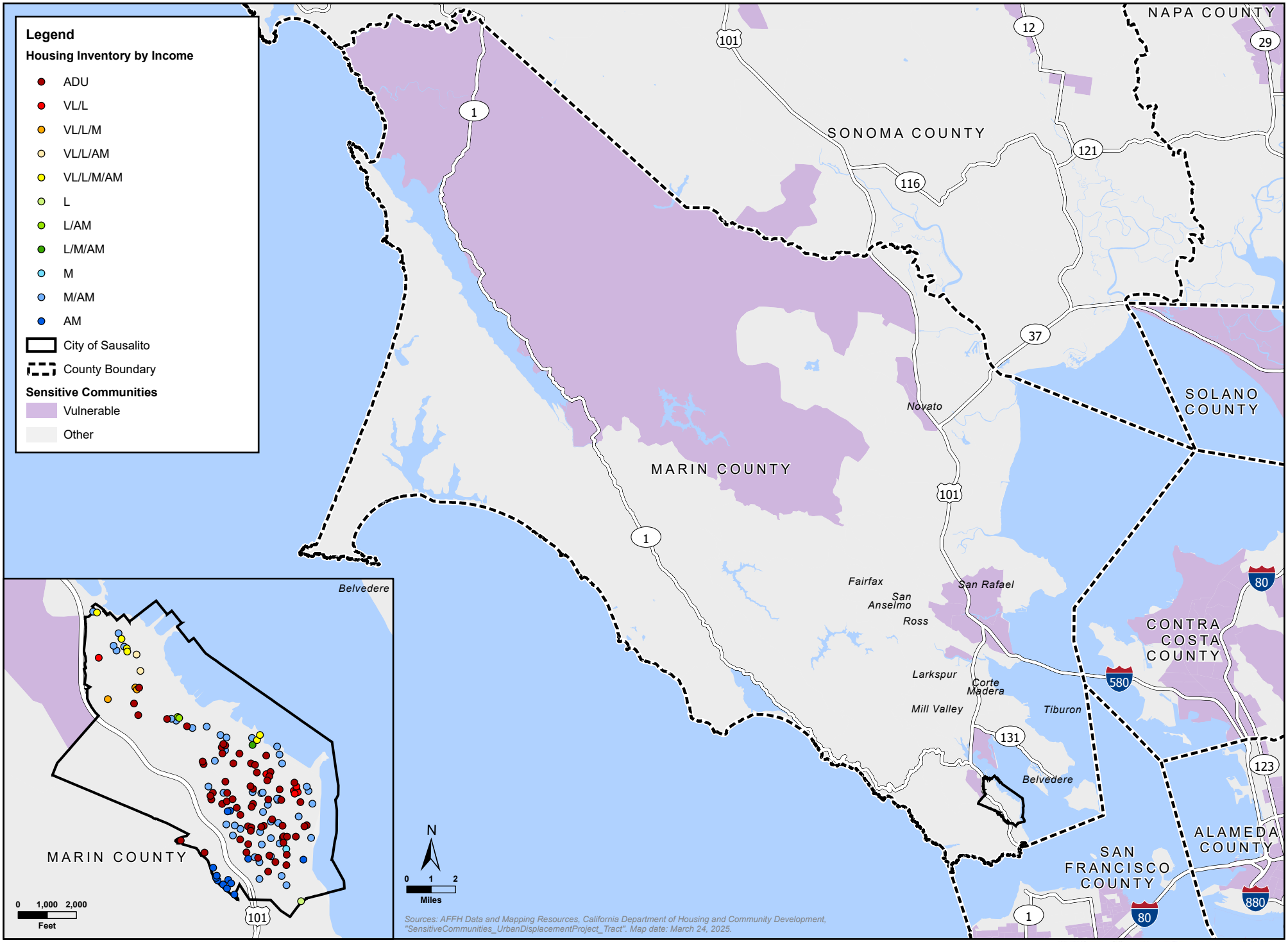


FIGURE 22: SENSITIVE COMMUNITIES



The City of Sausalito has two census tracts designated as Highest Resource areas on the TCAC/HCD Opportunity Map. The majority of the City is located in a Highest Resource area – Census Tracts 1302.01 and 1302.02 along the coastal areas on the east side of the City. One census tract located west of U.S. Highway 101 has missing or insufficient data and is not rated as any type of resource area. This census tract is within City limits and owned by the federal government (Golden Gate National Recreation Area), is open space, and is not populated nor planned for development due to its status as a National Recreation Area.

Sites to accommodate the City's lower income 6th Cycle RHNA are all located within the highest opportunity areas. Moreover, the City's promotion of Accessory Dwelling Units, Junior Accessory Dwelling Units, and duplex or multi-unit development throughout the community, and its inclusionary requirements, in all resource levels, further supports the City's commitment to distribute housing available at all income levels in different geographic areas of the City.

Economic Opportunity

As described earlier, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 63 above, the overall economic scores in Sausalito range from 0.83 to 0.97. The economic scores are consistent in the City. As shown in Figure 21, the job proximity index is generally high in Sausalito. The northwest area (Golden Gate National Recreation Area) has a lower job proximity index score than eastern Sausalito; however, that census block group is unpopulated within the City.

Economic scores distribute unevenly in Marin County with Mill Valley, Larkspur, Ross, and Tiburon have most of their census block groups with high economic scores (above 0.75). In contrast, San Rafael, Corte Madera, Fairfax, San Anselmo, and Novato tend to have more census block groups with moderate to lower economic scores. Compared with other jurisdictions in Marin County, Sausalito tends to have the highest economic scores. A review of the predominant racial and ethnic group concentration in Marin County shows that census block groups with lower economic scores are also census block groups are also some of the census block groups with a higher diversity index and a lower median household income. The concentration of low economic opportunity census tracts does not show strong correlations with other protected and sensitive classes.

Table 6470A: Employment by Characteristics and Regional (County/City) Comparison								
Characteristic	Sausalito city, California			Marin County, California			Difference in Employ-ment/ Pop-ulation Ra-tio	Difference in Unem-ployment Rate
	Total	Employ-ment/Pop ulation Ratio	Unem-ploy-ment rate	Total	Employm ent/Popu lation Ratio	Unempl oyment rate		
Population 16 years and over	**6,390**	**61.4%**	**2.9%**	**213,264**	**61.3%**	**3.7%**	**0.1%**	**-0.8%**
Age								
60 to 64 years	801	61.9%	4.6%	19,656	66.8%	3.6%	-4.9%	1.0%
65 to 74 years	1,240	39.0%	2.2%	32,829	39.1%	1.6%	-0.1%	0.6%
75 years and over	899	14.2%	0.0%	23,341	12.8%	2.3%	1.4%	-2.3%
RACE AND HISPANIC OR LATINO ORIGIN								
White alone	5,941	60.7%	3.1%	170,268	61.0%	3.7%	-0.3%	-0.6%
Black or African American alone	61	90.2%	0.0%	4,991	47.2%	4.3%	43.0%	-4.3%
American Indian and Alaska Native alone	15	100.0%	0.0%	727	54.5%	2.0%	45.5%	-2.0%
Asian alone	227	54.6%	0.0%	13,683	63.5%	2.7%	-8.9%	-2.7%
Native Hawaiian and Other Pacific Islander alone	0	-	-	384	40.1%	0.0%	-	-
Some other race alone	78	67.9%	0.0%	15,515	67.5%	4.6%	0.4%	-4.6%
Two or more races	68	100.0%	0.0%	7,696	62.9%	4.1%	37.1%	-4.1%
Hispanic or Latino origin (of any race)	386	75.9%	0.0%	29,517	68.8%	3.5%	7.1%	-3.5%
White alone, not Hispanic or Latino	5,672	60.1%	3.3%	157,619	60.3%	3.7%	-0.2%	-0.4%
Population 20 to 64 years	**4,240**	**78.1%**	**2.8%**	**145,934**	**77.0%**	**3.6%**	**1.1%**	**-0.8%**
SEX								
Male	1,809	79.3%	2.2%	72,637	80.6%	4.0%	-1.3%	-1.8%
Female	2,431	77.3%	3.2%	73,297	73.5%	3.2%	3.8%	0.0%

With own children under 18 years	410	78.0%	0.0%	26,504	70.5%	2.5%	7.5%	-2.5%
POVERTY STATUS IN THE PAST 12 MONTHS								
Below poverty level	249	32.9%	0.0%	10,551	41.9%	16.5%	-9.0%	-16.5%
At or above the poverty level	3,991	80.9%	2.9%	131,727	81.8%	3.0%	-0.9%	-0.1%
DISABILITY STATUS								
With any disability	261	47.1%	14.0%	8,710	42.2%	12.2%	4.9%	1.8%

Source: ACS 2015-2019, S2301.

As shown in Table 70A, the City's older population (60+) has a similar rate of employment per total population compared with the Countywide cohort and experiences similar unemployment rates (unemployed persons as total of the workforce) as the Countywide. Races in the City that experience significantly lower employment to population ratios than the Countywide average only includes Asian. While the American Indian and Alaska Native, Native Hawaiian and Other Pacific Islander, while the Black or African American, some other race, and two or more races experience employment rates higher than the County averages. There is no Native Hawaiian and Other Pacific Islander population in the City. All race/ethnicities have a lower unemployment rate than the Countywide average. Females in Sonoma experience same unemployment than the Countywide average, while females with their own children under 18 years of age experience slightly lower employment than the Countywide average. Regarding income levels, the City's percentage of its total working age population that is below the poverty level (5.9%) is lower than the Countywide average (7.2%) and the City's population below the poverty level that is in the labor force and unemployed is also lower than the Countywide rate. Persons with a disability in the City have a higher rate of employment to total working age population than Countywide and the unemployment rate for persons with a disability is also higher than the Countywide rate. Overall, persons aged 60-64 years and persons with a disability experience higher rates of unemployment than the Countywide averages. The unemployment rate does not show strong correlations with other protected and sensitive classes. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index is high in Sausalito. On a scale from zero to 100 where 100 is the closest proximity to jobs, the populated portion of the City scores above 80, which is higher than scores in most Marin County jurisdictions, including Mill Valley, Larkspur, San Anselmo, Fairfax, Novato and San Rafael. Corte Madera and Belvedere have similar job

proximity scores as Sausalito. While the access to jobs is high for all Census tracts, there are unemployment trends among protected classes as discussed above.

Education Opportunity

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. As shown in Table 70 above, the overall education opportunity scores in Sausalito range from 0.63 to 0.73. Generally, the census tracts in the City have an education opportunity score between 0.50 - 0.75. One census tract located in the City's northwest area west of U.S. Highway 101 (Golden Gate National Recreation Area) has missing or insufficient data. Countywide, most Marin County jurisdictions tend to have a majority of census tracts with higher educational scores (above 0.75), including Mill Valley, Corte Madera, Larkspur, Ross, and San Anselmo. Fairfax and Novato tend to have census tracts with an educational score between 0.25 and 0.50, and San Rafael has multiple census tracts with a educational score below 0.25. In the region, lower education scores are found in census tracts in all counties along the San Pablo Bay. In counties surrounding the San Francisco Bay, there are concentrations of both low and high education scores. For example, in San Francisco County, the western coast has a concentration of high education scores while the eastern coast has a concentration of low education scores. In Marin County, low education scores are concentrated in Novato and San Rafael along the San Pablo Bay and along the western coast. Compared with other jurisdictions in Marin County, Sausalito tends to have a moderate to low educational score. Countywide, areas with a lower educational scores are also the areas with a higher diversity index and higher concentration of Latinx-White and more groups mixed population.

The City of Sausalito is served by the Sausalito Marin City School District (SMCSD). According to the California Department of Education's California School Dashboard, in 2022 the SMCSD had an enrollment of 558 students. The racial/ethnic make-up was: 30.2% Hispanic, 8.4% Asian, 0.3% Filipino, 25.4% White, 25.1% African American, 0.3% American Indian, and 9.6% two or more races. A total of 54.6% of the District's students come from socioeconomically disadvantaged backgrounds, 20.6% are English learners, and 17% are students with disabilities.

SMCSD has one school: Bayside Martin Luther King Jr Academy. Bayside Martin Luther King, Jr. Academy is an TK-8 community school with two campuses, the Phillips Campus located in Marin City serving grades TK and 6th through 8th and the Nevada Campus, located in Sausalito, serving grades K through 5th. SMCSD has low English language arts scores (22.7 points below standard) and low mathematics score (56 points below standard). Comparatively, other school districts surrounding SMCSD have higher English language arts scores and mathematics score: Mill Valley School District with a English language arts score 58.2 points above standard and a mathematics score 42.8 points above standard, and Reed Union School District with a English language arts score 68.9 points above standard and a mathematics score 58.6 points above standard.

The County AI found that countywide, there are disparities across racial/ethnic groups in access to education opportunities. According to Marin Promise, a nonprofit of education and nonprofit leaders, a significantly higher percentage of White students in Marin County met or exceeded common core standards for 3rd grade Literacy, 8th grade Math, and college readiness standards, compared with those students of color who met or exceeded those standards. Across all tracts in the County, Sausalito's education opportunity index scores are generally lower compared to other densely populated areas.

Students in all portions of Sausalito as well as adjacent Marin City generally have equal access to schools, with these areas both served by Martin Luther King Jr. Academy campuses. As discussed previously, until 2019, Sausalito and Marin City were served by two separate K through 8th schools. In 2019, SMCSD was ordered to desegregate and, as a result, unified its two schools into a single school with two separate campuses (a K through 5th and a TK/6th through 8th campus). This changed resulted in fair and equitable access to schools, within Sausalito as well as between Sausalito and the Marin City area.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment.

Regionally, TCAC environmental scores are lowest in the tracts along to the San Pablo and San Francisco Bay shores, except for the coastal communities of San Rafael and Mill Valley in Marin County. Inland tracts in Contra Costa and Solano County also have low environmental scores. In Marin County, TCAC Environmental scores are lowest in the West Marin areas of the unincorporated County from Dillon Beach in the north to Muir Beach in the South, east of Tomales Bay and Shoreline Highway. In addition, census tracts in Black Point-Green Point, Novato, and south San Rafael have "less positive environmental outcomes." More positive environmental outcomes are located in tracts in the cities-centered corridor along Highway 101, from north Novato to Sausalito. As shown in Table 70 above, the overall environmental scores in Sausalito range from 0.60 to 0.74, which are moderately positive environmental outcomes. One census tract located in the City's northwest area west of U.S. Highway 101 (Golden Gate National Recreation Area) has missing or insufficient data (this tract is unpopulated within Sausalito).

A review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher

score. As shown in Figure 19, most Marin County jurisdictions, such as Mill Valley, Larkspur, Ross, San Anselmo, Fairfax, and San Rafael, tend to have higher environmental scores or areas with higher environmental scores, compared to the City of Sausalito. Corte Madera tends to have lower environmental scores. Comparing the City's environmental scores to the distribution of protected classes, there are no discernible patterns of concentration of protected classes in the City's areas with the less positive environmental outcomes. The City takes a multitude of actions to improve the environment and address sustainability.

The City's environmental sustainability and clean drinking water efforts have generally benefitted the whole community and do not benefit nonprotected classes more than protected classes as none of the programs are targeted to specific areas or neighborhood of the City or have requirements that would exclude members of protected classes. However, there is the potential to focus improvements on areas with more environmental concerns and ensuring that improvements, such as pedestrian and bicycle improvements and anti-idling requirements, which promote community health are benefitting areas or neighborhoods with concentrations of protected classes.

A disadvantaged community or environmental justice community ("EJ Community") is identified by the California Environmental Protection Agency ("CalEPA") as "areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA's Disadvantaged Communities Map, there is no EJ Community in the City of Sausalito.

Transportation

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. All nine Bay Area counties are connected via public transportation. Marin Transit Authority (MTA) operates all bus routes that begin and end in the County. Golden Gate Transit provides connections from Marin to San Francisco, Sonoma, and Contra Costa County. In addition to its fixed routes, MTA offers several other transportation options and some that are available for specific populations:

- Novato Dial-A-Ride – designed to fill gaps in Novato's local transit service and connects service with Marin Transit and Golden Gate Transit bus routes.
- West Marin Stage – provides public bus service from West Marin to the Highway 101 corridor which connects with Marin Transit and Golden Gate Transit bus routes.
- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are
  eligible for ADA Paratransit Service.

All Transit is a data tool that measures access to transit, connectivity, and service availability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. According to All Transit, transit access is greatest in the eastern coastal portion of Marin County, especially Sausalito, Larkspur, and San Rafael. According to All Transit, the City of Sausalito has a transit performance score of 7.5, compared to 5.8 in the City of Larkspur, 5.4 in the City of San Rafael. City of Sausalito's transit performance score is significantly higher than the countywide transit performance score of 4.8. Other Marin County jurisdictions, and the county has a whole, tend to have lower scores.

In Marin County, transit is concentrated throughout north, central, and southern Marin along the cities-centered corridor from Novato to Marin City/Sausalito. In addition, there are connections eastbound; San Rafael connects 101 North/South and 580 Richmond Bridge going East (Contra Costa County) and Novato connects 101 North/South and 37 going East towards Vallejo (Solano County). Internally, public transit along Sir Francis Drake Blvd connects from Olema to Greenbrae. In addition to fixed routes, Marin Transit Authority offers several other transportation options, including the following available to Sausalito residents:

- ADA Paratransit Service – provides transportation for people unable to ride regular bus and trains due to a disability. It serves and operates in the same areas, same days and hours as public transit.
- Discount Taxi Program – called Marin-Catch-A-Ride, it offers discount rides by taxi and other licensed vehicles if you are at least 80 years old; or are 60 and unable to drive; or you are eligible for ADA Paratransit Service.

The City is served by two Marin Transit Authority routes, including routes 17 and 61. Generally, the northeastern coastal portion of Sausalito, along Bridgeway, is better served by Marin Transit Authority routes. The access to transit has no correspondence with the concentration with any protected classes. There is no discernible connection between access to transit and location and areas with any predominant population by race or ethnicity or with concentrations of seniors and female-headed households with children.

Findings

Overall, it appears that residents of Sausalito have consistent levels of access to opportunities – Highest Resource. Although there is missing or insufficient data for areas in the foothills of Golden Gate National Recreation Area, that census tract is unpopulated within the City. As a result, sites to accommodate the City's 6th Cycle RHNA, including its lower income units, are distributed within the Highest Resource areas. As shown in Table 63, the economic and education opportunity scores are consistent across the two populated census tracts, and it is only the environmental opportunity scores that vary somewhat across census tracts.

Disproportionate Housing Needs and Displacement

Cost Burden

A household is considered cost burdened if the household pays more than 30% of its gross income towards housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed previously in the Housing Needs Assessment section, 19.8% of renters in Sausalito overpay for housing. The majority of renters that overpay are in the lower income groups, with 70.5% in the extremely low-income group severely overpaying for housing (over 50% of their monthly income). As well, 18.2% of homeowners overpay for housing and 39.0% of all households in Sausalito overpay for housing. Regionally, slightly higher percentage of households in Sausalito overpay for housing (38.0%) than percentage of households overpaying for housing (37.7%) in Marin County.

As with most communities, the location of the home is one of the biggest factors with regard to price. Figure 23 and Figure 24 indicate renter households and owner households demonstrate different patterns of overpayment. For renter households, Census Tract 1302.01 (south) has a percentage of the population overpaying in the 40-60% range. For owner households, Census Tract 1302.02 (north) has a percentage of the population overpaying in the 60-80% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable housing development (Program 10) and will develop a targeted program to assist marine workers and waterfront employees with affordable homeownership and rental opportunities within the City (Program 27).

As the Marin County AI identified, with the increase in housing costs and the disparity in who is able to afford the purchase of a house in Marin County, housing inequality has become a major contributor to wealth inequality in the County. From 2009 through August 2017, Marin County's housing prices were up 93.5%. The median sales price for a single-family home in Marin County in 2017 was $1,046,450, which would have required an annual household income of over $220,000 and an average down payment of over $200,000. Figures 23 and 24 show the concentrations of cost burdened households by renters and homeowners Countywide.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As described in Table 29 in the Housing Needs Assessment section, 0.7% of owner-occupied homes and 2.5% of renter-occupied homes are overcrowded, and a total of 1.5% of all households in Sausalito are overcrowded. As shown in Table 8 of the Housing Needs Assessment section, the average household size in Sausalito was 1.76 persons in 2019.

Figure 25 shows the prevalence of overcrowded households in Sausalito and Marin County by census tract. Overcrowding does not appear to be significant in the City or Marin County compared to the Bay Area, with the percentage of overcrowded households in Sausalito being much less than the statewide average (8.2%).

Substandard Housing

As discussed in the Housing Needs section, the 2015-2019 ACS data indicates that most of the Sausalito' housing stock is more than 30 years old (approximately 90.3%) and more than half (66.5%) of the housing in the City is greater than 50 years old (i.e. built before 1970). Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is also likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. Countywide, housing is generally newer and less likely to exhibit substandard conditions, with 76.0% of the housing stock built prior to 1980 compared to 83.9% of the housing stock in the City.

HUD defines four housing problems, which are: housing costs greater than 30% (cost burden); more than one person per room (overcrowding); and incomplete kitchen facilities or incomplete plumbing facilities (combined as substandard housing). Housing problems for Sausalito were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2014-2018 ACS. In Sausalito, 41.3% of owner-occupied households and 37.1% of renter-occupied households have one or more housing problems. The City has a larger proportion of owner-occupied households with a housing problem compared to the County (32.4%), but a lower proportion of renter-occupied households experiencing a housing problem compared to the County (52.6%).

To prevent residents occupying or being displaced from substandard housing, the City will seek funding to assist homeowners with rehabilitation costs and will develop a code enforcement process that will prevent displacement or assist with relocation costs for lower income households. Program 1: Home Rehabilitation, Energy Efficiency, and Improvement / Code Enforcement has been added to the Housing Plan to address this issue.

Homelessness

The Homeless Policy Steering Committee (HPSC) is the Countywide collaborative effort representing the homeless services system of care. The HPSC conducted its 2019 Homeless Count in January 2019. The 2019 PIT Count identified 1,034 total homeless persons Countywide, consisting of 326 sheltered and 708 unsheltered homeless. Of the 1,034 total homeless persons, 25 (or 2.4%) were located in Sausalito, including 0 sheltered and 25 unsheltered homeless persons. The number of homeless persons in Sausalito has decreased by 60% or 37 persons between the 2015 PIT Count and the 2019 PIT Count. Additionally, the total number of homeless persons Countywide has decreased by 21% or 275 homeless persons between the 2015 PIT and 2019 PIT Counts.

Of the 1,034 homeless individuals Countywide, 99 homeless individuals in Marin County were veterans, 107 were between 18 to 24 years old, and 54 were in family groups with children; it is noted that these characteristics are not discrete and there is overlap between these groups. Additionally, approximately 257 of the 1,034 individuals experiencing homelessness met the definition of being chronically homeless.

During the 5th Cycle, Sausalito experienced an increase in homelessness associated with the anchor-out community, which are boats that are not berthed in a marina but anchored or moored in Richardson Bay – some inside of Sausalito's waters; these anchor-outs are at-risk of homelessness as they do not have authorized berths and BCDC regulations do not allow permanent anchor-outs in the Bay. The City has worked to move 8 anchor-outs to authorized berths in City marinas or to land-based housing using housing subsidies and is working with the remaining 6 anchor-out boat owners to move them to a permanent home.

Access to Countywide services and support is more limited in Sausalito than in other jurisdictions in the County. However, Sausalito, the County, and regional service providers have coordinated to ensure the homeless population in the Sausalito has access to services and assistance. The Countywide collaborative CoC effort oversees funds for housing and services for the homeless population and develops and implements plans and policies to address homelessness. The City is served by multiple transportation routes, including Route 17 and 61, which offers free fares and connects the City to services in the broader region and Paratransit service, which provides transit services for persons with a disability and is available within 3/4- of a mile from the fixed transit routes during regular service hours. Additional information regarding resources for the homeless population is provided in Chapter 2.

Disaster-Driven Displacement

Like much of Marin County, including the cities and towns in southern Marin, Sausalito is at risk of wildfire and landslides. Similarly, like other communities along Richardson Bay and the Pacific Ocean in Marin County and the broader Bay Area, Sausalito's waterfront is at risk of being affected by sea level rise. Sausalito's areas most subject to these environmental risks. As shown in Figure 3, areas in Sausalito both east and west of Highway 101 are subject to wildfire and landslides. These hazards do not affect any protected classes disproportionately. Sea level rise projections show significant potential and future flooding along Sausalito's

coastline, with areas in the northern portion of the City most impacted. Several portions of Sausalito's waterfront already flood regularly due to high tides and King Tide events. The majority of areas in the City affected by sea level rise do not have many residents. Galilee Harbor, a liveaboard (water-based/floating home community) will be less affected by sea level rise than ground -based housing and residential parcels west of Bridgeway roughly from Johnson Street to Napa Street. It is not anticipated that disaster-driven displacement would affect any protected classes disproportionately.

Sausalito's General Plan provides the City's policy approach to reducing impacts of disasters on its residents. The Health, Safety, and Community Resilience Element establishes programs address risks associated with seismic, geologic, fire, hazardous materials, and flooding. The Health, Safety, and Community Resilience Element also addresses emergency preparedness and disaster planning, including requiring equitable planning so that any disaster plan ensures that members of the Sausalito community are fairly treated by the disaster plan, no matter their language, mobility, age, citizenship status, gender, or income level. The City's Sustainability – Climate Change Mitigation and Resiliency Element establishes policies and programs to address climate change and sea level rise, which ensures that development and planning efforts consider sea level rise and subsidence and provides for sea level rise impacts to be addressed in the Capital Improvement Projects (CIP) plans, including key improvements to systematically address incremental flooding areas anticipated with sea level rise. As sites are developed, projects will be required to be consistent with General Plan policies and programs and the California Building Standards Code, which address and reduce disaster-related risks.

The City's Sea Level Rise Task Force issued the SLR Report and Recommendations in November 2021. The City is working to implement the recommendations to reduce exposure to risks associated with sea level rise.

Further, the City participates in the countywide Marin Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), which identifies risks associated with natural disasters, including disasters exacerbated or increased by climate change. The LHMP is updated every five years and lays out a process to prepare for, and lessen the impacts of, specified natural hazards that are most likely to impact Marin County, such as earthquakes, wildfires, floods, debris flows, wind damage, and tsunamis and addresses effects of climate change.

Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 200 very low and 115 low-income, 114 moderate, and 295 above moderate-income units to the City for the 2023-2031 planning period. Figures 1 through 27 show that proposed affordable units are dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop Accessory Dwelling Units and Junior Accessory Dwelling Units as a way to accommodate additional development at all income levels throughout Sausalito and, through its inclusionary ordinances, requires that all residential project accommodate affordable units.

Chapter IV of this Background Report shows the City's ability to meet its 2023-2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Displacement Risk

HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a sensitive community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
    - Share of renters is above 40%,
    - Share of people of color is above 50%,
    - Share of very low-income households (50% AMI or below) that are severely cost-burdened households is above the County median,
    - The area or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
    - Difference between tract median rent and median rent for surrounding tracts is above the median for all tracts in the County (rent gap).

As shown in Figure 22, no census tracts in Sausalito are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost. From a regional perspective (also see Figure 22), sensitive communities are adjacent to Sausalito in neighboring Marin City and in Strawberry. Moreover, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years.

Since none of Sausalito's census tracts are considered sensitive communities, no RHNA units will be located in areas at risk of displacement.

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on available data, input from the community, and the County AI, disproportionate housing needs in Sausalito include rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households. The City has included Programs 1 and 10 in the Housing Plan which will assist homeowners with rehabilitation costs and help facilitate the development of quality, affordable housing.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns

which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and has included a program in the Housing Plan (see Action under Program 22) to study and address potential issues related to displacement. Through its inclusionary ordinance, the City also requires that all new development with 4 or more units include affordable units. The affordable units must contain the same proportion of bedroom sizes as the market-rate units, to ensure that affordable units are available to families with children in projects providing larger units.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and lower income households (as discussed previously in this section). Although the proposed RHNA sites are distributed throughout the City, in some instances residential development is planned in areas where higher levels of persons with disabilities, female-headed households, senior residents, and lower income households are located and these groups appear to be more vulnerable to potential future displacement. However, these sites continue to represent the most appropriate locations to accommodate future development given their proximity to transit corridors, underdeveloped property conditions, blighted conditions, and opportunity to develop mixed-use projects. As discussed above, Program 22 has been included in the City's Housing Plan to study and address issues related to future displacement and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with high levels of senior residents.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Housing Constraints section under Environmental Issues, environmental hazards affecting residential development in the City include geologic and seismic hazards, flooding and inundation hazards, and wildfire. Seismic-related issues are addressed by the California Building Code.

6C. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in the Housing Resources section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 654 summarizes sites to accommodate the RHNA by census tract and block group. Table 654 provides a comparison between the existing housing units in each census tract and block group with the housing units that would be accommodated under the Amended Housing Element.

As shown in Table 654, the largest increase would occur Block Group 1 of Census Tract 1302.02. This block group currently has the lowest number of housing units of any block group in the City and the increase in capacity would result in an increased opportunities at all income levels: lower, moderate, and above moderate. This block group also represents the largest land area of any block groups in the City (7.5 acres compared to 1.4 to 3.5 acres for each of the other block groups).

The lowest proportional increases would occur in Census Tract 1302.01 Block Group 1 and Census Tract 1302.02 Block Groups 2 and 4. This allocation is primarily due to the built out nature of these areas; these areas are very limited in terms of sites with capacity to be redeveloped with multifamily developments that can accommodate significant amounts of housing and that are near schools, transit, grocery/daily needs shopping, and services.

Table 654: RHNA Capacity by Census Tract and Block Group

Census Tract/Block Group	RHNA Capacity				Units		Rate of Increase		
	Very Low	Low	Moderate	Above Moderate	Existing Housing Stock (B25024 - ACS 2019)	Existing + RHNA Capacity	Total Increase over Existing Units	Very Low/Low Increase over Total Existing Units	Above Moderate Increase over Total Existing Units
Census Tract 1302.01	22	27	68	98	2,027	2,242	11%	2%	5%
Block Group 1	1	1	11	23	695	731	5%	0%	3%
Block Group 2	20	21	23	34	746	844	13%	5%	5%
Block Group 3	1	5	34	41	586	667	14%	1%	7%
Census Tract 1302.02	208	102	90	186	2,633	3,219	22%	12%	7%
Block Group 1	119	52	34	118	403	726	80%	42%	403
Block Group 2	4	5	11	9	557	586	5%	2%	557
Block Group 3	84	44	33	33	1,075	1,269	18%	12%	1,075
Block Group 4	1	1	12	26	598	638	7%	0%	598
Total	230	129	158	284	4,660	5,461	17%	8%	4,660

Integration and Segregation

As previously stated, the City has analyzed local patterns of segregation by race and ethnicity, persons with disabilities, familial status, age or income. A shown in Figures 8 and 9, all of the City's census tracts are comprised of mostly white races/ethnic group and City's diversity index is consistent throughout the community. Sites to accommodate affordable and workforce housing are distributed throughout the City's census tracts. As discussed in Housing Plan Programs 22 and 27, Sausalito will advertise and promote its affordable and workforce housing opportunities to its essential workers, marine employees, and through the Sausalito Marin City School District in order to ensure opportunities are made broadly available. Through promoting opportunities through the Sausalito Marin City School District, Sausalito will promote inclusion of residents and employees of Marin City, which includes a RECAP north of Sausalito.

Figure 11 shows the sites designated to meet Sausalito's RHNA allocation in relation to the concentration of persons with disabilities. Persons with disabilities are distributed equally throughout the community and there are no census tracts with significantly higher levels of persons with disabilities. Sites to accommodate affordable and workforce housing are distributed throughout the City's census tracts. Affordable housing opportunities, including Sites ~~39, , and~~ 75, 84, ~~201,~~ 211, 301, 303, ~~and~~ 72, 401, and 402, are increased in areas that are ~~more~~ flat and walkable and in close proximity to services in order to increase accessibility for persons with a disability.

Figure 14 shows the sites designated to meet Sausalito's RHNA allocation in relation to female-headed households. Sites to accommodate affordable and workforce housing, including housing for single parent or heads of household with children present, are distributed throughout the City's census tracts. Housing opportunities, including affordable and workforce housing at Sites ~~2,~~ 73, 75, 84, 211, 301, ~~and~~ 303, 72, 401, and 402, are increased in areas that are in close proximity to services in order to provide opportunities supportive of female-headed households and other single-parent households. As discussed in Housing Plan Program 22, Sausalito will prioritize housing that provides child care and community services, in order to further increase place-based opportunities that will benefit female-headed households.

Figure 15 shows the sites designated to meet Sausalito's RHNA allocation in relation to concentration of senior residents. New affordable housing opportunities will be provided in both areas with higher (30% +) and moderate (25-30%) concentrations of seniors. As discussed in Chapter II, Sausalito has a large senior population. New affordable housing opportunities will help to reduce overpayment by senior households and the increase in more modestly sized units will encourage senior households to downsize. Affordable housing opportunities, including Sites 75, 84, 211, 301, 303, 72, 401, and 402, are increased in areas that are flat and walkable and in close proximity to services in order to increase accessibility for persons with a disability.

Figure 16 shows the sites designated to meet Sausalito's RHNA allocation in relation to median household income.

R/ECAPs

As shown in Figure 26, the City does not have any racially or ethnically concentrated areas of poverty or areas of affluence and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. Through providing increased affordable housing opportunities in Sausalito, the City's housing sites will increase diversity throughout the community and the region. The City has ensured that areas identified to accommodate lower income households also are planned to accommodate moderate and above moderate income households – this planning for a range of income levels assists in avoiding an overconcentration of lower income households and improving opportunities for all income levels. The City has included Programs 22 and 27 to increase access to housing to Marin City residents through coordinating with the Sausalito Marin City School District, which serves Marin City residents as well as Sausalito residents, to advertise housing opportunities. This approach will contribute to ameliorating conditions associated with the R/ECAP in Marin City by broadening affordable opportunities in high resources areas for residents of that R/ECAP.

Access to Opportunity

Sausalito has two census tracts designated as TCAC "highest" resource areas. The TCAC economic, education, and environmental scores are consistent throughout the City, as shown in Figures 17 through 19. All of the City's housing sites are located in census tracts designated as "highest" resource areas and have comparable access to areas of opportunity. To improve economic access via transit, many of the City's sites for lower income households are within walking distance of the City's transit corridor (Bridgeway), including Sites ~~201,~~ 202, 301, 75, 84, 303, ~~and~~ 72~~/304~~, 401, and 402, and Sites 201, 202, and 301 are also within walking distance of the ferry terminal. The areas of the City identified to accommodate the largest amount of lower income households, Census Tract 1302.02 Block Groups 1 and 3, are located in areas that increase access to opportunities. Specifically, these sites are within walking distance of grocery stores (Mollie Stone's Market), the post office, and MLK Park and are the closest sites to the only public school located in Sausalito (Dr. Martin Luther King, Jr. Academy). These sites are also the closest sites to regional shopping nearest regional shopping (Marin Gateway Shopping Center, Target, and Grocery Outlet), which is located in Marin City. These sites are located near Marin Transit Routes 17 and 61, which have stops along Bridgeway. Further, the majority of Sausalito's sites to accommodate very low and low income households are mixed income sites and ~~also include~~or located in proximity to sites that provide opportunities for moderate and/or above moderate income households, promoting equitable access to opportunities.

Displacement Risk

Figure 23 shows the sites designated to meet the RHNA allocation for Sausalito sites (underutilized mixed-use sites allowing for densities of at least ~~30~~ 20 du/ac) in relation to percent of renter households overburdened by housing costs, by census tract. All of Sausalito's census tracts exhibit moderate level of cost burden, with the southern portion of the city having a higher cost burden (40-60% of renter households are cost burdened) than in the northern area. The area of the City with the higher rental cost burden includes a mixed income site to accommodate very low, low, moderate, and above moderate income units and also includes mostly smaller infill sites and development in this area is anticipated to focus on adding additional units, through ADUS, JADUS, and SB 9 to underutilized sites which will provide for additional rental opportunities at a range of

income levels and reduce displacement potential. To further address the potential for displacement of lower income renter households, Program 22 in the Housing Plan will establish a rental registry in order to track renter households and ensure that replacement housing requirements (Program 5) are met for households at risk of displacement.

Figure 24 shows the sites proposed to meet Sausalito's RHNA allocation (underutilized mixed-use sites allowing for densities of at least 30 du/ac) in relation to percent of homeowner households overburdened by housing costs, by census tract. The City's inventory of sites will accommodate significant increases in housing opportunities Citywide, which can allow cost-burdened homeowners to consider alternative housing in the City. Programs 6 and 7 encourage ADUS, JACUS, and SB 9 units, which can reduce cost burdens for homeowners by providing an additional source of income (either through creating and renting a JADU, ADU, or SB 9 unit or by splitting their property under SB 9 and selling the newly created parcel).

Figure 3 identifies the City's sites in relation to environmental hazards. While many areas of the City are exposed to some type of hazard, such as the high and very high fire hazard severity zones, high landslide susceptibility, FEMA 100-year flood zone, and sea level rise flooding, sites to meet the RHNA are spread throughout the City and include several sites with lower income capacity in areas with few environmental hazards, including Site 202. While multiple sites are located in areas that will experience lower levels (less than 4 feet) of flooding with sea level rise, these sites will be developed to reduce impacts associated with sea level rise as discussed in Program 22. Further, sites exposed to potential environmental hazards are mixed income sites and do not focus lower income housing in areas susceptible to hazards, with the exception of Sites 73 and 84 which are in the very high fire hazard severity zone. To ensure lower income households are not exposed to disproportionate environmental hazards, Program 22 addresses development of sites within environmental hazards areas to reduce potential disaster-driven displacement impacts.

FIGURE 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT

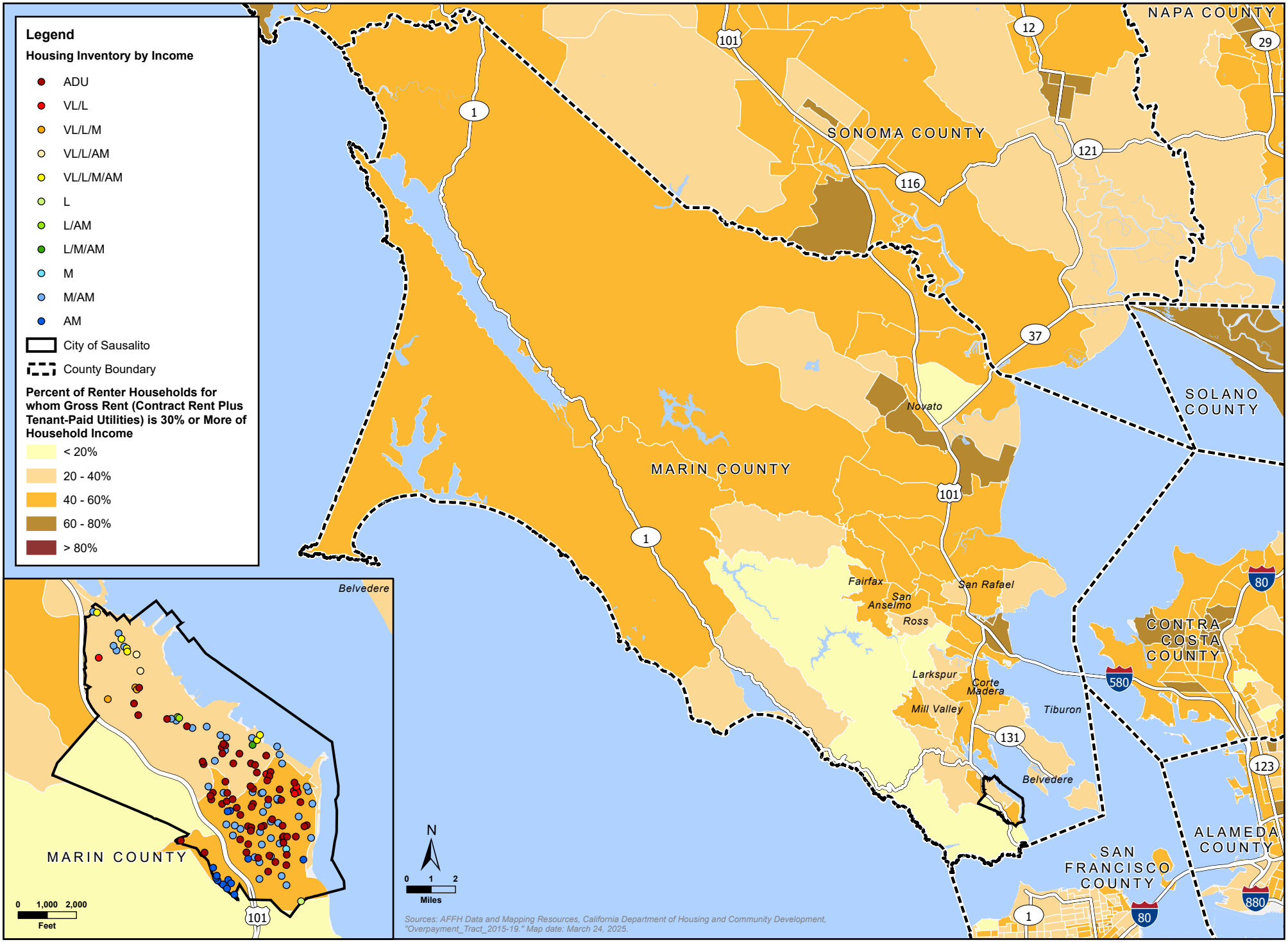


FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT

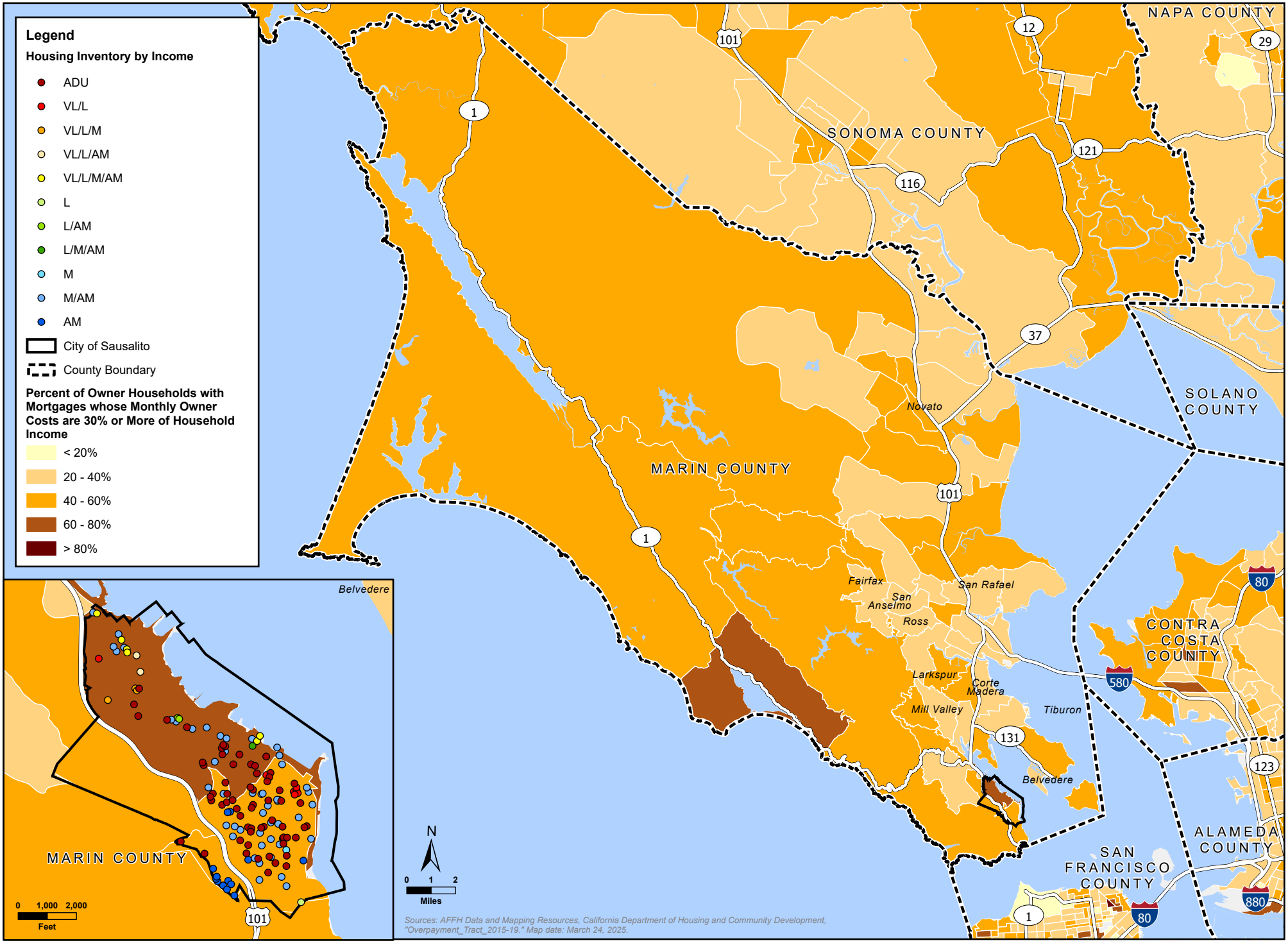


FIGURE 25: OVERCROWDED HOUSEHOLDS

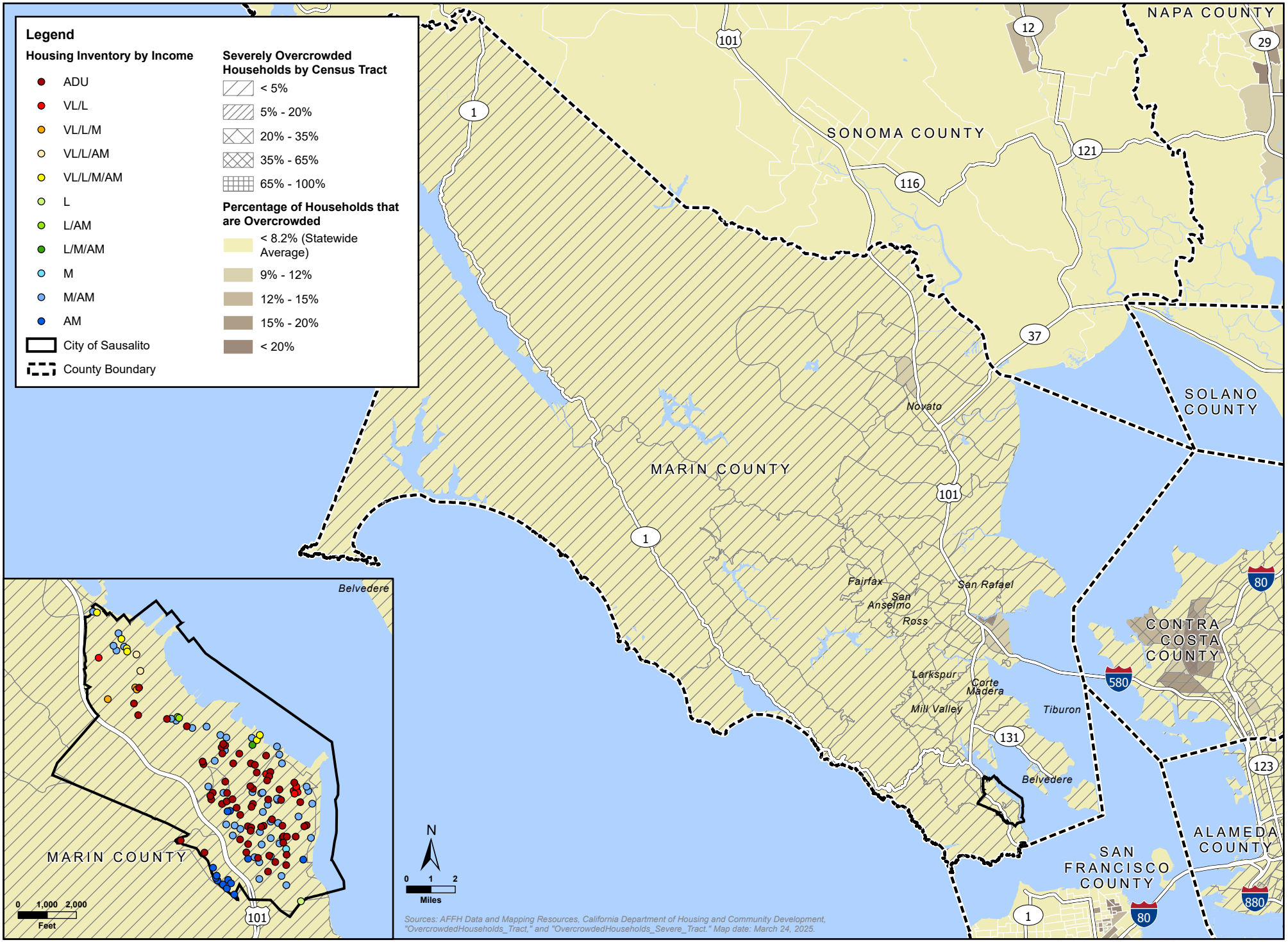
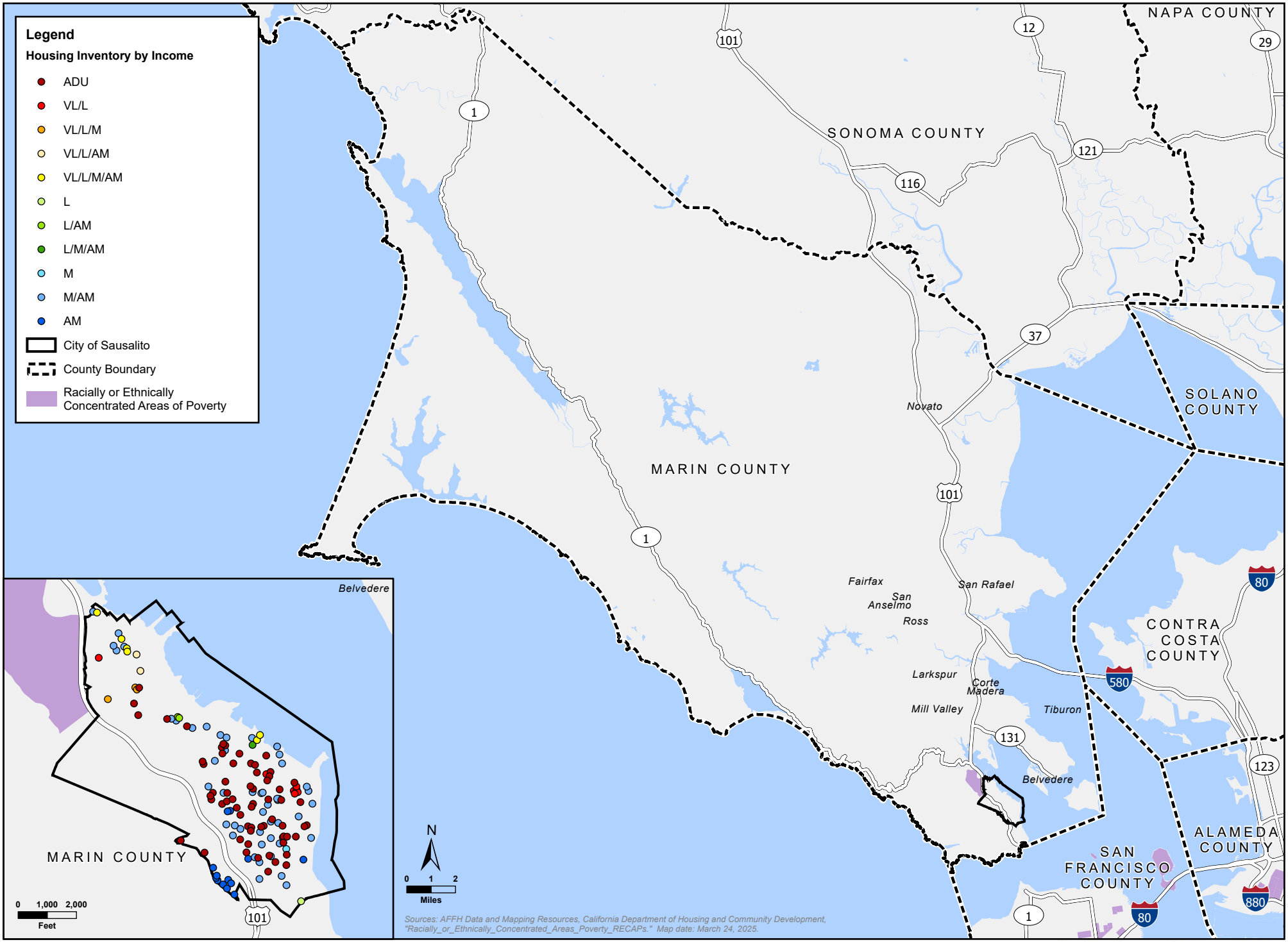


FIGURE 26: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY (2009-2013)



Site Analysis Findings

As discussed above, the sites identified for housing opportunities would increase access to resources and opportunities throughout the City for all persons and households, including protected classes, and would not have an adverse effect in association with patterns of segregation and integration or R/ECAPs, access to opportunities and resources, or displacement risk.

6D. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risk, and sites inventory. Based on the analysis included in this Background Report and the County AI, the City has identified in Table 6654, potential contributing factors to fair housing issues in Sausalito and outlines the meaningful actions to be taken. The meaningful actions listed in the table relate to the actions identified in the Housing Plan.

Table 664: Fair Housing Issues and Contributing Factors

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Outreach	• Lack of resources for fair housing agencies and organizations	Medium	• Program 21 • Program 22
Fair Housing Enforcement and Outreach Capacity	• Lack of local (City-level) fair housing outreach and enforcement • Need for additional resources for fair housing agencies and organizations	Medium	• Program 21 • Program 22
Integration and Segregation	• Displacement of residents due to economic pressures • Lack of local or regional cooperation • Land use and zoning laws • Lack of affordable and workforce housing opportunities • Location and type of affordable housing • Private discrimination	High	• Program 1 • Program 2 • Program 3 • Program 4 • Program 5 • Program 6 • Program 7 • Program 9 • Program 10 • Program 11 • Program 12 • Program 13 • Program 14 • Program 15

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
	• Lack of public investment in specific neighborhoods, including services or amenities		• Program 16 • Program 17 • Program 21 • Program 22 • Program 23 • Program 24 • Program 25 • Program 26 • Program 27 • Program 31
Disparities in Access to Opportunity	• Displacement of residents due to economic pressures • Impediments to mobility • Lack of access to opportunity due to high housing costs and limited available (for-rent/for-sale) housing supply • Lack of local or regional cooperation • Land use and zoning laws • Quality of affordable housing information programs • Lack of public investment in specific neighborhoods, including services or amenities • Access to transportation for persons with disabilities • Lack of affordable in-home or community-based supportive services	Medium	• Program 1 • Program 2 • Program 3 • Program 4 • Program 5 • Program 6 • Program 7 • Program 9 • Program 10 • Program 11 • Program 12 • Program 13 • Program 14 • Program 15 • Program 16 • Program 17 • Program 21 • Program 22 • Program 23 • Program 24 • Program 25 • Program 26 • Program 27 • Program 31
Disproportionate Housing Needs, including Displacement Risk	• Availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of access to opportunity due to high housing costs	Medium	• Program 1 • Program 2 • Program 3 • Program 4 • Program 5 • Program 6 • Program 7

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
	• Land use and zoning laws • Lack of public investment in specific neighborhoods, including services or amenities • Lack of community revitalization strategies		• Program 9 • Program 10 • Program 11 • Program 12 • Program 13 • Program 14 • Program 15 • Program 16 • Program 17 • Program 21 • Program 22 • Program 23 • Program 24 • Program 25 • Program 26 • Program 27 • Program 31

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the Housing Element Programs:

1. **Land Use and Zoning Laws.** The City must identify adequate sites with appropriate density and development standards to accommodate its RHNA. In order to do so, the City will need to amend the land use policy and zoning standards to fully accommodate the remaining RHNA. With very limited vacant land in Sausalito, the remaining development opportunities are primarily on underutilized parcels. To encourage intensification of uses on these parcels and residential development to accommodate the RHNA, the City has identified opportunity sites to be rezoned to allow a maximum of 49 du/ac or 70 du/ac. Program 4 has been included to address this contributing factor.
2. **Lack of Access to Opportunity Due to High Housing Costs and Limited Affordable and Workforce Housing Supply.** Lack of access to opportunity due to high housing costs and limited affordable and workforce housing supply is a significant contributing factor to fair housing issues in Marin County and in Sausalito. Sausalito is almost entirely a Highest Resource area; however, the high housing costs (both rent and ownership costs) can act as a barrier to entry for lower income households. The City has planned to accommodate new residential development throughout the community, including in mixed use areas where jobs, housing, goods, and services can be located close together. Increasing housing affordability will make it easier for lower income households to access the types of services and amenities that further social mobility. Programs 2, 3, 4, 5, 6, 10, 11, 12, 14, and 15 have been included to address this contributing factor.
3. **Displacement of Residents Due to Economic Pressures.** The 2020 Marin County Analysis of Impediments to Fair Housing Choice (AI) finds that displacement of residents due to

economic pressures is a significant contributing factor to fair housing issues in Marin County, particularly in parts of neighboring Marin City. While gentrification has not historically been a problem in Sausalito, the AI states that the price of housing in Marin (County) is unaffordable for most residents, but because of historic, discriminatory practices and government policies, African Americans – in particular, people who lived in Marin City during the Marinship years – have been particularly affected by policies that have created segregated communities with limited access to opportunities. Program 22 has been included to address this contributing factor within Sausalito.

VI. EVALUATION OF THE 2015-2023 HOUSING ELEMENT

A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This chapter includes a review of the programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation will inform the City's 2023 – 2031 Housing Plan.

B. 2015 – 2023 HOUSING ELEMENT GOALS

The 2015 – 2023 Housing Element program strategy focused on preserving housing and neighborhood assets, encouraging diversity in housing, enhancing housing affordability, reducing governmental constraints, promoting equal housing opportunities, implementing environmental sustainability, and promoting community involvement. The 2015 – 2023 Housing Element identified the following goals:

Goal 1.0: Maintain and enhance the quality of existing housing and ensure that new residential development is compatible with Sausalito's small town character.

Goal 2.0: Provide opportunities for a range of housing types in a variety of locations and densities to meet the diverse needs of the Sausalito community.

Goal 3.0: Expand and protect opportunities for households of all income levels to find housing in Sausalito and afford a greater choice of rental and homeownership opportunities.

Goal 4.0: Reduce governmental constraints on the maintenance, improvement and development of housing while maintaining community character.

Goal 5.0: Promote equal housing opportunities for all residents, including Sausalito's special needs populations, so that residents can reside in the housing of their choice.

Goal 6.0: Promote environmental sustainability through support of existing and new development which minimizes reliance on natural resources.

Goal 7.0: Promote the active participation of citizens, community groups, and governmental agencies in housing and community development activities.

Implementation of the City's 2015-2023 Housing Element programs that were established to meet these goals is addressed in Section C, Table 2.

C. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015-2023 HOUSING ELEMENT

Overall, the City's housing programs have been effective in addressing the majority of the City's goals, removing potential constraints to affordable housing, ensuring coordination between City

and County departments, agencies, and providers to serve special needs groups, and addressing programs and services necessary to meet the housing needs of the City's residents, property owners, and other affected parties.

Housing Development

Table 6~~7~~5 identifies the City's 2015-2023 RHNA and all residential units that were permitted during the 2015-2023 planning period. As a mostly built-out City, housing development in Sausalito has been modest during the 5th Cycle, with building permits issued for 35 ADUs and 2 attached single family units. Of the 37 units permitted through 2021 during the 5th Cycle, 7 are affordable to very low-income households, 12 are affordable to low income households, 12 are affordable to moderate income households, and 6 units are affordable to above moderate-income households. While permitted development provided opportunities for households at a range of income levels and included both rental and ownership housing in accordance with Goal 3, the permitted housing units did not provide opportunities for a range of housing types as described under Goal 2.

The Housing Plan in the 6th Cycle Housing Element will include additional policies and programs to encourage development of a broader range of housing types, including multifamily apartments, single family detached and attached (e.g., condominium and townhome) ownership opportunities, ADUs, and liveaboard housing.

Table 6~~7~~5. Regional Housing Needs Allocation (RHNA) 5th Cycle Progress – City of Sausalito

Income Level	5th Cycle RHNA	Units Permitted									Remaining RHNA
		2014 (Mid-Year Carryover)	2015	2016	2017	2018	2019	2020	2021	Total	
Very Low	26	6	2	1	1	0	2	1	0	13	13
Low	14	11	3	1	2	0	3	2	1	23	0
Moderate	16	3	0	0	1	1	1	1	8	15	1
Above Moderate	23	1	0	3	1	2	0	0	0	7	16
Total	79	21	5	5	5	3	6	4	9	58	21

[1]1 low income unit is deed-restricted; the remainder of very low, low, and moderate income units are based on the City's ADU affordability survey for the 5th Cycle Housing Element as reported in the Annual Progress Reports

Source: City of Sausalito, 2015-2021 Reporting Year Annual Element Progress Reports

While the City promoted housing development and housing programs, the City did not achieve the full RHNA. The experience of Sausalito and other small communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. Small cities, such as Sausalito, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical

assistance of area non-profit housing developers and agencies to develop housing, including housing affordable to lower income households. As discussed below, the City has removed constraints to affordable and special needs housing and has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and to identify streamlined permitting opportunities.

Housing Programs

Since the adoption of the last Housing Element update, the City of Sausalito has worked to accommodate a greater variety of housing types, address the housing needs of seniors and persons with a disability, and provide safe places and temporary shelter assistance for unhoused persons. The City's efforts include:

- In 2017, Sausalito embarked on an update of its General Plan. The City of Sausalito General Plan was adopted on February 9, 2021 and includes a number of housing-forward policies and programs. The General Plan retained land use designations accommodating multifamily residential development at 29 units per acre (High Density Residential, Mixed Residential and Commercial, Central Commercial, and Neighborhood Commercial), includes policies and programs promoting the development and retention of residential uses, including Program LU-1.21.1 which directs the City to consider regulatory reforms that would create more housing opportunities for low-income households, Program LU-2.8.1 to maintain Zoning Ordinance regulations to preclude conversion of upper-floor residential uses to commercial uses, and Program LU-2.8.2 to consider amending the Zoning Ordinance to allow upper-floor residential in the CN-2 district or to convert the CN-2 to the CN-1 designation to meet future housing needs.
- In 2019, the City Council passed an Inclusionary Housing Ordinance requiring 15% of new multifamily and mixed use development with four or more units to be affordable to moderate income households.
- In 2015, the City initiated code enforcement activities to regulate short-term rentals. In 2019, the City Council passed an ordinance prohibiting short-term rentals in order to increase the availability of the housing stock for year-round residents. The City Council also prioritized enforcement of the prohibition.
- In 2017, 2019, and 2020, the City updated regulations to accommodate ADUs and junior ADUs (JADUs) through allowing such uses through a ministerial permit process and ensuring ADUs and JADUs are permitted consistent with the requirements of State law, leading to an increase in issuance of ADU permits.
- The City updated its Reasonable Accommodations materials to provide an easy-to-use Reasonable Accommodations application to simplify the process for home modifications to increase accessibility for persons with a disability.
- During the 5th Cycle, the City made the Edgewater Room at City Hall available for emergency shelter for the unhoused population during periods of inclement weather.

- In late 2020, tents were erected in Dunphy Park by the unhoused population. To ensure a safe area and adequate restroom facilities, the City made an area of Marinship Park available as a transitional overnight sleeping area for persons with no options to sleep indoors and expanded the sleeping area to address an increase in the unhoused population. The City has funded site management, care coordination, and interventions to ensure adequate services are provided to the unhoused, to address mental health episodes, and to ensure the site is operated in a safe, hygienic manner.
- In coordination with Marin County and the Red Cross, the City opened a 20-bed emergency shelter at the Martin Luther King School gym to respond to a period of intense rainfall from October 24 through November 17, 2021.
- In 2021, the City adopted SB 9 Interim Guidance and is working to update its Zoning Ordinance to address SB 9 in order assist property owners with applying for two units on a single-family lot or splitting a single-family lot to accommodate up to two units on each lot in accordance with State law.
- In 2021, the City participated in a Countywide effort to develop Objective Design and Development Standards (ODDS). This effort is underway and the ODDs are planned to be adopted in 2022. The ODDS will apply to all projects with two or more attached units that are eligible for streamlined ministerial review under State law.
- In 2022, the City is currently consolidating housing program information on its website to improve community-wide access to information regarding City and regional housing resources, including affordable rental housing in the City, rental and homeownership assistance programs, fair housing assistance contacts, home repair and rehabilitation programs, and energy efficiency programs. The information on the website continues to be made available via hard copies at City Hall and the Library.

Throughout the 5th Cycle, the City of Sausalito has worked toward achieving the goals and objectives of the 2015-2023 Housing Element. While the majority of goals, policies, and programs included in the 2015-2023 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing.

Table 66 discusses implementation of the 2015-2023 Housing Element programs, identifies revisions to programs, including programs that will be removed because they have been implemented or determined to be ineffective, programs that will consolidated into new programs to streamline implementation, and changes to increase the effectiveness of programs. It is noted that many of the programs in the 2015-2023 Housing Element have lengthy narratives program that describe the issues and/or resources associated with the topic of the program, but do not provide sufficient direction regarding specific implementable steps that will be taken to achieve the objective of each program. As part of this 6th Cycle Housing Element, the Housing Plan includes updated programs that identify implementable actions the City will take, along with a specific timeframe for implementation, to provide clearer direction and to improve implementation of the Housing Plan.

The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing and objectives to make it easier to identify the applicability and outcomes of each program. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update.

Cumulative Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (e.g., low income households, elderly, persons with disabilities, large households, female headed households, farmworkers, and persons experiencing homelessness). As shown in Table 66, during the 2014-2021 RHNA period, the City worked diligently to continuously promote housing for special needs groups in a variety of ways by:

- Continuing to permit emergency shelters in accordance with State law and providing resources to persons seeking shelter;
- Assisting senior and lower income residents in need of housing rehabilitation;
- Assisting persons with a disability and senior residents in need of home accessibility and accommodation;
- Continuing to ensure that transitional/supportive housing be subject to the same permit processing procedures as other housing in the same zone;
- Continuing to allow for the development of ADUs, a unique housing option well-suited to meet the needs of the City's lower-income and elderly populations; and
- Working with the (BCDC) to allow additional live-aboards to accommodate mariners at risk of becoming unhoused.

The City has considered the cumulative efforts to address special housing needs and finds that the City's existing programs to address the community's special housing needs, particularly for lower income households, the elderly, persons experiencing homelessness, and persons with disabilities, continue to be relevant and will be continued in the next planning period. Through this review, the City has identified the need to amend specific Housing Programs to more thoroughly address the needs of large households, female headed households, and farmworkers and to encourage new housing opportunities for all special needs groups. The City will continue to review progress towards addressing these needs as part of each Housing Element Annual Progress Report.

Table 68~~6~~: Description of Achievements from Previous 2015 – 2023 Housing Element		
Implementing Program and Program Summary	**2015-2023 Objective**	**Accomplishments/Status**
GOAL 1.0: PRESERVING HOUSING AND NEIGHBORHOOD ASSETS		
1. Code Enforcement and Public Information The existing code enforcement program seeks to protect and preserve the existing housing stock and the overall quality of neighborhoods. Enforcement of regulatory codes is fundamental to the protection of life safety within the community. Coordination of housing, building and fire code compliance can streamline compliance and improve living conditions. The opportunity exists to move beyond a pure compliance approach and begin to offer information on how qualifying property owners can utilize existing resources for improving housing conditions. Coordination with Marin Housing and PG&E would be increased under this program. The purpose of this implementation program is to expand the City's current Code Enforcement program to include the offering of useful referral information. The City will provide information to property owners on rehabilitation assistance available through the Marin Housing for lower income homeowners, and energy retrofit programs available through PG&E. This will also include information about community service clubs and other organizations that provide volunteer labor assistance housing improvement programs for homeowners physically or financially unable to maintain their homes. The City will support such programs through public outreach and coordination.	Continue to provide informational handouts on available rehabilitation and energy retrofit assistance. Provide information on volunteer service organizations on City website.	***Accomplishments:*** This program has been successful in providing information on rehabilitation, energy retrofit, and volunteer organizations. To achieve the objectives of this program, the City has made information related to code enforcement, including contact information, an online complaint process, and PDF copies of the Code Enforcement Complaint Form available on the City website and at City Hall. The Code Enforcement page includes information regarding the City's short-term rentals program. The City's Building Division page includes a link to a detailed description of the City's Age-Friendly Home Adaptation/Equity Residential Rehabilitation Permit Program, which is a coordinated effort of the City and Age Friendly Sausalito, which provides accessibility improvements to persons age 60 or older or with a disability and provides residential rehabilitation and energy efficiency improvements for low-income homeowners (see Program 2 below). The City provides information regarding the Age-Friendly Program and the code violation notification form on its website and at City Hall. The City is working to provide a web page and housing brochure that comprehensively addresses housing issues and will include information on housing rehabilitation and home repair programs, including the Age Friendly Program, Marin Housing, and PG&E programs as well. The City is also preparing an updated housing brochure to address as an updated housing brochure concurrently with this Housing Element Update. ***Status:*** ☐ Keep ☑ Modify ☐ Remove

		This program continues to be appropriate to ensure that code enforcement is being carried out to ensure safe living conditions and to ensure that City residents and property owners are aware of resources to address their housing repair and rehabilitation needs and will be continued in the 6th Cycle Housing Element. This program will be revised to include specific steps that will be taken each year to ensure the City is providing up-to-date information regarding home repair and rehabilitation resources via the City website and informational handouts at City Hall and to increase accessibility of information by providing it at convenient locations in the City, including the Library, MLK Park, and at 750 Bridgeway (Bank of America). In addition, the City's code violation notification form will be updated to include a link to the City's web page where information related to housing resources is available.
2. Residential Rehabilitation Loan and Energy Retrofit Programs As a participating city in Marin County's Community Development Block Grant (CDBG) program, very low income Sausalito residents are eligible to participate in the Residential Rehabilitation Loan Program administered by Marin Housing. This program provides technical assistance to homeowners and makes low interest property improvement loans of up to $35,000 for correction of substandard conditions, elimination of health and safety hazards, energy conservation measures, and accessibility improvements. Loans are available for owner-occupied single-family homes, accessory dwelling units, and houseboats and liveaboards in approved berths. Applicants apply directly through Marin Housing. Sausalito homeowners and renters are eligible for a variety of financial incentives through PG&E and Marin Clean Energy for making energy efficiency improvements to their homes, including rebates for home energy	Pro-actively publicize the Marin Housing Rehab program, Marin Clean Energy, and PG&E energy retrofit programs on City website and through brochures at City Hall and other community locations. Seek to assist eight very low income households.	***Accomplishments:*** This program has been successful in providing information related to housing rehabilitation and energy retrofit programs. During the 5th Cycle, the City worked with Age Friendly Sausalito to develop a local housing rehabilitation, accessibility, and energy retrofit program geared toward Sausalito's lower income, disabled, and senior populations. The City's Age Friendly Home Adaptation/Equity Residential Rehabilitation Permit Program provides local, personalized assistance and a maximum grant amount of $20,000. The City's Building Division page includes a link to detailed information, including guidelines, eligibility requirements, and request form, for the City's Age-Friendly Home Adaptation/Equity Residential Rehabilitation Permit Program. The City also provides materials related to the program at City Hall. As described for Program 1, the City is updating its website to provide comprehensive housing-related information, which will add information regarding Marin Housing, Marin

assessments, energy efficiency updates, and solar energy improvements. The Energy Savings Assistance Program provides free minor home improvements and replacement of old space and water heating systems for income-qualified residents. PG&E also offers rebates on hundreds of energy efficient appliances and products.		Clean Energy, and PG&E programs. The City is preparing a housing brochure that will include information related to the Marin Housing Rehabilitation Loan program and energy assistance and retrofit programs on the City website and at City Hall. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that City residents have access to housing rehabilitation and energy efficiency programs. This program will be combined with Program 1 and will include specific steps that will be taken each year to ensure the City is providing up-to-date information regarding home repair, rehabilitation, and energy efficiency modification resources via informational handouts at City Hall and several locations convenient to the community, and information on the City's website.
3. Historic Design Preservation Regulations and Incentives The City places a strong emphasis on preserving its historic resources and maintaining a unique sense of place and community. Preservation of historic buildings contributes to the high standards of the community's housing and neighborhoods. The City staff, Historic Landmarks Board, Planning Commission and City Council all work closely with property owners to preserve historic buildings. The City's Historic Overlay Zoning District provides the following incentives for preservation: • Design Review application fees may be waived; • The City utilizes the State of California Historic Building Code; • Exceptions to development standards including setbacks, height, parking, coverage and FAR may be granted; and • Uses otherwise not allowed may be approved through a conditional use permit. The City will update the Historic Preservation regulations based on the adopted Historic Preservation Regulations	Disseminate the City's brochure on funding sources for historic preservation. Update Historic Preservation regulations in Municipal Code and Zoning Ordinance.	***Accomplishments:*** This program has been successful. After a robust public engagement process, Chapter 10.46 of the Municipal Code establishing historic preservation regulations was comprehensively updated in 2018. ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program has been completed and will be removed from the Housing Plan.

and recently completed Historic Context Statement. The City will utilize the recently obtained Certified Local Government status to pursue funds for historic preservation, including funding for preservation of historic wooden boats being used as housing.		
4. Residential Design Review The City is committed to maintaining its small-town character. The Design Review process ensures proposed projects and modifications to existing buildings are consistent with the General Plan, Zoning Ordinance, and design guidelines. The Design Review process also checks whether the proposed development is compatible with its surroundings and the neighborhood. The City of Sausalito seeks to foster creativity and innovation in project design and exerts minimal control over project architecture, and hence has chosen not to adopt prescriptive design guidelines.	Continue to provide design review to ensure that new projects and modifications of existing buildings are consistent with the small-town character of Sausalito.	***Accomplishments:*** The City's Residential Design Review program has been successful in ensuring that new development and rehabilitation projects are consistent with the small-town character of Sausalito. From 2015 through 2020, 67 design review applications have been considered by the Planning Commission. ***Status:*** ☐ Keep ☐ Modify ☑ Remove The Design Review process is part of the City's entitlement procedure and is established by the Zoning Ordinance. This program is not necessary to ensure that the City conducts design review in accordance with the Zoning Ordinance regulations related to Design Review.
5. Condominium Conversion Regulations As a means of maintaining the supply of rental units and preserving the affordable housing stock, multi-family rental units proposed for conversion to condominium ownership are subject to Condominium Conversion regulations (Zoning Ordinance Chapter 10.66). These regulations set forth a series of tenant protections including tenant noticing, relocation compensation and right of first purchase, and prohibit the eviction of senior citizen tenants and conversion of low and moderate income rentals. The regulations limit the number of conversions to no greater than 5% of the City's potentially convertible rental stock in any given year. Conversions involving five or more units are subject to a 15% low and moderate income inclusionary requirement (with not less than one affordable unit provided), with resale restrictions to assure long-term affordability.	Evaluate strengthening regulations to extend inclusionary requirements to smaller projects and prohibit conversions during periods of low rental vacancy rates. Examine relief options for long-term homeowners.	***Accomplishments:*** This program has not yet been implemented. This program remains relevant as the City has approved one request to convert a duplex to a 3-unit condominium and has a similar project pending**.** ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that conversions of multifamily rental housing to condominiums do not displace tenants. This program will be updated to include specific revisions to be made to the Zoning Ordinance and identify a schedule for the revisions.

In recent years, the primary requests for condominium conversions have involved small projects (e.g., projects with four or fewer units). In order to mitigate the loss of rentals from these smaller projects, the City will evaluate strengthening its current regulations to extend the low and moderate income inclusionary requirement to projects with 3 and 4 units, providing smaller projects an option to pay an in-lieu housing fee as supported by a nexus study. In order to assure that long-term homeowners of small projects are not adversely affected, relief may be provided to projects which are primarily homeowner occupied. The City will also evaluate prohibiting conversions when the rental vacancy rate falls below a certain level (e.g., 5%).		
6. Preservation of Existing Rental Housing Currently three income-restricted affordable rental projects are located in the City: Bee Street Housing (6 very low income units); Rotary Place (10 very low income units); and Sausalito Rotary Senior Housing (22 very low income units). In addition, of the 38 berths in Galilee Harbor, five berths are reserved for extremely low income, 7 for very low income, 15 for low income, and 7 for moderate income houseboat and liveaboard tenants at affordable rents. In total, 72 rent- restricted affordable housing opportunities are available, none of which are at risk of conversion to market rate.	Preserve 5 extremely low, 45 very low, 15 low income and 7 moderate income housing units. Require long-term affordability controls in future affordable housing projects.	***Accomplishments:*** This program has been successful. No affordability restrictions were lifted in this planning period, and therefore existing income-restricted housing was maintained. No affordable housing projects were approved; however, the requirement for affordable housing projects to be income-restricted for the long-term continues to be appropriate. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be updated to address the current notification requirements in State law for assisted housing.
GOAL 2.0: ENCOURAGING DIVERSITY IN HOUSING		
7. Residential and Mixed Use Site Inventory As part of this Housing Element, a detailed analysis of all vacant and underutilized residential and commercial parcels in Sausalito was conducted. The analysis used the Marin Map GIS system and was confirmed by review of aerial photographs and site visits. A number of filters were applied in order to identify only those parcels that truly have realistic development potential. The analysis	Maintain site inventory. Provide inventory and development incentive information to developers.	***Accomplishments:*** This program has been successful. The City has maintained its inventory of sites and shares the inventory and development incentives with prospective developers. Through its General Plan Update, the City provided identified additional sites with potential for residential development consistent with this program. As part of this 6th Cycle Housing Element, the inventory of sites is being reviewed and updated.

determined that under existing zoning designations, approximately 140 additional units can be accommodated within the City's residential zoning districts and approximately 50 units within the City's commercial zones. Only limited vacant sites remain, with the majority of future residential development opportunities on underutilized parcels that are more challenging to develop.		***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that adequate sites are maintained for housing. Given the City's substantial increase in its RHNA for the 6th Cycle, the City's inventory will need to be monitored more closely to ensure that adequate sites are available throughout the planning period. This program will be revised to include rezoning of adequate sites to accommodate the 6th Cycle RHNA, reviewing the inventory on an annual basis. Steps to take if a shortfall of sites is identified will be addressed under a separate program and outreach to developers and affordable housing providers regarding the inventory will be addressed under a separate program.
8. Mixed Use Zoning in Commercial Districts With approximately one-quarter of the City's residential infill potential occurring within its commercial districts, it will be important that the City's standards facilitate residential mixed use. The adopted VMU ordinance will be implemented in order to facilitate the provision of mixed-income, upper-story residential use above ground-floor commercial within the CN-1, CC and CR zoning districts. The program also calls for the City to monitor the ordinance's effectiveness in providing housing and will be tracked as a part of the Annual Housing Element progress report.	Implement VMU requirements in designated commercial districts and monitor effectiveness in providing housing.	***Accomplishments:*** While this program continues to be applicable and appropriate, the City has not had any formal requests for mixed use development that would be required to comply with Zoning Section 10.44.190 (Residential use in commercial districts). The City has had interest from property owners, but no applications. The City is processing several requests to convert offices and non-residential uses to residential development and the requirements of Section 10.44.190 do not limit the conversion of these non-residential uses to residential and continue to encourage redevelopment projects to include a residential component by requiring residential uses on upper floors in specific zones and areas. Section 10.44.190 requires that mixed use development include 20% of units affordable to low or moderate income households; this inclusionary requirement is examined in Chapter III, Constraints, in the Background Report. ***Status:*** ☐ Keep ☑ Modify ☐ Remove While it continues to be appropriate to ensure that mixed use development includes a residential component, this program is incorporated into Program4 in the Housing Plan which addresses specific modifications to be made to

		zoning districts and requirements to accommodate the RHNA.
9. Non-Traditional Housing Types The community recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single- parent families in need of childcare and other services. To address such needs, the City can support the provision of non-traditional and innovative housing types to meet the unique needs of residents, including co-housing, shared housing, and assisted living for seniors, among others. Co-housing is an innovative type of collaborative housing originated in Denmark in the 1960s. Co-housing communities consist of individually owned, private homes clustered around common facilities and amenities in a walkable, sustainable environment. Common features may include a community garden, recreational areas, and a common house where day care and meals can be shared. The communities are managed by the residents who have chosen to live in a close-knit neighborhood. Hundreds of co-housing communities currently exist throughout the country in a variety of settings, including communities in Berkeley, Oakland, Pleasant Hill, Cotati, Grass Valley, Davis and Santa Barbara. Given the economic downturn, shared housing living situations are becoming more common. Homeowners are taking in renters, and renters are advertising for roommates to share in housing costs. Bringing in a tenant can be particularly helpful to the community's elderly homeowners to provide the necessary support to allow them to remain in their homes. The City supports these types of shared living situations. Assisted living facilities are designed for elderly individuals needing assistance with certain activities of daily living -	Evaluate the modification of zoning regulations to allow for the development of alternative housing models suited to the community.	***Accomplishments:*** This program has been successful in encouraging a greater variety of housing types and housing opportunities accommodated in the City. In January 2019, the City adopted regulations allowing JADUs, which provide an innovative housing type to meet unique needs of both homeowners and tenants. The City updated is ADU regulations in 2017, 2019, and 2020 to address requirements of State law that reduced constraints to ADUs. In 2020, the City collaborated with the County on a county-wide ADU website to streamline the process for ADUs county-wide. The website provides floorplans of ADUs that have been built in Marin County, identifies the ADU requirements for each City in Sausalito, provides a step-by-step workbook to assist homeowners through the ADU process, and includes a calculator to assist property owners in estimating the cost of an ADU. The City promotes home sharing opportunities through Home Match Marin. Through a virtual workshop and information on the City's website related to housing programs, the City has promoted Marin Housing programs that provide loans for a homeowner or property owner to create an affordable residential rental unit. As discussed under Program 12, the City is working to increase the percentage of liveaboards permitted by BCDC in City marinas to increase naturally affordable housing opportunities, as the typical rent for a marina berth and the monthly payment toward a modest boat is affordable to low and moderate income households, as well as some very low income households. As discussed in Constraints chapter of the Background Report, the City's zoning regulations accommodate a variety of housing types and encourage non-traditional housing

such as eating, bathing, and transportation - but desiring to live as independently as possible. Such facilities bridge the gap between independent living and nursing homes. With 7% of Sausalito's population over the age of 75, assisted living can help meet the housing and supportive service needs of the community's more frail senior residents. The Zoning Ordinance currently provides reduced parking standards for senior housing facilities.		types, including shared housing, co-housing, liveaboard boats, houseboats, and ADUs/JADUs. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program provides a broad objective and will be modified to facilitate specific housing types, including ADUs, JADUs, liveaboards, and co-housing/homesharing, as provided in Programs 6, 9, and 24 of the Housing Plan.
10. Accessory Dwelling Units An accessory dwelling unit (ADU) is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. ADUs offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, single persons and even small families. Second, the primary homeowner receives supplementary income by renting out the ADU, which can help many modest income and elderly homeowners afford to remain in their homes. ADUs can offer an important opportunity to help Sausalito address its regional housing needs while maintaining the community's small town character. The City adopted regulations in 1984 prohibiting the development of ADUs in all residential zoning districts. As part of the 2009-2014 Housing Element update, the City conducted a survey of residential property owners which indicated 15% of the 700+ survey respondents had an ADU on their property, and another 19% of respondents would be inclined to build an ADU if the City's regulations permitted. The community has come to recognize ADUs as a low impact approach to addressing a portion of the community's very low and low income housing needs, and in November 2012, the Sausalito City Council adopted Accessory Dwelling Unit Regulations (Zoning Code Section	Implement the City's ADU regulations and seek to create an average of two new ADUs annually, for a total of 16 ADUs during the planning period. Initiate another amnesty program, and seek to legalize a minimum of 24 existing ADUs.	***Accomplishments:*** This program has been successful. The City adopted regulations streamlining ADU applications per State Law in 2017, 2019 and 2020. The City continues to allow ADUs and JADUs on all properties that allow single-family and multifamily homes. The City has proactively encouraged ADU development through participation in a Countywide effort to educate and assist property owners with ADU production and through providing amnesty to property owners of illegally constructed ADUs. In 2020, the City collaborated with the County on a county-wide ADU website to streamline the process for ADUs county-wide. The website provides floorplans of ADUs that have been built in Marin County, identifies the ADU requirements for each City in Sausalito, provides a step-by-step workbook to assist homeowners through the ADU process, and includes a calculator to assist property owners in estimating the cost of an ADU. The City has initiated multiple amnesty programs to encourage property owners to legalize their units, ensure the units and residents are counted in the census, and to address any code deficiencies. In 2021, the City initiated an extension to the ADU amnesty program, including reduced fees for legalization of ADUs, through December 2022. During the 5th Cycle, 9 amnesty ADUs and 30 ADUs were permitted. ***Status:*** ☐ Keep ☑ Modify ☐ Remove

10.44.080) to encourage the provision of new ADUs through a ministerial approval process, and establishment of standards that promote quality design and neighborhood compatibility. Between January 2013 and July 2014, six new ADUs were issued building permits under the City's new regulations. In addition to new ADUs, the City's adopted regulations implemented an amnesty program enabling the legalization of existing non-permitted ADUs. The City's amnesty program was in effect from January 2013-March 2014, and was highly successful, with 14 previously unpermitted units being brought up to Code. At the conclusion of the amnesty program on March 31, 2014, an additional 44 units had submitted applications for amnesty and were going through the permitting process.		It continues to be appropriate for the City to encourage ADUs. Since the 5th Cycle Housing Element, State law has been revised to require housing elements to include a plan to incentivize and promote the creation of ADUs that can be offered at an affordable rent. The Housing Plan includes Program 6, which combines the intent of 5th Cycle Programs 11 and 12 and includes additional steps to address the recent requirements of State law to incentivize and promote ADUs.
11. Junior Accessory Dwelling Units As identified in the Housing Element Needs Assessment, a significant number of Sausalito's senior citizens are living alone in single-family homes. As these seniors continue to age, their ability to live independently can become more of a challenge. One zoning tool being explored by many Marin jurisdictions which can help to support elderly homeowners remain in their homes is the concept of allowing "Junior Accessory Dwelling Units" created from existing underutilized space, such as an unused bedroom, which can be improved as an independent rental unit. Because these junior units are established within the existing improved square footage of the home, additional parking may not be necessary. Sausalito will coordinate with other Marin jurisdictions in evaluating appropriate zoning regulations to support in the creation of Junior Accessory Dwelling Units of less than 500 square feet in size. Such units would be created through the repurposing of existing space within a single-family dwelling to create a semi-private living situation for	Evaluate and, as appropriate, adopt standards to facilitate Junior Accessory Dwelling Units.	***Accomplishments:*** This program has been successful. in 2019, the City adopted regulations allowing JADUs, which provide an innovative housing type to meet unique needs of both homeowners and tenants. The City updated its regulations in 2020 to reflect the requirements of State law. The City allows JADUs on all properties that allow single-family, two-family, and multi-family homes. The City's first JADU was approved in 2020. The ADU website discussed under Program 11 also addresses JADUs. ***Status:*** ☐ Keep ☑ Modify ☐ Remove It continues to be appropriate for the City to encourage JADUs. As discussed under Program 10, housing elements are required to include a plan to incentivize and promote the creation of ADUs that can be offered at an affordable rent. The Housing Plan includes Program 6, which combines the intent of 5th Cycle Programs 11 and 12 and includes additional steps to address the recent requirements of State law to incentivize and promote ADUs.

a renter or caregiver in conjunction with the owner-occupied unit. Junior Accessory Dwelling Units would be required to have exterior access, and meet the U.S. Census definition of a housing unit to qualify for credit towards the City's regional housing needs (RHNA).		
12. Liveaboard Housing Sausalito has a well-established and vibrant marine culture that plays an important role in shaping the character of the community. There are eight marinas in the City where many boat owners reside in their boats as permanent housing. The San Francisco Bay Conservation and Development Commission (BCDC) and Sausalito Zoning Ordinance both allow for up to 10% of marina berths to be used as liveaboard housing. Liveaboards provide a valuable source of affordable housing in Sausalito, offering one of the few local housing options for marine workers employed in Sausalito's waterfront. Both the Environmental Protection Agency and the National Oceanic and Atmospheric Administration support the provision of liveaboards in well-managed marinas as an environmentally sustainable housing option. The Housing Element recognizes liveaboards as a low impact approach to addressing a key segment of the City's affordable housing needs, and establishes the following actions to maintain and enhance liveaboards as a permanent form of housing in the community: • Maintain zoning provisions which allow up to 10% of berths in recreational marinas in the C-W and W Zoning Districts to be occupied by liveaboards and houseboats. • While five marinas have recorded permits with BCDC authorizing 146 liveaboards and have various permits on file with the City, only Galilee Harbor has a conditional use permit (CUP) which explicitly permits liveaboards. The City has	Coordinate with Pelican Harbor and Sausalito Yacht to obtain CUP for existing liveaboards. Coordinate with Sausalito Yacht in amendment of BCDC permit to increase capacity to 10% to accommodate 31 additional liveaboards. Establish procedures for implementation of local low/mod income occupancy requirements. Pursue improved mail service and communication with liveaboard residents.	***Accomplishments:*** The City' has maintained zoning standards to allow up to 10% of berths in the C-W and W zones to be occupied by liveaboards and houseboats, supporting these housing types as an affordable housing option. During the 5th Cycle, the City began to work with marina owners to update permits to recognize liveaboards approved by BCDC, to ensure marina operators are aware of the zoning requirement related to preference for low and moderate income tenants, and to coordinate on-site notice boards. The City and its consultant have contacted several marina owners who have indicated that, due to the difficult permitting process through BCDC, they are not interested in increasing their liveaboard berths unless BCDC were to allow the marinas an overall expansion (i.e., they are not interested in converting current berths to permanent berths but would prefer to expand the total number of berths in order to accommodate additional liveaboard capacity). The City began work with BCDC and the Richardson Bay Regional Agency to increase the maximum liveaboard percentage from 10% to 15% to accommodate illegal anchor-outs, which are boats that are not berthed in a marina but anchored or moored in Richardson Bay – some inside of Sausalito's waters; these anchor-outs are at-risk of homelessness as they do not have authorized berths and BCDC regulations do not allow permanent anchor-outs in the Bay. The City has worked to move 8 anchor-outs to authorized berths in City marinas or to land-based housing using housing subsidies and is working with the remaining 6 anchor-out boat owners to move them to a permanent home. The City is continuing to work with BCDC to increase

recognized liveaboards established by Schoonmaker Marina and Clipper Yacht Harbor in the Waterfront Marinship zone as a legal non-conforming use. The City will coordinate with the other two BCDC-permitted marinas (Sausalito Yacht Harbor and Pelican Harbor) to obtain the necessary local CUP to officially bring these marina's liveaboards into Sausalito's housing stock. • Coordinate with Sausalito Yacht Harbor to facilitate amendment of its BCDC permit, and provide guidance on the Conditional Use Permit process to increase liveaboard capacity from 5% to the maximum of 10%. • Zoning Ordinance Section 10.44.170.H regarding liveaboards states: "As vacancies occur, marina operators shall give preference to qualified low and moderate income tenants until such tenants constitute at least 50% of the liveaboard vessels in the marina." The City will coordinate with marina operators to determine the best way to implement these provisions as part of the local permitting process. • The majority of the City's liveaboard community does not receive mail on-site. The City will coordinate with marine operators to establish a bulletin board at each marina for the posting of public notices, and pursue the establishment of mailboxes for liveaboard tenants.		the live-aboard limit from 10% to 15% in all marinas to support additional housing opportunities in addition to those extended the anchor-outs. This increase could result in 105 new permanent, naturally affordable housing opportunities in Sausalito. This is in process and is anticipated to be completed in the upcoming cycle. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to encourage liveaboards, which offer a source of affordable housing opportunities and a variety of housing types. The City will expand on this program to address working with BCDC during the 6th Cycle with the intent of increasing liveaboard capacity at local marinas to provide new housing units either during the 6th or 7th Cycle.
GOAL 3.0: ENHANCING HOUSING AFFORDABILITY		
13. Affordable Housing Development Assistance The City can play an important role in facilitating the development of quality, affordable housing in the community through provision of regulatory incentives; and direct financial assistance. By utilizing various tools to	Consider financial and regulatory incentives to private developers upon request, for the development of high	***Accomplishments:*** During the Planning Period, the City adopted an Inclusionary Housing Ordinance which has encouraged developers to consider density bonuses and other incentives to provide affordable housing. The City has received two requests from developers to use the density

facilitate infill development, the City can help to address the housing needs of its extremely low, very low, low and moderate income households. The following are among the types of incentives that will be considered upon request: • Reduction in development fees • Flexible development standards • Density bonuses as described in Implementing Program 20 • City support in affordable housing funding applications • Financial assistance through future Affordable Housing Fund resources (refer to following program)	quality affordable housing for families and seniors.	bonus incentive to accommodate lower and moderate income units during the 5th Cycle. One project is an office to residential conversion that proposes 12 units, including two lower income units. Another project is a mixed use to residential conversion that proposes 19 units, including 3 moderate income units and 16 market rate units. In order to achieve the affordable units, each project has requested a density bonus to increase its total units from the base amount allowed under the zoning. The City is working with the County on a collaborative effort to develop an in-lieu fee for inclusionary units, which can be used to the City as a source of financial assistance for affordable housing projects. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that the City is assisting and encouraging affordable housing development, particularly given the significant increase in the RHNA for the 6th Cycle. However, this program will be revised to provide more specificity regarding proactive outreach to developers and establishing incentives for affordable housing to provide greater certainty to developers.
14. Local Affordable Housing Fund Because Sausalito does not have a Redevelopment Agency and has limited access to state and federal housing resources, the City faces practical and financial constraints in its ability to facilitate the construction of affordable housing. To create a more viable funding source, the City proposes to establish an Affordable Housing Fund that will be used to construct or help leverage construction of affordable housing. Potential Fund resources include: in-lieu fees from an Inclusionary Housing Program; in-lieu fees on small condominium conversions (three to four units); in-lieu fees for development of single-family units in multi-family	Upon adoption of a program that generates in-lieu housing fees, establish a dedicated Affordable Housing Fund. Consult with Marin County in developing Regulations to govern Fund oversight and expenditures.	***Accomplishments:*** The City is currently collaborating with other Marin County jurisdictions to establish in-lieu housing fees for new developments that can be used for an affordable housing fund. This program is underway. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that a funding source is established to assist with the development of affordable housing and to ensure that an in-lieu fee is adopted that provides a feasible alternative to on-site development of inclusionary units. This program will be revised to identify additional potential sources of funding that can be used to establish a broader funding base to use

districts; and commercial in-lieu fees. Implementing regulations will be established to manage the Fund and establish parameters for allocation of funds towards projects. This program will move forward once a funding source has been identified, and will coincide with the collection of fees.		to develop a local housing fund to assist in the development of affordable and special needs housing.
15. Partnerships for Affordable Housing The Bay Area is home to numerous nonprofit housing developers who have produced thousands of high-quality affordable housing projects over the past 40 years. In Sausalito, two non-profits have a track record of developing and managing successful affordable housing projects – Rotary Housing and the Ecumenical Association for Housing (EAH). The key to the success of non-profits lies in three areas: 1) their ability to access a diversity of funding sources; 2) their commitment to working cooperatively with the local community; and 3) their long-term dedication to their projects. The Nonprofit Housing Association of Northern California serves as a resource organization for affordable housing developers in the Bay Area.	Explore partnerships with a variety of affordable housing providers, utilizing the Nonprofit Housing Association of Northern California as a resource.	***Accomplishments:*** The City continues to encourage a dialogue with affordable housing developers, including Rotary Housing, EAH Housing, and the Marin County Housing Authority. The City has worked with Marin County Housing Authority to promote local affordable housing programs. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that the City expands its network of affordable housing providers. This program will be revised to ensure that the City increases its network of affordable housing providers and takes meaningful steps to identify opportunities for affordable and nonprofit housing providers to develop housing in Sausalito in accordance with the RHNA.
16. Homebuyer Assistance First-time homebuyers in Sausalito have access to several homebuyer assistance programs offered through Marin Housing. The Mortgage Credit Certificate (MCC) program administered by Marin Housing provides qualified first time homebuyers with a federal income tax credit of up to 15% of the annual interest paid on the homebuyer's mortgage. This enables homebuyers to have more disposable income available to qualify for a mortgage loan and make the monthly mortgage payments. Eligibility includes maximum household incomes of approximately $100,000 (for 2 person household), and sales price limits of approximately $400,000.	Continue participation in MCC program and publicize MCCs as they become available. Pending adoption of local inclusionary program, contact Marin Housing re: BMR program.	***Accomplishments:*** The City adopted an Inclusionary Housing Ordinance in 2019. The City worked with Marin Housing during the 5th Cycle to identify and advertise Marin County assistance programs, including homebuyer assistance programs, available in Sausalito. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to identify and publicize resources available to assist very low, low, and moderate income homebuyers. This program will be revised to include specific steps that will be taken to ensure the City is providing up-to-date information regarding homebuyer assistance programs via the City website and informational handouts at City Hall and at convenient locations in the City and to identify opportunities for first-time homebuyer

Marin Housing also administers a Below Market Rate (BMR) first-time homebuyer program on behalf of jurisdictions in the County with inclusionary housing requirements. The BMR program includes over 300 affordable ownership units within the unincorporated County and seven participating cities. Any inclusionary units generated through Sausalito's condominium conversion regulations or potential future inclusionary housing regulations could also be administered by Marin Housing, thereby reducing the administrative burden to the City.		acquisition and rehabilitation or new construction projects in the City.
17. Section 8 Rental Assistance The Section 8 Rental Assistance Program extends rental subsidies to very low-income households (50% area median income or AMI), including families, seniors, and the disabled. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households. The City will offer tenants information regarding Section 8 rental subsidies and referrals to Marin Housing for assistance. The City will also encourage landlords to register units with the Housing Authority by providing informational brochures to rental property owners.	Continue to provide information and refer tenants to Marin Housing for Section 8 assistance. Encourage rental property owners to register units with Marin Housing.	***Accomplishments:*** The City refers persons interested in rental assistance to the Marin Housing Authority for the Section 8 Housing Choice Voucher (HCV) program. The City is currently updating its website to provide information regarding the HCV program and other resources for renters and landlords. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be revised to identify steps the City will take to encourage and promote use of HCV vouchers in the City and to encourage Marin Housing to increase available vouchers.
18. Inclusionary Housing Regulations Inclusionary zoning is a tool used by cities to integrate affordable units within market rate developments. One-	Prepare an Inclusionary Housing Nexus and In-Lieu Fee Study and	***Accomplishments:*** The City adopted an Inclusionary Housing ordinance in 2019. The City is currently collaborating with other Marin County jurisdictions to

third of cities in California have adopted some form of inclusionary zoning, requiring a stated percentage (typically 10 to 20%) of affordable units to be provided within newly constructed housing projects. The majority of these regulations allow for payment of a housing in-lieu fee as an alternative to providing the required affordable units on-site. Within Marin, seven cities and the county have adopted inclusionary zoning requirements to help address local affordable housing needs and contribute towards housing element production requirements. The City will pursue adoption of inclusionary housing regulations to require a minimum percentage of units within new residential development above an established size threshold to be price-restricted as affordable to lower and moderate income households. The City will consider granting in-lieu fees where there are hardships or site-specific constraints to the provision of on-site or off-site affordable housing, and the City will conduct an Inclusionary Housing Nexus Study to document the relationship between residential development and demand for affordable housing, and to determine both the maximum supportable and recommended in-lieu fee amount. In-lieu fees generated from the program will be placed in an Affordable Housing Fund to support affordable housing activities.	develop incentive-based inclusionary housing regulations as appropriate.	establish in-lieu housing fees for new developments. The City anticipates the in-lieu housing fee will be adopted in 2023. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be needed to ensure that an in-lieu fee is adopted for the City's Inclusionary Housing Ordinance. This program will be revised to include review of the inclusionary requirement every 5 years to ensure that the requirement adequately addresses the impact of new development on the induced need for affordable housing, to ensure that incentives and alternatives offered for the inclusionary housing requirement are adequate to ensure that the requirement does not make new residential infeasible nor result in a significant decrease in the affordability of new development.
GOAL 4.0: REDUCING GOVERNMENTAL CONSTRAINTS		
19. Fee Deferrals and/or Waivers for Affordable Housing The City collects various fees from development projects to cover the costs of processing permits and providing services and facilities. While these fees are assessed on a pro rata share basis, they are an element in the cost of housing and could potentially constrain the provision of affordable housing. The deferral, reduction or waiver of City fees can lower the production costs of affordable housing.	Adopt resolution to waive 100% application processing fees for projects with min. 5% ELI units. Provide information to affordable housing community regarding	***Accomplishments:*** The Zoning Ordinance currently provides some fee waivers for affordable housing. As part of the next Community Development Department fee resolution update, the City is considering a full waiver for application processing fees for projects with a minimum of 5% ELI units. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program has been effective in ensuring reduced fees for projects that provider affordable units. This program will be revised to address fee waivers or reductions for special

The City will continue to offer a reduction in City fees as an incentive for affordable housing. In order to specifically encourage the provision of housing affordable to extremely low income (ELI) households (<30% AMI), the City will waive 100% of application processing fees for projects with a minimum of 5% ELI units. In addition, the California legislature passed AB 641 in 2007, which helps to address the cash flow challenges inherent in many affordable housing projects during the construction phase. For affordable housing developments in which at least 49 percent of the units are affordable to low or very low-income households, AB 641 prohibits local governments from requiring the payment of local developer fees prior to receiving a certificate of occupancy.	fee deferrals, reductions, and waivers.	needs units, very low and low income units, as well as provisions to update fee schedules and impact fees based on unit size (square feet).
20. Density Bonus and Other Incentives and Concessions for Affordable Housing Under Government Code section 65915-65918, for housing projects of at least five units cities must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by the housing project) when requested by the project sponsor, and provide up to three incentives or concessions unless specific findings can be made The City is also required to establish procedures for waiving or modifying development and zoning standards that would otherwise inhibit the utilization of the density bonus on specific sites. These procedures must include, but not be limited to, such items as minimum lot size, side yard setbacks, and placement of public works improvements. In 2014, the Sausalito City Council adopted updated residential density bonus provisions (Zoning Ordinance Chapter 10.40.130), consistent with State law. The City's local ordinance breaks down required incentives/concessions into two tiers, with applicants	Implement City's density bonus provisions, and encourage applicants to utilize Tier 1 incentives/ concessions to minimize neighborhood impacts.	***Accomplishments:*** This provision is continually relayed and publicized to appropriate projects seeking Design Review. The City updated its Zoning Code in 2020 to implement State density bonus provisions. The City encourages projects to use density bonuses and incentives to provide affordable units. The 1755 Bridgeway project that is in process requested a density bonus in order to develop at 45.2 units per acre (a 56% increase over the maximum density of 29 units per acre), resulting in 16 market rate and 3 moderate income units. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate to ensure that density bonuses and incentives are used to encourage affordable housing development. This program will be revised to ensure the City's density bonus program includes the density bonuses and incentives established by State law.

encouraged to select incentives/concessions identified in Tier 1 before selecting incentives/concessions in Tier 2. Incentives/concessions with an anticipated greater level of impact are identified as Tier 2 and are less preferred, and thus require a higher level of review and approval by the City. The overall goal of this hierarchy is choose incentives/concessions that reduce neighborhood impacts, further the project's consistency with the General Plan, and promote affordability.		
GOAL 5.0: PROMOTING EQUAL HOUSING OPPORTUNITIES		
21. Fair Housing Program Fair Housing of Marin (FROM) is the designated provider of fair housing and tenant-landlord information in Marin County. FROM provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. Many of the people who contact FROM have basic questions about landlord and tenant rights and responsibilities; FROM's housing counselors provide clients with comprehensive information to help resolve tenant/landlord issues. FROM conducts extensive fair housing education and outreach throughout Marin County, and is a certified HUD Foreclosure Counseling agency.	Refer fair housing complaints to Fair Housing of Marin. Publicize the fair housing program.	***Accomplishments:*** The City makes fair housing information available to the public via brochures at City Hall and information available on the City's website. The City refers individuals with fair housing concerns to Fair Housing of Northern California (FHANC). FHANC is contracted through Marin County to provide fair housing services to the County and the County's participating CDBG entitlement jurisdictions, including Sausalito. During the 5th Cycle, FHANC responded to 64 inquiries related to fair housing issues. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be necessary to provide fair housing enforcement and outreach. This program will be expanded to include proactive steps and more public outreach to affirmatively further fair housing in the 6th Cycle, as discussed in Chapter V and reflected throughout the Housing Plan, including Programs 20 and 21, of the Housing Plan.
22. Sausalito Senior Services Sausalito Village is a non-profit membership organization dedicated to providing resources and assistance to enable seniors to remain in their own homes as they age. Since its establishment in 2010, Sausalito Village has recruited a growing team of Sausalito volunteers to help members with occasional transportation assistance, household	Support the efforts of Sausalito Village to allow seniors to age in place and promote housing assistance for seniors. Develop a Citywide Plan of Action for seniors	***Accomplishments:*** In 2014, the City of Sausalito became a member of the World Health Organization (WHO) Global Network of Age Friendly Cities and Communities - the first in Marin. In 2016, the City Council accepted the Age Friendly Sausalito Community Action Plan, which establishes 11 initial priorities to serve and support older adults and includes strategies to assist seniors remaining in their

tasks, home visits and phone check-ins. In addition to home support services, Sausalito Village hosts social events, cultural programs, and educational and fitness classes to support seniors in remaining active and connected to their community. The organization publishes two electronic newsletters – Sausalito Village Update is a bi-weekly community calendar of meetings and events, and Sausalito Village Voice is a more in-depth quarterly publication; both can be accessed at www.sausalitovillage.org. In 2013 the City Council created the Age-Friendly Sausalito Task Force in response to the fact that Sausalito has one of the fastest aging populations in Marin County. The purpose of the Task Force is to assess the current age-friendliness of the City to develop a strategic plan which will assist the City in future planning.	with Age-Friendly Sausalito Task Force.	homes and to promote development of additional affordable housing options for older adults. During the planning period, the Building Division conducted workshops and informational sessions to work with community partners, mobilize support, develop the Age Friendly Grant Adaptation Program, and publicize the program. In 2017, City developed the Age Friendly Home Adaptation Grant Program to offer reduced-fee or no-cost building permits for home modifications like entry ramps and handrails that allow seniors to age in place. The Age Friendly Sausalito program assists in providing accommodations and housing improvements that allow adults and persons with disabilities to make adaptations to their living environment in order to remain safely and comfortably in their home as they age. The City provides information regarding senior services, including Age Friendly Sausalito, Call a Ride for Sausalito Seniors, Edgewater Seniors Club, and Sausalito Village on its website and at City Hall. **Status:** ☐ Keep ☑ Modify ☐ Remove Efforts to support Sausalito Village and to provide housing and services targeted at seniors continues to be a need and priority for Sausalito. This program will be updated to remove the components that have been completed and to identify specific actions the City should take during the 6th Cycle to encourage housing for seniors, including affordable housing, and to support housing rehabilitation and livability improvements for seniors and persons with a disability.
23. Home Sharing and Tenant Matching Opportunities Sharing a home promotes independent living, provides additional income for the provider, an affordable rent for the seeker, and the potential for deeper relationships for both. The average age of community members in Sausalito is growing older, and over 330 seniors currently live alone in single-family homes in the City. Shared housing promotes the efficient use of the housing stock,	Support organizations that facilitate house sharing; actively promote through senior citizen organizations. Work with Age Friendly Task Force to explore establishing a local	***Accomplishments:*** The City promotes Home Match as Marin's homesharing program for seniors. A meeting between Covia and the City was held in 2020 to discuss potential partnerships. While the City adopted a prohibition on short-term rentals (less than 30 days) for a dwelling unit or rooms within a dwelling unit, the City continues to support homesharing for 30 days or longer. The City

and can help address the housing needs of seniors in our community. Homesharing programs match lower income home seekers with homeowners with excess space who are interested in sharing their homes.	shared housing program.	provides information on the City website regarding Home Match and its services. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be appropriate, particularly given the small household size in Sausalito and the use of homesharing to increase opportunities for persons to live in Sausalito. This program will be updated to identify additional methods to promote homesharing.
24. Reasonable Accommodation Procedures Sausalito has adopted an ordinance through which the City can grant reasonable modifications to the requirements of the zoning code where necessary to avoid discrimination on the basis of disability, and to ensure persons with disabilities have the same opportunity to enjoy the rights and privileges available to residents or property owners in the same zoning district. This ordinance establishes the process for requesting and granting reasonable modifications to zoning and development regulations, building codes, and land use.	Implement City's adopted procedures to allow reasonable accessibility accommodations.	***Accomplishments:*** The City continually updates the public with information regarding the City's Reasonable Accommodation Procedures via brochures at City Hall and information available on the City's website. During the planning period, the Building Division conducted workshops and informational sessions to work with community partners, mobilize support, and publicize the program. The City did not receive any reasonable accommodation applications during the 5th Cycle. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program continues to be appropriate to ensure that housing in Sausalito can be modified to accommodate persons with a disability or other limitations and will be kept in the Housing Plan.
25. Universal Design / Visitability As the community's population continues to age, providing housing that is accessible to people of all abilities becomes increasingly important. The majority the City's housing stock was built prior to 1991 when current ADA accessibility standards took effect, and thus it is important for the City to facilitate the retrofit of existing housing to provide greater accessibility, as well as to promote accessibility in new construction. The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities by providing features in	Distribute City's Universal Design and Visitability Principals brochure at City Hall, through Sausalito Village and on City website.	***Accomplishments:*** The City continually updates the public with this information via brochures at City Hall and information available on the City's website. During the planning period, the Building Division conducted workshops and informational sessions to work with community partners, mobilize support, and publicize resources for reasonable accommodation, universal design, accessibility, and visitability. The City provides this information at City Hall and is in the process of adding it to the City website. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be necessary to promote universal design and ensure accessible and visitable housing opportunities in Sausalito. This program will be updated to

residential construction that enhance accessibility. Examples of universal design features include: • Entrances without steps that make it easier for persons to enter the home; • Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs; • Lever door handles that are easier to use, especially by parents with an infant or persons with arthritis; and • Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly. Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.		consider adoption of universal design requirements for housing development projects.
26. Housing for Marine Workers Marine workers are an integral part of Sausalito's history and the community's working waterfront. Marine-related occupations include boat builders and boat repair and restoration works, sailmakers, canvas workers, marine surveyors, harbor masters, ship mates, captains, and merchant marines, among numerous other maritime occupations. Many of Sausalito's marine workers reside on liveaboards, and the majority are lower income. The Galilee Harbor co-op was specifically established to provide an affordable liveaboard community for Sausalito's artists and maritime workers, and since the opening of its new marina in 2003, has provided 38 rent- and income-restricted berths. Support of similar and other affordable housing options would help workers to	Support liveaboard & other affordable housing which address the needs of marine workers. Est. procedures for implementation of local low/mod income occupancy requirements.	***Accomplishments:*** Sausalito Municipal Code allows liveaboards and requires marina operators to give preference to qualified low and moderate income tenants until such tenants constitute at least 50 percent of the liveaboard vessels in the marina. The City has not established procedures for implementation of low and moderate income occupancy requirements for marinas. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be revised to address housing for marine and working waterfront employees through a range of opportunities, including liveaboards, and to promote an increase in BCDC's maximum liveaboard percentage to provide additional opportunities for waterfront employees, local employees, and lower and moderate income households.

locate in Sausalito, and showcase the skills of local marine workers.		
27. Homeless Continuum of Care Support Countywide programs and the Marin Continuum of Care in the provision of resources to address the needs of the homeless and persons at risk of homelessness, including emergency shelter, transitional housing, supportive housing and permanent housing. Continue to provide flyers and information on the City's website about the emergency 211 toll-free call system for information and referral. Senate Bill 2 establishes requirements for emergency shelter ordinances. During the State HCDs review of Sausalito's draft 2015-2023 Housing Element, the State requested specific changes to the City's Emergency Shelter Ordinance that was adopted in July 2014. To address this issue, the City will amend Section 10.28.080 of the Municipal Code as follows: a) amend Sausalito Municipal Code Section 10.28.080.I.3 (Management Plan) to remove the words "for approval" in the sentence "Prior to commencing operation, the shelter operator shall provide a written management plan to the Director for approval" and add the words "(to the extent such services are required)" after the phrase "The management plan shall address"; and b) eliminate Sausalito Municipal Code Section 10.28.080.I.4 (Annual Report).	Support implementation of the Homeless Countywide Continuum of Care and continue to publicize the emergency 211 call system. Amend Sausalito Municipal Code Section 10.28.080.I.3 and Sausalito Municipal code Section 10.28.080.I.4 as specified in Program 27.	***Accomplishments:*** The City supports the Countywide Continuum of Care, provides information regarding local and regional resources to address homelessness on its website, and has proactively assisted its unhoused population. Sausalito Municipal Code Section 10.28.080.I.3 was amended and 10.28.080.I.4 was removed in 2016, consistent with Program 27. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be necessary to ensure that the City is included and represented in regional efforts to reduce homelessness and provide shelter for unhoused persons and households. This program will be updated to identify actions the City will take to coordinate and address homelessness at the regional level as well as local actions to ensure that overnight sleeping areas within the City are managed in a manner that respects those experiencing homelessness, are safe, clean, and sanitary, and include positive engagement of nearby businesses and neighbors to enhance community connections and partnerships.
GOAL 6.0: IMPLEMENTING ENVIRONMENTAL SUSTAINABILITY		
28. Local Green Building Regulations Green building is also known as green construction or sustainable building, and refers to using environmentally responsible and resource-efficient processes throughout the life cycle of a building, from its conceptual phases to deconstruction. Local Green Building regulations (e.g., Marin County "Green Building, Energy Retrofit, & Solar Transformation" or BERST) aim to reduce the overall	Adopt local Green Building regulations, including appropriate policies and programs.	***Accomplishments:*** The City has adopted the California Green Building Standards Code (CalGreen). ***Status:*** ☐ Keep ☐ Modify ☑ Remove This program is no longer necessary as the State has developed comprehensive mandatory green building regulations for residential and non-residential uses and has developed extensive guides and checklists to assist

impact of the built environment on human health, the environment, and resources. Community Development Department staff will be tasked with the development of local Green Building regulations consistent with the State Green Building Code, to require and encourage residents and the development sector to build green. Examples of green regulations include: • Incorporating sustainable materials in new construction or remodels; • Creating healthy indoor environments with minimal pollutants; and • Landscaping that utilizes native plants to reduce water usage. The City will include community participation by residents and the construction sector in the preparation of the Green Building regulations, and market the information upon completion.		developers with implementing the green building requirements.
29. Climate Action Plan and Sustainability As the State of California continues to develop environmental laws and increased mandatory reporting requirements of greenhouse gas emissions, the City would benefit from integrating greenhouse gas reduction measures into its General Plan and City infrastructure. The City Council adopted Resolution No. 4935 in 2008, to join ICLEI – Local Governments for Sustainability (International Council for Local Environmental Initiatives) as a full member, and participation in the Cities for Climate Protection Campaign. As a participant, the City pledged to take a leadership role in promoting public awareness about the causes and impacts of climate change. In collaboration with ABAG, the Marin Climate & Energy Partnership (MCEP) and PG&E, the City has completed	Adopt and implement the Climate Action Plan. Conduct education and outreach on sustainability.	***Accomplishments:*** The City of Sausalito adopted a Climate Action Plan in 2015. The City's Low Action Emissions Plan was adopted in 2020. In 2021, the comprehensive update to the General Plan included a Sustainability – Climate Change Mitigation and Resiliency Element. Sausalito has an appointed Sustainability Commission that assists in the maintenance of the City's Climate Action Plan and provides opportunities for community education and involvement in sustainability issues. ***Status:*** ☐ Keep ☐ Modify ☑ Remove With adoption of the General Plan, the City is addressing sustainability as part of the Sustainability – Climate Change Mitigation and Resiliency Element. This program is no longer necessary and will be removed.

both municipal and community-wide Greenhouse Gas Emissions Inventories. These inventories give an accounting of greenhouse gases emitted by residents and businesses, as well as the City's municipal operations. It also establishes a baseline for tracking the community's emission trends. The Climate Action Plan will encourage and require, to the extent required by State law, the City, its residents, and businesses, to reduce greenhouse gas emissions in many sectors and aspects of their daily activities. The Plan would identify emission reduction targets and strategies to accomplish those targets. These areas include building energy use, transportation, land use, green purchasing, waste and water use. Energy use, in particular, may be significantly reduced in the community by defining emissions reduction strategies related to building construction and operation. The mandatory and encouraged measures would include the local Green Building regulations, to achieve a wider net reduction in emissions. Sausalito's Sustainability Commission is spearheading a comprehensive educational campaign on sustainability, and will be formulating plans and policies for consideration by the City Council. Topic areas addressed by the Sustainability Commission include: 1) Waste reduction, collection, and disposal; 2) Recycling and reuse; 3) Alternative energy sources and energy efficiency; 4) Pollution and hazardous waste; 5) Ways to minimize environmental degradation.		
GOAL 7.0: PROMOTING COMMUNITY INVOLVEMENT		
30. Ongoing Community Education and Outreach In late 2009, the City Council appointed the Housing Element Task Force, comprised of City Council and Planning Commission representatives, as well as City residents. The Task Force has held over 45 public	Continue to involve residents and community organizations in Housing Element	***Accomplishments:*** The City provides regular opportunities for community involvement and input related to its housing programs. The Housing Element Annual Progress Report is annually presented to the Planning Commission and City Council for public review. In 2021, the City appointed a nine-

meetings, including three publicly noticed Community Workshops to engage residents and property owners in the decision-making process. In addition to the City's direct efforts, Sausalito residents have also formed grassroots organizations to forward their concerns with regards to the potential impacts of specific strategies proposed in the draft Housing Element. Following adoption of the 2009-2014 Housing Element, several programs began implementation through City staff work and initiatives by various agencies. The public meetings held by the Planning Commission and City Council continued to serve as platforms for residents to comment and provide input on specific items discussed for implementation. In addition, and the Annual Housing Element Progress Report is presented at City Council meetings where public comment may be given. As part of an effective implementation program, City staff members will post information and assistance programs on affordable housing on the City's website to provide resources for homeowners, renters, and property owners.	implementation. Provide input on Housing Element progress through the Annual Report.	member Housing Element Advisory Committee to help guide the 6th Cycle Housing Element Update and to increase opportunities for community input and engagement during the update. Each Housing Element Advisory Committee meeting provides opportunities for public comment and involvement. The City is also hosting a series of Town Halls for the Housing Element Update to provide the community an opportunity to review information related to the Housing Element and provide input. The City regularly hosts educational and outreach opportunities related to housing issues, including Marin Housing programs and approaches to addressing homelessness and other issues of concern. ***Status:*** ☑ Keep ☐ Modify ☐ Remove This program continues to be necessary to engage the community on housing-related issues and to ensure residents and interested persons have an opportunity to identify housing concerns and priorities for the City to consider.
31. Housing Element Monitoring/ Annual Report The Community Development Department is responsible for establishing the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers and submittal to State HCD, by April 1 of each year. The reports need to show: • A report of Sausalito's annual building activity, including moderate, low, and very low- income units and mixed-income multi-family projects; • A report summary for above moderate income units; • Progress on the Regional Housing Needs Allocation; and • The implementation status of various programs.	The Community Development Department will review the Housing Element annually, provide opportunities for public participation, and submit an annual report to the State.	***Accomplishments:*** The Housing Element Annual Progress Report is annually presented to the Planning Commission and City Council for public review. See discussion for Program 30 above. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program is redundant with Program 30 and will be removed.

32. Association of Bay Area Governments (ABAG) Housing Needs Process Actively monitor and participate in ABAG's future Regional Housing Needs Allocation (RHNA) planning process, and provide ongoing reporting to Council. The City Council has appointed an ABAG delegate, and has participated at the ABAG RHNA planning meetings for the next housing planning cycle to bring perspective and actual data from Sausalito for ABAG's consideration, and will continue to provide reports to the City Council on the projected and confirmed RHNA numbers, until the end of the planning cycle.	The City Council's Sausalito ABAG delegate will continue to monitor and provide reports to the City Council on the preparation and confirmation of the RHNA for the next Housing Element cycle.	***Accomplishments:*** While the City participates in ABAG and monitored the 6th Cycle RHNA allocation process and engaged in the process, the information regarding suitability of land for development and the City's potential capacity was not considered in the allocation of the City's housing needs. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program continues to be necessary to ensure that hazards, environmental constraints, and the capacity of Sausalito's potential housing sites are considered in future RHNA cycles. This program will be revised to include City involvement and participation in Plan Bay Area updates to ensure that Plan Bay Area accurately reflects conditions in Sausalito and meaningfully informs preparation of future Regional Housing Needs Plans.
33. Staff Affordable Housing Training and Education In order to effectively administer available housing programs to residents, designated City staff needs to be responsible for providing information, responding to questions, and making referrals to appropriate programs. A budget should also be set aside for the designated staff to receive training. Training could include attendance at relevant sessions held by public agencies, or meetings with local organizations such Marin Housing, to gain familiarity with the implementation of existing and new offered programs.	Designated City staff members shall begin training sessions and provide on-going assistance to homeowners, renters, and developers.	***Accomplishments:*** As training opportunities arise, City staff is encouraged to attend such opportunities. The City provides on-going assistance to homeowners, renters, and developers as needed, and conducts community training and education events as previously described. ***Status:*** ☐ Keep ☑ Modify ☐ Remove This program will be continued to ensure that adequate training and staff support is provided to effectively implement the Housing Element and address housing issues in Sausalito.

VII. OTHER REQUIREMENTS

A. ENERGY CONSERVATION OPPORTUNITIES

Housing elements are required to identify opportunities for energy conservation. Conventional building construction, use, and demolition along with the manufacturing of building materials have multiple impacts on our environment. Interest in addressing these impacts at all levels of government has been growing. In 2004, the State of California adopted legislation requiring LEED (Leadership in Energy and Environmental Design) certification for new and renovated public buildings.

The City of Sausalito has adopted and implements the 2019 California Building Standards Code, including CalGreen (Title 24) which is the first-in-the-nation mandatory green building standards code.

Sustainability goals and policies in the City's General Plan identifies multiple measures to promote and support energy-efficient development and rehabilitation of residential and non-residential uses and identify other measures to support energy efficiency, including adoption of a green building ordinance that meets or exceeds State standards and promoting renewable energy generation and installations.

In addition, the City's Sustainability Committee serves as an advising body to provide guidance to advise property owners, architects, designers, and builders of the green building regulations and other similar construction practices. The Sustainability Committee is a resource for waste, recycling, energy conservation, and various environmental concerns while establishing environmental health goals for the City.

There are a number of programs offered locally, through the local energy distributor (PG&E), Marin's own clean energy provider (MCE Clean Energy), the Bay Area Regional Energy Network (BayREN), through the State of California, and through other providers that provide cost-effective energy savings for homeowners, landlords, and tenants. Effective energy conservation measures built into or added to existing housing can help residents manage their housing costs over time and keep lower income households' operating costs affordable.

- MCE Clean Energy and the BayREN offer tenants of multi-family properties, homeowners, and renters of single-family units no-cost walk-through energy assessments to identify potential energy and cost savings opportunities and incentives to assist with energy upgrades to the common area and units. Additionally, both programs offer no-cost energy savings kits for residents that include LED lamps, smart power strips, faucet aerators, and more.
- MCE Clean Energy offers an income-qualified single family energy efficiency program. MCE Home Energy Savings program provides income-qualifying residents with free in-person or virtual home energy assessments, free upgrade projects including attic insulation, gas furnace replacement, and water heater replacement, and a complimentary energy-saving toolkit. Income guidelines are set at 200% to 400% above federal poverty line.

- The BayREN Home+ program provides single family homeowners no-cost technical assistance and rebates for energy efficiency and electrification projects. Measures eligible for rebates include insulation, air sealing, duct sealing/replacement, and HVAC and water heater upgrades.
- Peninsula Energy Services is the current provider in Marin County for the federally funded Low-Income Heating and Energy Assistance Program (LIHEAP). LIHEAP provides no-cost weatherization and other energy efficiency home improvements to income-qualified residents. LIHEAP income guidelines are up to 200% federal poverty line.
- The Electrify Marin program offers free technical assistance and rebates to encourage homeowners to replace natural gas burning appliances such as space and water heating and cooking appliances with high efficiency electric units. The replacement units use less energy and improve the indoor air quality of the home. The Electrify Marin rebates can also be combined with incentives provided by BayREN and the state.
- MarinCAN is a community-driven campaign to dramatically reduce greenhouse gas (GHG) emissions, prepare for climate change impacts, and meaningfully address and integrate equity. MarinCAN works with Marin County residents, businesses, organizations, agencies, and local governments to design and implement local climate change solutions in 6 Focus Areas: Renewable Energy, Transportation, Buildings and Infrastructure, Local Food and Waste, Carbon Sequestration, and Climate Resilient Communities.
- Rising Sun Center for Opportunity offers free home energy audits to Marin County residents. Rising Sun's workforce development programs specialize in preparing youth, women, and individuals in reentry for high-road careers and green pathways that offer family-sustaining wages.
- The California Alternate Rates for Energy (CARE) Program provides a 20 percent monthly discount on gas and electric rates to income qualified households, certain non- profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- PG&E's Energy Savings Assistance Program provides income-qualified customers with energy-saving improvements at no charge.
- PG&E offers the Relief for Energy Assistance through Community Help (REACH) program, providing one-time emergency energy assistance to low income customers who have no other way to pay their energy bill. REACH aims to assist who are in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Customers who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $200.

- PG&E's Balanced Payment Plan (BPP) is designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not overpay or underpay too much over the course of a year.
- The Family Electric Rate Assistance (FERA) Program is PG&E's rate reduction program for large households of three or more people with low- to middle-income. It enables low income large households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.
- PG&E's Medical Baseline Allowance Program offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs.

B. CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

The City is in the process of reviewing the implications of the Draft Housing Element in relation to the Sausalito General Plan. As part of the Housing Element adoption, revisions will be made where necessary to ensure that the Sausalito General Plan: 1) accommodates the RHNA, 2) is consistent with the requirements of State law related to housing, and 3) is internally consistent in relation to changes associated with the Housing Element.

C. PRIORITY WATER AND SEWER SERVICE

Per Chapter 727, Statues of 2004 (SB 1087), upon completion of an amended or adopted housing element, the City is responsible for immediately distributing a copy of the Housing Element to water (Marin Water) and sewer (City of Sausalito) providers. State law requires water and sewer providers to grant priority for service allocations to proposed developments that include housing units affordable to lower-income households.

The City will coordinate with the water agency and City Public Works Department to ensure that its service providers are aware of the RHNA and service needs associated with the RHNA and identified Opportunity Sites and have an opportunity to identify any measures necessary to ensure that RHNA is accommodated.

SAUSALITO HOUSING ELEMENT

Revised Draft 6th Cycle Housing Element
Background Report Appendices

Draft Amendments: August 15, 2024, Revised August 22, 2024, Revised February 13, 2025, Revised March 27, 2025, May 5, 2025.

Revisions are limited to Appendices D1, D2, I3 through I7, and J. Revisions to Appendices D1 and D2 are shown in track changes with additions identified with underline and deletions identified with strikethrough. Appendices I3 through I7 and J were added to the March 27, 2025 draft revisions and are not shown in track changes. On May 20, 2025, the May 5, 2025 version was integrated into the complete Amended Housing Element document; no changes were made to the Housing Plan or Background Report. This version includes a correction to Appendix D1 to reflect the correct number of units for Sites 202 and 303 (these units were correctly identified in the March 27, 2025 version but not updated correctly in the May 5, 2025 version) and to provide a clarifying note for Appendix E.

Appendix A – Public Review Draft Comments Summary

Name of Commenter	Summary of Comment	Response to Comment
1. Community Venture Partners, Inc., Bob Silvestri	• Spinnaker "Peninsula" should be planned comprehensively and housing in this location would destroy the heart of Sausalito's Downtown - Site #31 – Site is illogical and City planning should not rely on desires of individual property owner. If property rights are granted, they will eventually be used and maximized, if not by the present owner, then by a subsequent owner - Asset management and fiduciary responsibility – consider asset valuations and how decisions can add or destroy value and future revenues - Spinnaker parcels are one of the best and most valuable mixed commercial waterfront sites in the San Francisco Bay Area with remarkable development potential and to "down-zone" for housing would be financially irresponsible and would preclude the Spinnaker Peninsula's highest and best use. • Examples provided of two large housing projects being "forced" upon two Marin cities under SB 35, SB 330, and state density bonus requirements, highlighting that the projects are on sites smaller than #31, exceed maximum density and received waivers of height, FAR, coverage, setback, and parking requirements, and were afforded ministerial review • Housing Element assessment of state housing laws fails to warn City of unintended consequences and possibility of greater density and does not note that development proposals may be submitted prior to the adoption of the Objective Design and Development Standards (ODDS) so the City may have little time or arguments to deny proposals that conform with other state laws • The commenter discusses the California Attorney General's Housing Strike Force and methods it may use to address the housing shortage and affordability crisis.	• The comments regarding preferences for use of Site #31/Spinnaker Peninsula are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites. It is understood that development of sites with housing, including high density or multifamily housing, may have an affect on the community or nearby property owners and will also reduce the potential for the site to be reused later with a non-residential use. • The commentor's examples of large housing projects in other Marin cities are noted as examples of how State requirements to allow density bonuses and streamlined approvals may result in by-right (ministerial) development and underscore the importance of adopting objective standards that can be applied to all housing required to be permitted ministerially. • Chapter III, Housing Constraints, has been updated under the *Development Standards* and *Density Bonus* discussions to reference the increase in densities that could occur under State density bonus law and to identify that until the ODDS are adopted, review of projects eligible for streamlined, ministerial review would be limited to existing objective standards established by the City. • The comment regarding the Attorney General's Housing Strike Force is noted. This is one of the reasons it is important that the City adopt a Housing Element that substantially complies with State law and implements the Housing Plan.
2. Gary Armor	• Opposition to City Hall site • Retaining walls, sidewalk cracks, fault zone • Lack of parking onsite • Consider alternative sites such as former shipyard area, and the vacant Bank of America building, adjacent parking lot, and adjacent harbor parking lot	• The comments regarding concerns related to the City Hall site (Site 52) are noted. It is noted that 78 of the 137 comments oppose the City Hall site for a variety of reasons, including increased traffic, impacts to neighborhood character, use of City Hall as a community gathering space including for emergencies, need for the City Hall parking lot to serve the parking needs of the neighborhood as well as City Hall residents, potential impacts to views, impacts to seniors and disabled persons if

			the parking and access to City Hall and Library are removed, environmental factors including steep slopes and hillside stability, and impacts to property values. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need. • Potential environmental impacts of the Draft Housing Element will be addressed through the Environmental Impact Report (EIR) process. • Alternative sites were considered during the review of Draft Opportunity Sites by the Housing Element Advisory Committee (HEAC) and alternative sites may also be considered through EIR process. • It is noted that no development project or plan has been developed or approved for the City Hall site; the Draft Housing Element addresses the potential for development of the site and any development would be subject to the City's development review and entitlement process.
3.	Ryan Aylward	• Questions regarding City Hall site • Over 100 housing units seemed untenable • Questions if parking requirements are being followed for the proposed development • Asks if direct neighbors have opportunity to provide comments during planning to ensure their views are not obstructed, etc.	• The comment regarding the potential for the City Hall site to accommodate over 100 units is noted. No final plans or designs have been determined for the City Hall site. Future development would be subject to the City's adopted parking standards and would go through the City entitlement process, which would include an opportunity for comment. It is noted that projects subject to streamlined, ministerial review may have an opportunity for public comment, but the City is limited to only applying adopted objective standards to such projects.
4.	Eric Barkus	• Opposition to City Corporation Yard site • Increase of traffic • Decrease safety • Concerns regarding adequate water and sewer infrastructure • Proposed large structure won't blend well with neighborhood and is not compatible with intended cottage or community building uses • Decrease in property value • Decrease in privacy, views of Mt. Tam	• Concerns related to the Corporation Yard site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites. • It is noted that no development project or plan has been developed or approved for the Corporation Yard site; the Draft Housing Element addresses the potential for development of the site and any development would be subject to the City's development review and entitlement process.

5.	Carlo Berg, Berg Holdings	• Ownership interest in Sites 67 and 68 • Support for meeting RHNA allocation and inclusion of Sites 67 and 68 • Existing City density limitations and regulations have effectively prohibited production of nearly all multifamily housing • Realistic capacity of the properties is conservative – clarify the stated realistic capacity would not preclude additional development up to the 49 du/ac density and clarify that the FARs in Appendix D1 and Table 59 reflect anticipated FARs rather than specific limitations • Clarify mixed-use overlay will allow for 100% residential project • Assigning all sites over 0.5 acres with a 'realistic capacity' of 100% affordability is unrealistic • Reallocate affordable housing in Sausalito • Add language that clarifies existing office use on Site 68 to remain • Clarify land and hard costs	• The commentor's support for including Sites 67 and 68 is noted. • The rezoning of Opportunity Sites to allow densities of 49 and 70 units per acre provides a significant increase (69% and 141%, respectively) over current densities and is anticipated to encourage and promote development of the selected Opportunity Sites during the planning period. • The realistic capacity of Opportunity Sites would be based on the maximum permitted density established by the rezone required by Program 4 of the Housing Plan (either 49 or 70 units per acre, depending on the individual site). • The FARs in Appendix D1 and Table 59 reflect potential, not anticipated, FARs based on assumptions of average unit sizes of approximately 500 s.f. for the minimum FAR and 1,400 s.f. for the maximum FAR. A FAR less than the maximum FARs identified in Appendix D1 and Table 59 would be suitable to accommodate the projected densities, provided the FARs were adequate to accommodate the maximum density of Opportunity Sites (either 49 or 70 units per acre). • The mixed-use overlay will allow for a 100% residential project as specified by Program 4 of the Housing Plan. • Very low and low income housing projects receiving Low Income Housing Tax Credits in Marin County and San Francisco County were reviewed in the development of the assumptions for affordability of the units. The majority of projects were 100% affordable, so the Appendix D1 assumptions that project a mix of very low, low, and moderate income units on sites identified to accommodate the lower income need are anticipated to be conservative, meaning that the capacity identifies less lower income units than anticipated under the typical 100% affordable scenarios with LIHTC assistance. The capacity identified in the Housing Element is not a projection of what will be built, but a reflection of a site's potential to accommodate housing at specific income levels. Opportunity Sites with lower income units are anticipated to receive LIHTCs, project-based Housing Choice Vouchers Community Development Block Grant funds, Housing Investment Partnership Program (HOME) funds, and other available public and private assistance as it is recognized that primarily affordable projects in Sausalito, and generally the Bay Area region, are not feasible without subsidy.

			• Sites identified for rezoning by Program 4 would retain their base zoning, allowing the existing uses to remain legally. However, any residential development proposals that seek to use the densities allowed under Program 4 would be subject to its requirements, including the requirement that residential use must occupy at least 50% of the floor area in a mixed-use project. The Housing Element is a component of the General Plan and Policy LU-2.15 would not be altered by adoption of the Housing Element. • The commentor requested clarification regarding land and construction costs. The commentor provides examples of recent construction costs for two unidentified Bay Area projects. The examples provided do not identify the project location, acreage, breakdown of square footage of residential and non-residential uses, unit type (luxury townhome versus LIHTC development), etc., and only one example identified the number of units, so their average cost per acre or unit cannot be estimated. It is noted that the commenter's comparison between construction costs in their referenced budgets and the construction costs in the Draft Housing Element do not reflect that the Draft Housing Element specified that the construction costs are exclusive of site improvements. However, it is recognized that such costs are variable and vary significantly between projects. To address this comment, pages HBR-86 through HBR-88 have been updated to clarify information related to development costs. The commenter is referred to Table 54, which provides an overview of all costs associated with recent LIHTC projects in Marin County and San Francisco, and has been revised to include two additional projects to better capture the range of development costs that may apply to affordable housing projects.
6.	Darshan Brach 1	• Oppose rezone of 66 Marion Ave (Site 100). • Can be developed under existing zoning for up to 6 units • Support judicious development of the Marinship - huge, flat, underutilized with access to amenities and infrastructure. Constraints in some areas (flooding, working waterfront preservation) but many areas perfect for significant additional density	• The comments regarding concerns related to the 66 Marion Ave site (Site 100) are noted. It is noted that 9 of the 137 comments oppose or comment on the 66 Marion Ave site for a variety of reasons, including lack of access and parking in the neighborhood, evacuation concerns, steepness of the site, fire safety, stream setbacks, drainage, lack of infrastructure, construction impacts, and deferred HEAC consideration. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure

			requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need. • Comments regarding the site's potential to accommodate a more modest number of units (up to 5 additional units) under existing zoning are noted. • Potential environmental impacts of the Draft Housing Element will be addressed through the EIR process. • The support for judicious development in the Marinship is noted. Alternative sites were considered during the review of Draft Opportunity Sites by the HEAC and alternative sites may also be considered through EIR process.
7.	Darshan Brach 2	• Oppose Site 100 • Slope stability • Fire safety • Stream setback requirements, drainage • Traffic/Accessibility • Proximity to services and infrastructure • Deferred HEAC consideration • Density/housing options	• See Response to Comment #6.
8.	Scott Brauninger	• Opposition to City Hall site • Recommends that any upzoning to meet the City's housing needs should include: - Worker's rights - equity - No reduction in current parking requirements - Underground parking and included in FAR calculation - No density bonus provided on city land - No upzoning where there have been political contributions from a property owner or related entity to candidate/appointed officials or have maintained a contract with the city in the past 10 years	• See Response to Comment #2. • The commenter's recommendations regarding upzoning to meet the City's housing needs are noted. Development standards, including FARs and parking requirements, have not been adopted for the Opportunity Sites. Any rezoning of Opportunity Sites will be consistent with Program 4 in the Housing Plan. • Density bonuses must be provided in accordance with State law.
9.	Lito Brindle	• Add 'Zip Code Village Housing' (ZVH) into housing element update to provide housing available exclusively to workers that serve the 94965 zip code with goal of housing our own essential workers first • NIMBY reflex may evaporate entirely • Language about a 94965 Community Land Trust for preserving low-cost housing • Implement ZVH plan involving incentivizing landlords, mapping commutes, and officially empowering a community land trust	• The commenter's recommendation that housing be available exclusively to workers serving the 94965 zip code is noted. Program 27 of the Housing Plan has been updated to review the potential to prioritize housing for Sausalito residents and the workforce that serves Sausalito.
10.	Adrian Brinton	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities	• The comments regarding concerns related to the City Hall site are noted. Housing sites are not recommended for removal based on community

	• Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites. The alternative sites referenced by the commentor were considered during the review of Draft Opportunity Sites by the HEAC and alternative sites may also be considered through the EIR process.
11. Sandra Bushmaker	• Remove the buffer • Remove sites 67 and 68 – these sites will kill the working waterfront and given toxicity in the Marinship, it is not an appropriate site for housing • Housing in north Bridgeway zone is appropriate area if housing must be in the Marinship • Housing Element must express reality of the town's small size, topography, drought, fire conditions	• The commentor's request to remove the buffer is noted. The buffer provides the City with additional capacity to accommodate changes in the inventory throughout the 6th Cycle. • The comments regarding concerns related to Sites 67 and 68 are noted. These sites are two of the largest individual sites available within the City and Site 67 is the only vacant parcel in the City larger than 0.5 acre that does not have an open space/conservation restriction. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites. • The commentor's preference for housing in the north Bridgeway zone is noted. • The Housing Element reflects the reality of Sausalito's size and the limitations of available land in Sausalito. However, Sausalito is required to accommodate the RHNA in accordance with State law. Site suitability criteria that considered topography (steepness of slopes and landslide potential), fire hazard severity zones, flood zones, sea level rise, and other characteristics are provided in Appendix C of the Draft Housing Element.
12. Caustrita	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
13. Chehrazi	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden	• See Response to Comment #2.

	• Ignores cost burden – hillside reinforcement with significant slopes costly	
14. Kuhn	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
15. Jorge Lee	• Concerns regarding 66 Marion Ave (Site 100) • Located in deep lot about 3-4 stories below road • Removing trees for the project will endanger road stability • Damage to the roadway by heavy equipment for construction • Marion Ave is dead-end street • Parked cars and trucks stick into the roadway – extra cars on the proposed property will have no place to park • Deep concrete piles create a big challenge for foundations	• See Response to Comment #6.
16. Raffle	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
17. John and Kate Flavin	• Objection to 117 Prospect Ave and Spencer Fire House sites • Roadway safety • Conflict with Emergency Evacuation Plan • Target for crime • Difficult site topography	• The comments regarding concerns related to the 117 Prospect Ave site (Site 12) and 300 Spencer site (Site 14) are noted. It is noted that 8 of the 137 comments oppose or comment on the 300 Spencer Ave site for a variety of reasons, including lack of access, evacuation concerns, steepness of the site, fire safety, and distance from services. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need.

			• Potential environmental impacts of the Draft Housing Element will be addressed through the EIR process.
18.	John and Kate Flavin 2 (Undated)	• Objection to Spencer Ave site • Danger in locating housing near highways – air quality • Spencer Ave is major artery for Sausalito's Emergency Evacuation Plan and development could obstruct access • Target for crime • Difficult site topography – steep slope, tree loss	• See Response to Comment #17.
19.	Michelle Dumont	• Email from owner of 215 Sausalito Boulevard was not recorded and there is no owner interest in developing the site beyond the single family home the owner intends to build. • Parcel should be removed.	• The comment is noted. The commenter has indicated their interest in retaining single family or dual family zoning, which the Draft Housing Element does. The site is not an Opportunity Site for rezoning. Following the City Council selection of sites for the Draft Housing Element, additional revisions are not anticipated to the list of existing residential sites and Opportunity Sites while the Draft EIR is being prepared.
20.	Matt Smith	• Design Review estimates are inaccurate (typical processing time) • Requests City adopt specific tracking to make design review process transparent	• The discussion of Processing and Permit Procedures is revised to reflect that the City's process may require multiple years and multiple public hearings. The Housing Plan includes Program 19 to review entitlement timelines, to establish a transparent project tracking database that identifies the application submittal date, completeness date, and each hearing date before a decision-making body, and to revise the City's processes as necessary to ensure decisions are made in a timely manner and in compliance with State law.
21.	Mira Kanter	• Keep working waterfront as it is and protected • Oppose condo development there • Prevent sea level rise and loss of marine services and educators	• The comment is noted. At this point in the process, housing sites are not recommended for removal from the Draft Housing Element based on community opposition to the site due to the limited amount of sites in the City and the constraints, including ballot measure requirements and environmental conditions, associated with the majority of potential sites that meet the minimum size requirement and are anticipated to be available to accommodate the lower income need.
22.	Donna Lunsford	• Opposition to City Hall site • Not enough parking • Emergency vehicle access • Accessibility for seniors/persons with a disability	• See Response to Comment #2.
23.	Malinda Macey	• In disagreement with development of the waterfront housing	• The comment is noted.

24.	M. Susan Mayer	• Opposition to City Hall site • Limited parking • Congestion on local streets • Water shortage • Consider alternative sites	• See Response to Comment #2.
25.	Peter Mcguire	• Opposition to 66 Marion Ave site • Signed by 19 households in the vicinity	• See Response to Comment #6.
26.	Pamela Mcnickle	• Opposition to 66 Marion Ave site • Site added late in the process and not reviewed by HEAC in same manner as other sites • Public safety • Creek and slope constraints reduce developable acreage	• See Response to Comment #6.
27.	Dan Morgan	• Sponsor of Parcel 72 • Concerned that housing element may disincentivize by not allowing market rate housing on some sites • More reasonable approach would be 50% affordable and 50% market rate	• See Response to Comment #5 regarding the assumptions for affordability of the units. As discussed under Response to Comment #5, the capacity identified in the Housing Element is not a projection of what will be built, but a reflection of a site's potential to accommodate housing at specific income levels.
28.	Chris Reynolds 1 (8-19-22)	• Questions regarding 66 Marion Ave site • Will site be rezoned for 28 units or for absolute maximum of 8 units? • Does maximum number of units include ADUs and JADUs?	• See Response to Comment #6. • The Housing Opportunity - 49 unit/acre overlay would allow 16 units on the site. A higher number would be allowed with a project that qualifies for a density bonus. • The maximum allowed units do not include ADUs and JADUs.
29.	Chris Reynolds 2 (8-19-22)	• Focus should be on larger sites with easy access to infrastructure, multiple points of access, and where streets can be activated by amenities geared toward new residents • Consider alternative underdeveloped, sites in the Marinship and north end of town • North end of Sausalito could be vibrant, lively district of mixed use development and could maintain working waterfront elements • Examples of successful waterfront revitalizations (New York, Copenhagen, Oslo, Rotterdam, Washington DC)	• The comment regarding the focus on larger sites with easy access to infrastructure, multiple points of access, and where streets can be activated by amenities is noted. The Draft Housing Element has included such sites, including Sites 31, 67, 68, 72, 73, 84. However, there are a limited number of such sites in Sausalito and the majority of such sites are developed. Owners of larger underutilized sites were contacted to determine potential interest in redevelopment of sites. • The comment supporting development in the north end of Sausalito is noted. • Examples of successful waterfront revitalization areas are noted.
30.	Chris Reynolds 3 (8-20-22)	• Opposition to 66 Marion Ave site • Refutes information provided by property owner, Kim Stoddard, regarding nearby development, accommodating parking, water flow at hydrant, size of emergency vehicles and adequate access, and type of housing • Support for this site comes from people outside of the neighborhood	• See Response to Comment #6.

31.	Chris Reynolds 4 (9-16-22)	• 66 Marion Ave site • Requested clarification from SMFD • Confirmation from City staff that current zoning could allow 5 additional units • Townhomes on site would not create affordable housing but would result in luxury properties	• See Response to Comment #6.
32.	Sam Ruben	• Important that housing actually get built • Dependence on ballot measures, need a back-up plan such as Citywide upzoning coupled with elimination of single home zoning • Insufficient number of sites identified • Inefficient and laborious permitting process • Tenant protections needed • Community resistance to housing	• The commenter's emphasis on the importance that housing actually get built is noted. The Draft Housing Element has gone through a lengthy process to identify sites with development potential where it is realistic to assume the site may develop during the 6th Cycle. • The commenter's concern regarding dependence on ballot measures is noted. However, there are limited sites of adequate size to accommodate very low and low income development in the City that are not constrained by the requirement for a ballot measure. Figure 1 is added to the Housing Background Report to demonstrate sites constrained by ballot measure requirements. • The concern regarding the insufficient number of sites is noted. The Draft Housing Element identifies excess sites to provide flexibility to the City in the event that a ballot measure does not pass on some of the sites. The commenter is referred to the materials for HEAC Meetings 3 through 7 for discussion of sites and the extensive process the HEAC went through to identify realistic sites. The commentor does not identify any specific sites for consideration. • The concern regarding the inefficient and laborious permitting process is noted.
33.	Sonya Saad	• Opposition to City Hall site • Inappropriate for an overcrowded area • Block with City Hall and library must remain open and public • Views are sacred in Sausalito • Neighborhood noise, traffic, and overcrowding effects	• See Response to Comment #2.
34.	Marin Environmental Housing Collaborative	• Commends the City for programs 1, 2, 3, 5, 9, 11, 14, 15, 17, 21, 24, 25, 26, 27, and 28 that will be particularly important for accomplishing Sausalito's housing goals • Does not provide a realistic plan for zoning sufficient sites for achieve RHNA allocation – if the vote of the electorate fails, there would be a shortfall of 254 units • Does not provide enough protections for renters – need rent stabilization, just cause eviction process, and Tenants' Bill of Rights as shown in Marin County's Housing Element	• The comment regarding programs that are important in accomplishing the City's housing goals are noted. • The commentor indicates concern that the Draft Housing Element does not provide a realistic plan for zoning sufficient sites, as some of the Opportunity Sites are subject to a ballot measure and if the measure fails, there would be a shortfall of units and has also indicated the City should include at least a 15% buffer. As discussed under Response to Comment #32 and shown in Figure 1, which has been added to the Background Report, the City's large sites (greater than 0.5 acre) are

	• Affirmatively Furthering Fair Housing Program cannot succeed without a realistic inventory of sites and greater RHNA protections • Revise Program 4 to include a backup plan to designate additional sites for rezoning with at least a 15% buffer • Program 6 should include a mid-cycle review of approved ADUs • Program 7 should be revised to explain the purpose and utility of the SB 9 mapping tool more clearly • Program 10 should be revised to review all affordable housing development applications against ODDs, apply ministerial/by-right review to all affordable housing development applications, and to specify a shortened review time, such as 90 days, from the date the application is deemed complete • Program 12 should be edited to reference specific customized standards and incentives discussed in other programs • Program 16 should be modified to state City will adopt the Objective Design and Development Standards took kit that is under development with Marin County and revise to require all residential and mixed-use development to be reviewed against the ODDS in a streamlined, by-right ministerial approval process • Program 19 should be modified to apply a streamlined review and approval process to all residential and mixed-use projects with a specific timeline for approval or denial • Housing Plan is difficult to follow and policies are frequently vague • It is not clear which policies a given program is meant to implement	primarily sites that are subject to a ballot measure, are dedicated open space, or are developed with existing residential uses. It is recognized that rezoning land not subject to a ballot measure is more desirable, but the reality is that the majority of sites that are of adequate size to accommodate the RHNA are those sites subject to ballot measures. The sites that will be rezoned by Program 4 of the Housing Plan will provide a 15% buffer and Program 4 also provides for no net loss of sites consistent with Government Code Section 65863. Further, it is noted that the capacity of sites identified under Program 4 is a conservative estimate and it is likely that affordable housing developed on the sites will be developed closer to the maximum permitted density, if not higher. • Program 22 has been revised to ensure implementation of strategies for tenant protection, such as rent stabilization, just cause eviction process, and Tenants' Bill of Rights. • Program 5 has been revised to specifically reference approved ADUs as part of the mid-cycle review. • Program 7 has been revised to provide more information regarding the purpose and usefulness of the SB 9 mapping tool. • Regarding the comment on Program 10, the ODDS are now solely addressed by Program 19, which has been revised to also include development of ODDS for single family, multifamily, and mixed use development. Program 19 has also been revised to include a review of the City's timeline for decisions on discretionary applications and to revise its permit processing procedures if decisions do not conform to the Permit Streamlining Act. • Program 12 is revised to remove the reference to development standards and to incorporate those standards into the ODDS effort addressed by Program 19. Program 12 intentionally references the incentives in Program 10 rather than repeating the full list of incentives. • Program 19 is modified to ensure ODDS are developed for all residential and mixed-use projects in order to streamline the review process. As previously identified, Program 19 has also been revised to address the City's timing of development application review and decisions. • Regarding the organization of the Housing Element, the programs are not linked to individual policies. Policies serve as standards that must be followed by decision-makers; some of these standards do not require an implementing action.

		While some of the programs address more than one housing goal and may implement more than one policy, the programs have been organized to follow the goal that each program primarily implements.
35. Alan Shirek	• Protect waterfront	• The comment is noted.
36. Carrie Souza	• Opposition to City Hall site • Limited parking • Traffic congestion • Noise and air pollution • Consider alternative options	• See Response to Comment #2.
37. Sausalito Working Waterfront Coalition	• Protect waterfront • Zoning changes threaten maritime and ocean technology sectors • Conflict between residential/industrial uses • Support sites in Marinship located away from boatyards, related industrial, and adjacent parcels	• The comment is noted.
38. Jim Madden, Sausalito Yacht Harbor	• Indicates not realistic to develop Site 31 • Requests alternative waterfront site be considered (065-032-01)	• The comment is noted. Site 31 was included as an Opportunity Site based on City staff discussions with the commentor. APN 065-032-01 will be considered for inclusion in the alternatives discussion in the Draft EIR.
39. Richard Tuohey	• Opposition to 300 Spencer site • Steepness of site grade, 52% • Re-zoning issues, site currently in non-residential zone • Landslide hazards • Provides attachments addressing site constraints	• See Response to Comment #17.
40. Paige Vitousek	• Opposition to 66 Marion Ave site • Neighbors on upper and lower Marion and South Street are against any such future development • Only access to properties beyond site is passing at that site • Only 5 visitor parking spaces anywhere on referenced streets • Do not have room for overflow parking from a multiunit development • Corner is not passable by two vehicles • Limited accessibility on affected streets, including by emergency or service vehicles • Provides a letter Kim Stoddard sent to neighbors in opposition to rezoning in the neighborhood	• See Response to Comment #6.
41. Rory Moore	• Opposition to City Hall site • Accessibility • Limited parking • Hillside stability • Sink holes • Accessibility for seniors/persons with a disability • Consider alternative sites	• See Response to Comment #2.

42. Eileen Economy	• Opposition to City Hall site • Changes character of the neighborhood • Safety • Unwelcoming reputation for City Hall • Parking, congestion, traffic, and views	• See Response to Comment #2.
43. Cynthia Nimmo	• Opposition to City Hall site • Traffic congestion	• See Response to Comment #2.
44. Jennifer Ninmo	• Encourage City to push back on the enormous requirements under the new housing allocation methodology • Identifies concerns regarding infrastructure, water supply, life/safety systems, expansion of water/sewer lines • Excited to see goal #1 to preserve existing housing assets, but goal is missing preservation of functions and value for current homeowners and residents – should not be building new housing at the detriment of existing residents • Be careful about incentivizing developers with exceptions for height limits, setbacks, obstructing views	• The recommendation that the City push back on its RHNA is noted. • The concerns regarding infrastructure, water supply, expansion of water/sewer, and public safety systems, preservation of value and function for existing residents and homeowners, and caution regarding incentivizing developers with exceptions that may obstruct views are noted.
45. Sue Hutner	• Opposition to City Hall site	• See Response to Comment #2.
46. Maureen and Ron Burtnett	• Opposition to Site 14 (300 Spencer) • Site physically and environmentally unfeasible. • Fire Safety Risk • Nature perseveration, scenic easement • Isolated from public transit, services	• See Response to Comment #17.
47. Sandy Wald	• Opposition to City Hall site	• See Response to Comment #2.
48. Rick and Donna Matcovich	• Opposition to City Hall and Site 53 (Bee Street) sites • Limited parking • Increased traffic • Property values • Narrow development • Hillside stability • Opposition to City Hall site • Consider alternatives	• See Response to Comment #2. The concerns related to Site 53 are also noted and will be considered by decision-makers in the review of sites.
49. Barbara Thompson	• Opposition to City Hall site • Consider alternative site • Hillside stability	• See Response to Comment #2.
50. Pat Elton	• On behalf of owners of 177 Cazneau • Purchased property in 2017 • Submitted plans for a residence and accessory dwelling unit and during the last 5 years have been required to provide 2 surveys, 3 arborist reports, 2 landscape plans, 2 geotechnical studies,	• The commentor's comments regarding the extent of information required to develop their property is noted and the lack of information from previous applications is noted. Program 19 has been revised to establish a project tracking database to improve access to project application materials and timelines.

	full CEQA study, and 2 drainage/stormwater reports • Previous owner approvals for a residence and associated studies and surveys were incorrectly referenced or misfiled and unavailable to applicant • Recommend City allow use of previous studies and surveys • 2015-2022 Housing Element shows that parcel was approved for 6 residential units in 2015 and currently proposed for 7.5 units	• The commentor's information regarding the units planned for the parcel in the 2015-2023 Housing Element and current Draft Housing Element are erroneous. 177 Cazneau (APN 064-204-35) site is identified in Appendix D1 of the Draft Housing Element as having capacity for 2 units. The 2015-2023 Housing Element identified the site as having capacity for 1 unit (Technical Appendix G).
51. Erik Buehmann, San Francisco Bay Conservation and Development Commission (BCDC)	• Provides comments related to Housing Element Program 9 which promotes increasing liveaboard berths as residences, identifying a marina can only apply to increase the allotment of liveaboard berths over 10% of total berths by demonstrating the greater number is necessary to provide security or other use incidental to the marina use • Related to other liveaboard goals and policies, the commentor indicates that affordable housing is not a use incidental to a marina use, does not support the public trust, and would not be consistent with the San Francisco Bay Plan. • Requests that actions be clarified to only apply to liveaboards that are fully consistent with BCDC law and policy. • Regarding the element's proposal to develop a regionwide permit to streamline approvals, new residential developments within the 100-foot shoreline band generally have substantial impacts to existing and future public access to the Bay and a regionwide permit process would be unlikely to ensure that such development provides maximum feasible public access • Goals inconsistent with Bay Plan • Affordable housing is not a use incidental to a marina use • Routine maintenance and repair • Regionwide Permits and Land-Based Housing	• The comments regarding Program 9 are noted. Program 9 demonstrates the City's intent to have BCDC increase the number/percentage of berths allowed as liveaboards to assist the City, which has limited available land, in meeting its housing needs. It is noted that "incidental" is not defined in the Bay Plan and that incidental frequently means in addition to or subordinate to the primary use, in which case liveaboards would be incidental to the primary recreational use of a marina. In addition to providing security, liveaboards can also be used to provide workforce housing, which would be a use with a direct nexus to marina operations. • It is noted that BCDC has the capacity to amend the Bay Plan and that Program 9 reflects Sausalito's desires for the State and BCDC to assist jurisdictions in ensuring State requirements, such as limiting 90% of marina berths to recreational uses in the midst of a housing shortage, do not constrain jurisdictions which have limited capacity to accommodate growth in meeting their housing needs, particularly workforce and naturally affordable housing.
52. Niall Frizzell	• Dependence on ballot measures • Inefficient number of sites identified • Inefficient and laborious permitting process • Tenant protections needed • Community resistance to housing	• See Response to Comment #32.
53. Terri Froelich	• Opposition to Site 14 (300 Spencer) • Hillside stability • Removal of trees and vegetation • Fire risk •	• See Response to Comment #17.

54. Marnie Wilson	• Opposition to City Hall site • Limited parking accessibility • Creatin additional traffic • Impacts character	• See Response to Comment #2.
55. Dave Wilson	• Opposition to City Hall site • Too high density • Consider alternative sites	• See Response to Comment #2.
56. Michael Mencher	• Objection to Site 14 (300 Spencer) • Site physically and environmentally unfeasible due to steep slopes • Highest fire and landslide risk zone • Dense forest and home to wildlife • Unsuitable for residents without cars and no access to jobs, services, or shopping • All access must be Spencer Ave and is less than 100 feet from the freeway off-ramp	• See Response to Comment #17.
57. Alexander Woie	• Unused and underutilized parcels, use for mixed-use development • Up-level single story retail for mixed-use • High vacancy rate • Plan needs to be more creative • Eliminate parking minimums for new developments	• The desire to promote unused and underutilized parcels for mixed use development is noted. The City's Housing Plan includes Program 4, which would rezone 17 of the Opportunity Sites with the Mixed Use Overlay. While the Draft Housing Element focuses on applying the Mixed Use Overlay and Housing Opportunity Overlay on sites anticipated to develop during the 6th Cycle, this overlay is a tool the City can continue to use to expand opportunities and to encourage redevelopment of underutilized sites. • The recommendation to eliminate parking minimums for new development is noted.
58. Julia Hardin	• Opposition to City Hall site • High Density in small residential neighborhood • Traffic • Air pollution, noise pollution • Green Spaces at risk	• See Response to Comment #2.
59. Keith Diggs, YIMBY Law	• Production, not housing design, should be a priority • Community opposition should be listed as a constraint and Program 4 should show how the City will house people • Boat life should not be called a source of affordable housing without funding it in the whole marina and abolishing the CUP	• Housing production is a priority for the City as demonstrated by Goals H-2 and H-3 and their supporting policies and programs. Goal H-2 plans for a range of housing opportunities to ensure all segments of the community have access to safe and decent housing and includes policies and programs in support of housing production. Goal H-3 and its supporting policies and programs focus on reducing constraints to housing development, rehabilitation, and preservation and include incentives for housing, including affordable housing production, and methods to streamline and improve the development review process. • Community opposition has been added as a constraint in the Nongovernmental Constraints section of the Background Report. • Program 4 establishes the mechanism to rezone significant amounts of land to accommodate the

		City's RHNA. Program 4 is not a stand-alone program; Program 10 describes how the City will assist affordable housing development and Program 12 commits the City to developing partnerships to produce affordable housing. • The Housing Element recognizes that liveaboards are not anticipated to provide a significant source of affordable housing for the 6th Cycle, primarily due to BCDC limitations on the amount of liveaboard housing allowed in the marinas. Program
60. Kristen Firpo	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
61. Babette McDougal	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
62. Cheryl Oliva	• Opposition to City Hall site • Change dynamics of City, library, and park • Add traffic congestion • Many other locations in Sausalito to move forward with this project	• See Response to Comment #2.
63. Anna Oliva	• Opposition to City Hall site • Community center for community to congregate • City Hall, park, and property belong to the people • Housing Element should not infringe on rights and needs of people in the neighborhood	• See Response to Comment #2.
64. Carol Oliva	• Opposition to City Hall site • Other sites need to be investigated • Will add traffic and congestion to neighborhood	• See Response to Comment #2.
65. Benjamin Switzman	• Opposition to City Hall site • Community gathering spot • Do not want high density housing to take over the public space	• See Response to Comment #2.
66. Grace Oliva	• Opposition to City Hall site	• See Response to Comment #2.
67. Tai and Vessy Klyce	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities	• See Response to Comment #2.

		• Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	
68.	Ginny Erwin and Emmet Campbell Yeazell	• Seek out home and property owners to investigate willingness in renting rooms or space or developing housing to address housing crisis • Address people who are downsizing • Tax owners of second homes to operate boutique roominghouse for low income workers that actually work in Sausalito	• Program 24 of the Housing Plan addresses participating in home match programs, where homeowners are matched with renters and includes measures to actively promote homesharing and long-term rentals of homes or portions of homes. • The recommendation to tax owners of second homes to provide a source of funding for housing for local low income workers is noted.
69.	John Storey and Deborah Mayo	• Concerned about proposals for housing • Identify concerns related to Corporation Yard site • Blocking view of Mt. Tamalpias • Change character of neighborhood • Too high density	• See Response to Comment #4.
70.	Sue Currier	• Requests Sausalito joins other cities in the lawsuit opposing State housing numbers (700+ units)	• The recommendation that the City join the lawsuit opposing State housing numbers is noted.
71.	Meghan FitzGerald Tuohey	• Remove 300 Spencer Ave site • Dangerous blind spots – no safe entrance/exit • Steepness of site, landslide susceptibility • Located in the Very High and High Fire Hazard severity zones	• See Response to Comment #17.
72.	Susan Killion	• Opposition to Prospect Ave site • High density inappropriate use • Narrow streets, no outlet • Wildfire and natural disaster risk • Traffic and congestion	• Concerns related to the Prospect Ave site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites.
73.	Kieran Culligan	• Site 73 is incorrectly referred to as Willow Creek Academy – it is Dr. Martin Luther King Jr. Academy Nevada Campus	• The comment is noted. References to the Willow Creek Academy have been clarified in the AFFH discussion of the desegregation order and in Appendix D1.
74.	Jan Bass	• Opposition to City Hall site • Limited parking • Negative effect on Caledonia and Sausalito Character of Sausalito	• See Response to Comment #2.
75.	Kirke Hasson	• Oppose Site 52 (City Hall) • Increase in traffic and density • Character of Sausalito • Prioritize existing commercial areas or in need of redevelopment	• See Response to Comment #2.
76.	Story Rafter	• Opposition to City Hall site • Negative impacts associated with traffic, loss of character, parking issues	• See Response to Comment #2.

77. Vicki Samo	• Opposition to City Hall site • Community assets (City Hall, Library) assets should not be compromised	• See Response to Comment #2.
78. Bennett King	• Opposition to City Hall site	• See Response to Comment #2.
79. Elizabeth Herron	• Opposition to City Hall site • Consider alternative sites, such as warehouse at 25 Liberty Ship Way, wasted space along the waterfront, and abandoned 1749-1741 Bridgeway properties • Convert or knock down warehouses and build apartments with enough space for parking rather than congesting the hills	• See Response to Comment #2.
80. Joanna McCarver	• Opposition to City Hall site • Questions building heights and where parking will occur	• See Response to Comment #2.
81. Ken Colwell	• Opposition to City Hall site • Noise, traffic congestion, property values cited	• See Response to Comment #2.
82. Kira Cohen	• Opposition to City Hall site and any part of that block for housing	• See Response to Comment #2.
83. Leslie S. Patrick	• Opposition to City Hall site – save parking spaces	• See Response to Comment #2.
84. Ron Olson	• Opposition to City Hall site • Impacts to existing home values, parking congestion, quality of life • Limit new development to low-impact sites such as Martin Luther King Park and tennis courts and Corps of Engineers Bay Model	• See Response to Comment #2.
85. William Ring	• Spinnaker Drive site okay • City Hall/Library – no • Corporation Yard – no • MLK Park - okay • Note: The comments regarding sites were numbered 1-8 in the email but don't correspond to site numbers in the Housing Element	• The commenter's preferences regarding specific sites are noted.
86. Cathleen Clark	• Opposition to City Hall site	• See Response to Comment #2.
87. Marilyn Pallister	• Opposition to City Hall site • Inability to access street parking in Caledonia area • Lot needed for access to City Hall/Library for seniors, disabled • City Hall/Library should be accessible to all Sausalito residents and not a select few	• See Response to Comment #2.
88. Maureen Sullivan	• Opposition to City Hall site • Congestion, noise, and density would devastate this side of town	• See Response to Comment #2.

		• Consider alternative sites – multiple sites in the Marinship	
89.	Patricia McKennee	• Opposition to City Hall site • Starved for parking in Sausalito	• See Response to Comment #2.
90.	Shea Putnam, Housing Sausalito	• Site inventory is not adequate to meet RHNA, consider back-up plan • 400 of the housing sites subject to city election • Consider broad rezoning • Consider more realistic ADU count – projections double-count ADUs • Unrealistic SB9 projections • Development of existing residential sites does not take into account probability of development • Current land use zoning seems to be a constraint given that current land use regulations would not allow current housing stock to be built • Discussion of -PD overlay seems to conflict with statement that land use and zoning is one of top three issues to be addressed in Housing Element • Consider tracking number of rental units that will take Section 8 vouchers • Ensure Inclusionary Housing Regulations used, loosen criteria • Sections need to be explicit that the ODDS standards will be the default for all Sausalito projects not just applied where required by law • Additional programs to ease permitting process if ODDS are only implemented as required by state law • To address displacement, implement rent stabilization and eviction protections • Many parcels are developed at higher densities than allowed by the Zoning Code • Identify zoning and land use regulation as a constraint in housing development and address it consistently and clearly throughout the Housing Element • Typical processing times do not reflect projects that have been trying to get approval for multiple years or have met with community resistance • Community resistance to new development needs to be identified as a constraint • Affirmatively furthering fair housing analysis does not address the role that current zoning laws have had on maintaining and increasing segregation	• The commenter's opinion regarding the adequacy of the site inventory to meet the RHNA is noted. The inventory of sites, including Opportunity Sites to be rezoned under Program 4 of the Housing Plan, would accommodate more sites than required by the RHNA at all income levels. • The projections do not double-count ADUs. The City can count units permitted or constructed since the start of the projection period (June 30, 2022) through the end of the planning period (January 31, 2031). The 21 ADUs that are counted toward the RHNA are permitted or in process in 2022. The Housing Element projected ADUs for the 2023-2031 period and added those to the ADUs permitted, approved, and in process after June 30, 2022. • While many of the units associated with the Opportunity Sites are affected by the requirement for a ballot measure for the site, the requirement for a ballot initiative affects a significant amount of land in the City, including the majority of sites larger than 0.5 acres as shown in Figure 1, which has been added to the Draft Housing Element to provide context for the need for a ballot measure in order to achieve the RHNA. • Broad rezoning of sites would also incur the need for a ballot measure as sites that are large enough to be meet the minimum size requirement for the very low and low income RHNA are primarily those sites affected by Ordinance 1022 and Ordinance 1288, as shown in Figure 1. Several large sites that are not affected by these ordinances, such as the City Hall site (Site 52) and the Corporation Yard site (Site 75), have been included as Opportunity Sites. • Regarding the City's land use and zoning requirements, the City's General Plan land use designations and implementing zoning districts have been developed to reflect the vision of the community identified through the General Plan process, roadway and infrastructure capacity, and land use intensities. Sausalito's zoning allows for small lots and intense development – with the addition of State laws accommodating ADUs, JADUs, and SB 9 units, as well as density bonus law, there is the ability for property owners to develop at much higher densities (similar to the

		highest end of built densities). Program 4 of the Housing Plan provides for extensive rezoning throughout the City, a significant increase in capacity, and densities that are commensurate with existing affordable housing in the City. • The Planned Development overlay discussion demonstrates the flexibility of the Planned Development overlay as a tool that can be implemented by a property owner or developer to propose a project that would not otherwise meet City standards. This continues to be an appropriate tool. It is noted that the City is developing the ODDS as discussed in the Draft Housing Element Background Report in order to provide increased certainty in the development review process and to reduce constraints associated with application of zoning and development standards as well as streamlining the entitlement process. • The recommendation to track rentals that accept Section 8 vouchers is noted. Program 22 is revised to include information regarding rental units that accept Section 8 vouchers in the rental registry. Program 14 of the Housing Plan has been revised to coordinate with Marin Housing and other County jurisdictions to determine the capacity for a Countywide program, which would assist all jurisdictions in Marin County with this type of effort, and to implement the program by 2026, if capacity and funding is identified. • The recommendation to loosen the inclusionary housing requirement is noted. However, the City's inclusionary program does not assist the City with meeting the very low and low income housing need and the City has limited funds and resources to assist with meeting this need. Any change in the inclusionary requirement will be reviewed, including a nexus study, to ensure that the required percentage would not render development projects infeasible. • Regarding the ODDS, Program 19 of the Housing Plan is revised to ensure that ODDS are developed for single family development as well as multifamily development not subject to streamlined review requirements. • The recommendation for Sausalito to implement rent stabilization and eviction protections is incorporated into Program 22. • Community resistance to new development needs to be identified as a constraint. The Background Report is revised to include a discussion of community opposition to development under the Nongovernmental Constraints section.

		• Affirmatively furthering fair housing analysis does not address the role that current zoning laws have had on maintaining and increasing segregation. Sausalito's zoning has led to more diversity in housing types in Sausalito than in Marin County. Further, Sausalito's zoning has resulted in less single family housing, including single family detached housing, than Marin County and the Bay Area as a whole. For example, Sausalito's 2022 housing stock includes 57% single family housing (38% detached, 18% attached) while Marin County includes 71% (61% detached, 10% attached) and the Bay Area includes 61% (52% detached, 9% attached). While Sausalito reflects less racial and ethnic diversity than the Bay Area, factors beyond the City's land use and development controls have likely contributed to this. The prime location of Sausalito as a waterfront community in close proximity to San Francisco is a significant factor in the price of housing, as well as a statewide housing shortage. The Housing Plan includes multiple programs that would create opportunities for increased housing supply, as well as promoting lower income and workforce housing.
91. Brian Mcarthy	• Opposition to City Hall/Library site • Remove this and any other public land from RHNA list • Join hundreds of California cities to fight and stop this dictatorship	• See Response to Comment #2.
92. Davia Lehn	• Opposition to City Hall/Library site • Parking is needed to keep Library and Robin Sweeney park accessible	• See Response to Comment #2.
93. Deborah McCarthy	• Opposition to City Hall/Library site • Adversely impact seniors, disabled, safety, and quality of life • Narrowly situated between steep, hills, waters • Emergency egress	• See Response to Comment #2.
94. Diedre Kernan	• Opposition to City Hall site • Used as serious purposes (relief building during heat waves) • Suggests low rise housing at City lots adjacent to Dunphy Park	• See Response to Comment #2.
95. James McKibben	• Questions building a few 10 story buildings for rich or poor folks to move into a few years from now	• The comment is noted.
96. JB	• Opposition to City Hall site • Need parking for City Hall/Library • Recommend converting the old shipyard building	• See Response to Comment #2.
97. Lionel Vincenti	• Opposition to Site 14 (300 Spencer) • Impact to trees, shrubberies, wild animals • Slope stability and effects on adjacent housing	• See Response to Comment #17.

98. M Beach	• Opposition to City Hall site • Limited parking • Number of delivery trucks • Density of people, noise • Character of Sausalito • Consider alternative site – old machine shop building at Marinship	• See Response to Comment #2.
99. Nancy Bohnet	• Opposition to City Hall site • Consider alternative site – empty unused buildings in other areas of the city	• See Response to Comment #2.
100. Adrianna Dinihanian	• Requests City joining lawsuit opposing the state housing numbers (700+ for Sausalito) • Infrastructure capacity • Increase in traffic • Change in character for Sausalito	• The request for Sausalito to join the lawsuit opposing the State housing numbers is noted. • Infrastructure capacity is addressed in the Housing Element and will also be addressed in the Draft EIR. • Comments regarding increases in traffic and changes in character are noted.
101. Dorothy Sullivan	• Opposition to City Hall/Library site • Noise, people density, more delivery trucks, limited access to Library	• See Response to Comment #2.
102. Kelly Gate	• Concern regarding safety issues with MLK Park site • Emergency egress	• Concerns related to the MLK Park site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites, as previously described for concerns expressed for other sites in the City.
103. NM Crafts & William Foote	• Opposition to City Hall site • Limited parking for city facilities • Caledonia Street is also used for businesses, residents, and the park at City Hall – not everyone is close enough to walk • How will people attend City meetings • Library will be inaccessible • Remove emergency gathering space • Neighborhood around City Hall is already very dense - traffic and noise impacts • Consider alternative sites: MLK Park, Marin Shipyard Machine Shop, open property near Marin Office Plaza, Marinship Park	• See Response to Comment #2.
104. Laurie McLoughlin	• Opposition to City Hall and MLK Park sites • Don't destroy parks, clog streets, and take away community properties to shove in a bunch of outsiders who have no investment in the community • Need parks and community places • Consider alternative abandoned building sites away from established existing community sites	• See Response to Comment #2 regarding the City Hall site.
105. Rachel Alonso	• City does not have enough land to meet demand • General message of support for the sites that have been chosen	• The comment is noted.

	• Support housing development, ideally with a good rate of affordability	
106. Andrea Rael	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
107. Annette & Adrian Brinton, Waypoint Wealth Partners	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
108. Joyce Alexander	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
109. Beth Bachrah	• Concerned that there is no emergency evacuation plan to address safe evacuation in case of a fire or worse	• Emergency evacuation for Sausalito is addressed in the Countywide evacuation planning effort. Marin County Sheriff's Office, along with all Marin municipalities and the Marin Wildfire Prevention Authority, recently launched a web-based evacuation mapping tool and "Know Your Zone" campaign to help residents and businesses be better prepared for evacuation and emergencies. The Draft EIR will address the project's potential to interfere with an adopted emergency response plan or emergency evacuation plan.
110. Dana Herrick	• Opposition to City Hall site • Town meeting and emergency gathering location • Marin Plaza across from the former homeless encampment is much more appropriate with room for parking	• See Response to Comment #2.
111. Dennis Haneda	• Opposition to City Hall site • Consider alternative site – purchasing dilapidated housing elsewhere in town	• See Response to Comment #2.
112. Elisa Davis	• No emergency evacuation plan • Increased residents will result in a disaster when an earthquake, fire, etc. occurs	• See Response to Comment #109.

	• Lack of egress from Sausalito in an emergency situation • Incomprehensible numbers will have safety and environmental effects	
113. Ellen Edwards	• Opposition to City Hall site • Increased density would clog up and pollute the neighborhood	• See Response to Comment #2.
114. Ingrid Simkins	• Opposition to City Hall site • Limited Parking – where would parking occur • Loss of support space during emergencies/disasters • Consider alternative sites – buildings on Bridgeway or shipyards	• See Response to Comment #2.
115. Janielle Nathan	• Opposition to City Hall site • Refuse approval of expansion of lot for homeless living • Disability accessibility – need more disabled spots	• See Response to Comment #2.
116. Joe Bilitzke	• Opposition to City Hall site – structures replacing the parking lot	• See Response to Comment #2.
117. Kari Isaeff	• Opposition to City Hall site • In favor of City appealing the mandate – required numbers will be enormous drain on infrastructure and pose serious threat for emergency evacuation • Impact to charm with high density housing • Clarify exact number of units that are proposed	• See Response to Comment #2.
118. Marnie Wilson	• Opposition to City Hall site • Access to parking • Creating traffic on Caledonia and risk holiday parades • Impacts to character of Sausalito • Urge City Council to fight Sacramento's unreasonable housing mandates	• See Response to Comment #2.
119. Patti Frazier	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
120. Bryan Fahrenheit	• Opposition to City Hall site • Loss of emergency gathering space • Alter historic building • Remove site from consideration	• See Response to Comment #2.
121. Lori Schwanbeck	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution	• See Response to Comment #2.

	• Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	
122. Lycée Français de San Francisco (LFSF)	• Housing sites includes the LFSF school site • Construction of the surrounding properties has the potential to significantly impact their use • Request City to provide clarity regarding how impacts will be minimized • Request exclusion of their school site from the Housing Element	• The concerns regarding potential impacts to the LFCF are noted. The Draft Housing Element identifies potential sites for housing and does not include project-level plans for development of a site. • Following adoption of the Draft Housing Element, which will finalize the inventory of residential sites and the Opportunity Sites for rezoning under Program 4, the City will begin the process of planning to accommodate affordable housing on the City-owned sites. Through that subsequent process, the City will address, where applicable, measures to minimize impacts to shared users of sites. • Concerns related to the MLK Park site are noted. Housing sites are not recommended for removal based on community opposition to the site due to the limited amount of sites in the City and the constraints associated with the majority of potential sites, as previously described for concerns expressed for other sites in the City.
123. Patty Zevallos	• Important that housing actually get built • Dependence on ballot measures, need a back-up plan such as Citywide upzoning coupled with elimination of single home zoning • Insufficient number of sites identified • Inefficient and laborious permitting process • Tenant protections needed • Community resistance to housing	• See Response to Comment #32.
124. Nicolas Saad	• Opposition to City Hall site • Consider alternative locations – residents are offering up their own properties which would not need any rezoning. Focus on such properties first and leave public space sites to be considered last • Housing already exists on Bee street, which is across the street from the proposed City Hall site • State's mandate is short-sighted and misguided	• See Response to Comment #2.
125. Zenia Gilg	• Opposition to City Hall site • Congested parking and driving on Caledonia • Dangerous for children at playground • Impact library and outdoor picnic area • Deprive neighboring homes of their view	• See Response to Comment #2.
126. Andrea Coish	• Opposition to City Hall site • Limited existing parking • Diminish historical charm of Sausalito • Consider alternative site – MLK Field area, New Village School area	• See Response to Comment #2.

127. Brian Schultz	• Opposition to City Hall site • Seat of government and needs to remain public space where large numbers of people can gather • Parking lot provides elderly, disabled accessibility to city facilities • Increase noise, traffic, impact to views to neighboring residences	• See Response to Comment #2.
128. Jacqueline Kudler	• Opposition to City Hall site • Parking lot is used mostly by residents for library, meetings, and other City issues • Opposition to Marinship used for residential buildings; maritime uses should continue to co-exist with small business • Open up single residence zoning to allow small multiplexes	• See Response to Comment #2.
129. Kels Purcell	• Opposition to City Hall site • Find creative solutions in underused areas of the City	• See Response to Comment #2.
130. Laura Rapp	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
131. Robert Miller and Paul Jensen, Marin Conservation League	• Generally supports the draft goals, policies, and programs presented in the draft document, particularly promoting the greatest housing need (workforce housing for non-residents), reuse of existing developed resources, and protecting the existing environmental resources • References the City's RHNA that must be earmarked for extremely low, very low, and low income housing and notes that planning for workforce housing will promote a more sustainable jobs/housing balance and reduce job-to-work travel and associated greenhouse gas and climate change impacts • Notes that the environmental conditions discussed do not mention the High Fire Hazard Severity Zone and indicates surprise that Sausalito is not within the Very High Fire Hazard Severity Zone given the steep, developed hillside neighborhoods with limited access • Appendices D1 and D2 include known environmental conditions, resources, and constraints for each inventoried site which is helpful information • Opportunity sites inventory includes sites subject to Ordinances 1022 and 1128 and including sites	• The comments noting general support of the draft goals, policies, and programs presented in the Draft Housing Element are noted. • The comments related to planning for workforce housing are noted. • Wildfire hazards are discussed under Section D of the Housing Constraints chapter of the Background Report. The discussion has been updated to reference Figure 3 of the Draft Housing Element, which depicts fire hazard severity zones. • The Draft Housing Element will be submitted to HCD for review and it is anticipated HCD will comment regarding sites subject to a voter initiative. As discussed under previous comments, the City has limited sites that are large enough to accommodate very low and low income housing and anticipated to be available in the 6th Cycle that are not subject to a ballot measure. • The Opportunity Sites identified for rezoning under Program 4 do not include sites that were identified to accommodate the very low and low income need in the 4th or 5th Cycle. The backup Opportunity Sites do include 1 underutilized site that was identified in the 5th Cycle to accommodate very low and low income housing

	subject to a rezoning through a voter initiative may not be acceptable to the State Department of Housing and Community Development • Confirm if, and which, sites are "carried over" from past elements and subject to by-right development review process • Liveaboards, houseboats, and ark dwellings that are abundant along the working waterfront are not clearly addressed in the housing inventory. Commentor is supportive of City efforts to work with BCDC to increase the amount of allowable liveaboards in recreation marinas to 15% of total marina berths. • Requests information regarding how CEQA/environmental review will be addressed.	and would be subject to by-right development review for projects in which at least 20% of units are affordable to lower income households, as required by Government Code Section 65583.2(c). Program 4 of the Housing Element will be applied to all sites identified to accommodate the very low and low income need and meets the requirements of Government Code Section 65583.2(h) for all sites, regardless of whether the sites were included in a previous cycle, and also meets the requirements of Government Code Section 65583.2(c). • An EIR will be prepared for the 6th Cycle Housing Element.
132. Mark Coleman	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.
133. Pam Abendroth	• Opposition to City Hall site • Preserve and protect vibrant neighborhood • Access to library, city hall chambers, and activities	• See Response to Comment #2.
134. Patrick Lee	• Affordable housing most important issue for quality and diversity of life in Sausalito and all cities in US that have seen exponential growth in housing prices • Maintain cultural, ethnic, and economic diversity • Provide alternative methods to ballot measures in case the housing site ballot measures fail • Loudest – and sometimes most dishonest – voices come from those against development, but should not outweigh the breadth of quiet opinion of most residents • More sites need to be considered • Reliance on ADUs is overly optimistic • New, targeted housing needs to be planned and built • Tenant protections need to be strengthened	• The commentor's statements regarding the importance of affordable housing and the need to maintain cultural, ethnic, and economic diversity are noted. • Program 4 anticipates that the City will seek direction from the State should the ballot measure fail as the City has limited lands that would otherwise meet the size and availability requirements necessary to accommodate the very low and low income RHNA. • The City has extensively considered sites throughout the Housing Element Update process. Refer to the meeting materials for HEAC meetings 3 through 7. • Regarding use of ADUs, see Response to Comment #90. • Regarding strengthening tenant protections, see Response to Comment #32.
135. Patti Frazier	• Opposition to City Hall site	• See Response to Comment #2.
136. Sue Stephenson	• Opposition to City Hall site • Cost in soil engineering and hill stabilization • Lot is active service which serves seniors, elderly, families with children, 1500+ residents	• See Response to Comment #2.

	• Reduce property value • Reduce views of adjacent residences • Impacts of noise and disruption • Consider alternative sites	
137. Lisa Pierrepont	• Opposition to City Hall site • Ignores needs of older, new, and existing residents – limits access to library and park facilities • Obliterates views, snarls traffic, and adds noise pollution • Already other sites around City Hall meeting the housing burden • Ignores cost burden – hillside reinforcement with significant slopes costly	• See Response to Comment #2.

Appendix B – Baseline Site Selection Criteria

Appendix B – Baseline Site Selection Criteria

1. **Parcel Size**

   Very Low and Low Income Sites

   As Government Code Section 65583.2(c)(2) requires very low and low income sites to be a minimum of 0.5 acres and less than 10 acres, unless the City can demonstrate that sites of equivalent size were successfully developed during the prior planning period with an equivalent number of units or other evidence that the site can be developed for lower income housing, the following parcel sizes were used to identify very low and low income potential housing opportunity sites:

   - Parcels larger than 0.5-acre
   - Parcels that can potentially be consolidated for a minimum 0.5-acre size
   - City-owned parcels of any size that the City can commit to the specified number of units

   Moderate and Above Moderate Income Sites

   Vacant parcels designated High Density Residential, Medium High Density Residential, and Mixed Residential and Commercial or owned by public agencies or nonprofits between 0.02- and 0.5-acre were identified to accommodate moderate and above income units. While these sites do not meet the criteria for the very low and low income units, these sites may be suitable for medium to high density residential uses that are anticipated to accommodate moderate income households.

   Vacant parcels designated Medium Low Density Residential and Low Density Residential that are 0.02- to 0.5-acre in size and non-vacant parcels designated High Density Residential, Medium High Density Residential, Medium Low Density Residential, Low Density Residential, Mixed Residential and Commercial and Neighborhood Commercial between 0.2 and 0.5 acres in size were identified. It is anticipated that sites that are suitable for multiple units on a single parcel may include a portion of those units of moderate income units. It is anticipated that parcels less than 0.2 acres may be split and if additional moderate and above moderate income sites are needed, smaller parcels may be added to the inventory.

2. **Land Use Designation.** Sites designated Open Area, Arks, and Houseboats and sites designated Commercial Waterfront within the Marinship were not included for evaluation of potential housing opportunities.

3. **Excluding Factors.** Sites that met Criteria 1 and 2 were screened for conditions that would likely preclude additional residential development. Sites that met any of the below criteria were removed from the list of Opportunity Sites.
   - Sites with existing residential development at a density of 20 units per acre or greater were removed unless the property owner indicated interest in adding additional units.
   - Sites that are too narrow to accommodate development or appear to be located in existing right-of-way.
   - Sites in the 100-year flood hazard area with a base flood elevation of 10 or greater as mapped by the Federal Emergency Management Agency.
   - Sites that are served by septic tanks and have an existing residential unit.
   - Sites with an existing open space or conservation easement as identified by the California Protected Areas Database and the California Conservation Easement Database.

Appendix C – Site Suitability Criteria

Site Suitability Criteria

After identifying sites that met the baseline criteria, each site was reviewed based on site suitability criteria to identify the potential and suitability of the site for development or redevelopment during the 6th Cycle Planning Period. **Appendix D2** identifies the scoring for each Housing Inventory Site using the draft site suitability criteria and shows the factors considered for each site.

The criteria, which are presented in Table 2 with the rating scale for each category, include:

- Site ownership, which gives a higher rating to City-owned sites and privately-owned sites where the property owner has expressed interest in development;
- Existing development conditions, based on Marin County Assessor data for existing use, square footage of improvements, and land value;
- Proximity to transit, which rates each site based on its distance from a bus or ferry stop;
- Proximity to services, which includes commercial uses identified by the assessor and community facilities (childcare, schools, library);
- Hazards, which rates sites based on environmental conditions, including:
  - Fire hazard severity zones consistent with the Sausalito General Plan from Marin GeoHub (https://gisopendata.marincounty.org/datasets/MarinCounty::fire-hazard-severity-zone-1/explore?location=37.860182%2C-122.474409%2C14.00),
  - Sea level rise – Maximum sea level rise projected under the three-foot sea level rise scenario, as mapped by the San Francisco Bay Conservation and Development Commission Adapting to Rising Tides Bay Shoreline Flood Explorer (https://explorer.adaptingtorisingtides.org/home),
  - Flood hazards – Special flood hazard areas as mapped by the Federal Emergency Management Agency National Flood Hazard Layer (https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd); and
  - Landslide susceptibility, as designated on May 58: Susceptibility to Deep-Seated Landslides in California published by the California Department of Conservation (https://gis.data.ca.gov/maps/3cdc744bec6b45c28206e472e8ad0f89/explore?location=37.833711%2C-122.305278%2C11.18)

Infrastructure availability, including public water and public sewer, is also included in the Site Suitability Criteria Spreadsheet.

Appendix C – Site Suitability Criteria

Criteria	Rating Scale
1. Site Ownership	**5 total points**
City-owned sites	5 points
Privately-owned sites where the property owner has expressed interest in development	4 points
Sites owned by a public or non-profit entity	3 points
Other sites	0 point
2. Existing Development Conditions	**10 total points**
Existing Structure Size (square feet) as Percentage of Site	**5 points**
Existing structure size/site size ratio is 0	5 points
Existing structure size/site size ratio is 0.01 to 20%	4 points
Existing structure size/site size ratio is 20.01 to 40%	3 points
Existing structure size/site size ratio is 40.01 to 60%	2 points
Existing structure size/site size ratio is greater than 60%	0 point
Ratio of Land Value to Existing Structure Size	**5 points**
Upper quartile of sites with the highest ratio of land value to existing structure size (>$530.73) or land with no assessed value or no structure ($0)	5 points
Third quartile of the ratio of land value to existing structure size ($299.97 - $530.72)	3 points
Second quartile of the ratio of land value to existing structure size ($133.22 - $299.96)	2 points
Lowest quartile of sites with the highest ratio of land value to existing structure size ($1-$299.96)	1 point
3. Proximity to Transit (bus or ferry)	**5 total points**
1/4-mile	5 points
1/2-mile	4 points
3/4-mile	2 points
1 mile	1 point
Greater than 1 mile	0 point
4. Proximity to Services (commercial or community facilities)	**5 total points**
1/4-mile	5 points
1/2-mile	4 points
3/4-mile	2 points
1 mile	1 point
Greater than 1 mile	0 point
4. Hazards*	**9 total points**
Landslide/Ground Failure	**3 total points**
Map 58 rating – 5 or less on majority of site	3 points

Appendix C – Site Suitability Criteria

Criteria	Rating Scale
Map 58 rating – 6-7 on majority of site	2 points
Map 58 rating – 8 on majority of site	1 point
Map 58 rating – 9/10 on majority of site	0 point
Flooding	**3 total points**
Area of Minimal Flood Hazard	3 points
500-Year Floodplain (Area with a 1 in 500 annual chance of flooding)	2 points
100-Year Floodplain (Area with a 1 in 100 annual chance of flooding) with Base Flood Elevation of 3 or less	1 point
Sea Level Rise	**3 total points**
Sea Level Rise – 0 feet	3 points
Sea Level Rise – 1-2 feet	2 points
Sea Level Rise – 3-5 feet	1 point
Sea Level Rise – 5 or more feet	0 point
Wildfire	**3 total points**
Fire Hazard Severity Zone – Urban Unzoned/Other	3 points
Fire Hazard Severity Zone - Moderate	2 points
Fire Hazard Severity Zone – High	1 point
Fire Hazard Severity Zone - Very High	0 point
Total Available Points per Site	**34 Total Points (without Infrastructure Criteria)**
Source: De Novo Planning Group, 2022; MarinMap County Assessor Data, 2021; Sausalito General Plan Fire Hazard Severity Zones, 2021; FEMA, 2021; California Department of Conservation Map 58 Deep-Seated Landslide Susceptibility, 2021; BCDC Adapting to Rising Tides Bay Shoreline Flood Explorer, 2021	

Appendix D – Inventory Of Residential Sites

D1: Summary of Residential Sites

D2: Residential Sites – Site Scoring Criteria and Total Ratings

D3: Backup Sites

Appendix D1: Inventory and Opportunity Sites

Note: APNs 064-204-35 (177 Cazneau Ave), 065-062-19 (429 Johnson St), 065-181-21 (207 Santa Rosa Ave), 065-231-44 (28 Lower Crescent Ave), 065-112-33 (168 Santa Rosa Ave), 165-191-25 (75 Cloud View Rd), 065-181-39 (254 Spencer Ave), 1315/1319 Bridgeway are removed from Appendix D-1 as these sites now have approved projects that are either approved and not yet under construction, permitted for construction, or completed. The approved projects are identified in Chapter IV of the Background Report. APN 065-221-83 is removed as that APN no longer exists; the site is reflected in the approved projects list in Appendix D-1 under 115-117 Prospect Ave. The Density Bonus column is deleted. The May 20, 2025 version of this appendix includes corrections to the realistic capacity and associated unit counts by income levels for Site 202, which are consistent with its inventory status, and corrections unit counts by income levels for Site 303; these corrections to Sites 202 and 303 are consistent with the March 27, 2025 revisions to Appendix D1 regarding these sites and were inadvertently not carried forward in the May 5, 2025 revision to the full Appendix D1.

Site Number	Site Letter	AFFH	APN	Acres	Assessor Use Description	General Plan	Zoning	CPAD/ CCED/ HISTORIC	Voter Constraints	Address	LAND VALUE	IMPROV-MENT VALUE	OTHER VALUE	TOTAL VALUE	Year Built	Existing Building S.F.	Existing Units	Existing Density	Land Area	1. City-Owned	2. Property Owner Interest	3. Economic Gain from Rezoning	4. Existing Uses: FAR<0.4	4. Existing Uses: Value Ratio	4.Underutilized Parking or Other Area	4. Age of Building (<45 Years)	Site Type	Opportunity Site Potential Rezone	Inventory Type	Notes	~~Potential Units (Density Bonus)~~	Potential Units (Realistic Capacity)	VL	L	M	AM
Marinship																																				
401		VL/L/AM	063-130-01	0.67	Commercial - Improved	Industrial	I	-	Ord. 1022 - FTI	2400 Bridgeway	2,700,464	3,516,720	0	6,217,184	1983	15,448	0	0	0.67		Y	Y					Opportunity	MU-29		Property owner interested in expanding existing office building to incorporate multifamily residential use on the upper floors. The City has met with the property owner and architect and received a pre-application packet demonstrating the proposed 17-unit project's feasibility. Preliminary site plans are included in Appendix I. This site is consistent with the Methodology for Underutilized (Nonvacant) Sites described in the Background Report, including property owner interest and development trends for conversion of office uses to residential uses.		17	2	1	-	~~13~~
402		VL/L/M/AM	063-152-01	2.30	Industrial - Improved	Industrial	I	-	Ord. 1022 - FTI	2680 Bridgeway	4,094,046	2,778,988	0	6,873,034	1956	35,200	0	0	1.00			Y	Y		Y	Y	Opportunity	H-49		Underutilized site with capacity to convert 1 acre of parking to residential, similar to Site 72. Plans for Site 72 (see Appendix I) identify a 21-unit building and two 21-unit buildings, which each have a footprint of approximately 7,100 s.f., include ground floor parking, and are identified as being located on a portion of the existing parking/paved area of the site. Site 402 has multiple similar parking areas that could be converted, including an approximately 17,200 s.f. area and an approximately 5,300 s.f. area along the Bridgeway frontage. Separately, the paved open storage area provides approximately 19,000 s.f. that could be redeveloped. These areas provide more capacity than required for the prototypes totaling 63 units identified for Site 72. This approach would accommodate the residential development within the existing paved areas of Site 402 and allow the existing building to remain. This site is consistent with the Methodology for Underutilized (Nonvacant) Sites described in the Background Report, including existing uses that are suitable for reuse or intensification and development trends for conversion of parking and paved areas to residential uses.		43	24	12	3	4
72	A	VL/L/M/AM	063-140-21	0.93	Commercial - Improved	Industrial	I		Ord. 1022 - FTI	2656 Bridgeway	1647758	2717952	0	4365710	1970	24984	0	0	0.93		Y	Y			Y	Y	Opportunity	MU-49~~/85%~~		Property owner has provided plans to combine Sites 304 and 72 and develop304. See Appendix I.	~~83~~	34	19	9	2	4
72	A	VL/L/M/AM	063-140-18	0.39	Industrial - Improve	Industrial	I		Ord. 1022 - FTI	2650 Bridgeway	380700	585693	0	966393	1955	3310	0		0.39		Y	Y	Y		Y	Y	Opportunity	~~Housing~~ 70		Property owner has provided plans to combine Sites 304 and 72. SeeAppendix I.	~~50~~	22	12	6	1	3
211		M/AM	063-140-20	0.24	Commercial - Improved	Industrial	I		Ord. 1022 - FTI	2660 Bridgeway	481304	430342	0	911646	1969	2700	0		0.24		Y	Y	Y		Y	Y	Opportunity	MU-49~~/85%~~		Property owner interest. For sale.	~~22~~	109	-	-	54	5
303		VL/L/M/AM	063-140-15	6.29	Commercial - Impro	Industrial	I	0.42	Ord. 1022 - FTI	1 & 3 Harbor Dr	27532027	26726955	0	54258982	1982	115264	0		2.50		Y	Y			Y		Opportunity	MU-49~~/85%~~		Property owner interested in developing 90 units of housing in a portion parking area (approx. ~~12.5~~ acres) and anticipates a mixed income project~~ 20% very low/low units.~~	~~221~~	1259~~0~~	50~~9~~	18~~5~~	~~4~~	~~192~~
306		M/AM	063-162-04	0.33	Commercial - Improved	Industrial	I		Ord. 1022 - FTI	3000 Bridgeway	1970782	2192842	0	4163624	1965	9860	0		0.33			Y			Y	Y	Opportunity	MU-70~~/85%~~		Underutilized.	~~42~~	22			11	11
Monte Mar Vista/Toyon Terraces																																				
		~~M/AM~~	~~064-204-35~~	~~0.14~~	~~Single-Resid. - Unimproved~~	~~Medium Low-Density Residential~~	~~R-1-6~~			~~177 CAZNEAU AVE~~	~~678050~~	~~0~~	~~0~~	~~678050~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0.14~~							~~Inventory~~		~~Existing Project~~	~~Vacant~~		~~2~~	-	-	~~1~~	~~1~~
		M/AM	064-243-22	0.12	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			61 GEORGE LN	34528	0	0	34528	0	0	0	0	0.12							Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	064-251-29	0.03	Single-Resid. - Unimproved	Low Density Residential	R-1-8			CRECIENTA DR/MONTEMAR DR	22905	0	0	22905	0	0	0	0	0.03							Inventory		Existing-SB9V	Vacant		4	-	-	2	2
Nevada Street Valley																																				
73		VL/L/M	064-322-01	13.15	Tax Exempt	Public Institutional	PI			636 NEVADA ST	0	0	0	0	0	7840	0	0	1.00		Y	Y	Y	Y	Y		Opportunity	~~Housing~~ 49		Martin Luther King Jr. School - Nevada Campus. (7,840 s.f.). Sausalito Marin City School District Master Plan anticipates and plans for staff housing on site. Owned by school district.	~~89~~	27	15	8	4	-
79		M/AM	063-151-01	0.25	Commercial - Improved	Neighborhood Commercial	CN-1		Ord. 1022 - FTI	2631 BRIDGEWAY BLVD	659454	510292	0	1169746	1970	4950	0	0	0.25		Y	Y			Y	Y	Opportunity	MU-49~~/85%~~		Commercial. Property owner interest.	~~22~~	10~~9~~	-	-	5~~4~~	5
81		M/AM	063-151-05	0.53	Commercial - Improved	Neighborhood Commercial	CN-1		Ord. 1022 - FTI	2829 BRIDGEWAY BLVD	1251382	1604044	0	2855426	1972	9864	0	0	0.53		Y	Y			Y	Y	Opportunity	MU-49~~/85%~~		Commercial. Property owner interest.	~~48~~	22~~0~~	-	-	11~~0~~	11~~0~~
~~85~~		~~VL/L/M/AM~~	~~Caltrans~~	~~0.68~~	~~CalTrans ROW~~	~~None~~	~~None~~			~~Bridgeway/Coloma~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0.68~~							~~Opportunity~~	~~MU-49/85%~~		~~State Highway Property; not a parcel. Undeveloped. Potential to coordinate with Caltrans to declare excess property.~~	~~60~~	~~25~~	~~14~~	~~7~~	~~2~~	~~2~~
86		VL/L/M/AM	052-322-02	0.75	Multiple-Resid. - Improved	High Density Residential	R-3			330 EBBTIDE AVE	464440	90179	0	554619	1900	0	3	4	0.75			Y	Y		Y	Y	Opportunity	Housing 49		Two small houses, a cottage and a garage. 15% reduction in capacity takenfor steep slopes.	~~66~~	27	15	8	2	2
87		M/AM	052-322-01	0.17	Single-Resid. - Unimproved	High Density Residential	R-3			EBBTIDE AVE							0	0	0.17								Opportunity	Housing 49		Vacant. 15% reduction in capacity taken for steep slopes.	~~15~~	6	-	-	3	3
75*		VL/L/M	064-341-04	0.44	Tax Exempt	Public Institutional	PI			530 NEVADA ST	0	0	0	0	0	0	0	0	0.44	Y	Y	Y	Y	Y	Y	Y	Opportunity	Housing 70		City Corporation Yard. Potential to reuse portion of site or relocateCorporation Yard.	~~56~~	24	14	7	3	-
75*		VL/L/M	064-341-10	0.17	Tax Exempt	Public Institutional	PI			TOMALES ST	0	0	0	0	0	0	0	0	0.17	Y	Y	Y	Y	Y	Y	Y	Opportunity	Housing 70		City Corporation Yard. Potential to reuse portion of site or relocateCorporation Yard.	~~22~~	7	4	2	1	-
84*		VL/L/M	063-170-03	17.20	Tax Exempt	Public Institutional	PI	CPAD - PARTIAL	Ord. 1128	100 EBBTIDE AVE	0	0	0	0	0	46213	0	0	1.43	Y	Y	Y	Y		Y	Y	Opportunity	~~MUH-~~ 29~~49/85%~~		Martin Luther King Jr. Park. City has active leases or month-to-month rents occurring on 54 components of the park located at 100 Ebbtide Avenue and 61 Coloma Street, which include 50 indoor and 4 outdoor/transitional spaces. 15 leases have ended and are month-to-month or undeclared status, 18 leases ending in 2022, 16 leases in in 2023, 1 lease (610 Coloma St #330 - Lycee Francais La Perouse) does not have a specified lease term - all other Lycee leases end in 2023, and 4 leases (610 Coloma St. #720, 727, 730, and 742) end in 2032. 1 space is used by the City Recreation Office/Gym (610 Coloma St #600) and 4 spaces are vacant (2 at 100 Ebbtide and 2 at 600 Coloma St). It is anticipated that a limited portion of the site (~~2.5~~ 3 acres) would be redeveloped with ~~mixed use buildings or~~ high density residential development. The site can be developed to minimize impacts to exisiting users and to accommodate reorganization of uses on the site. Restricted by Ord. 1128 (voter initiative). Rezone would apply to Subarea 1 (approximately 2 acres).	~~127~~	50~~9~~80	35~~6~~444	15~~3~~30	~~6~~	-
New Town																																				
39	B	M/AM	065-037-01	0.18	Commercial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	303 Johnson~~2350 Marinship~~	101910	277548	0	379458	1973	3869	0	0	0.18	Y	Y	Y	Y		Y	Y	Opportunity	MU-29~~MU-49/85%~~		Property owner interest. Address correction	~~16~~	~~4~~7	-	-	~~1~~3	~~3~~4
39	B	M/AM	065-034-07	0.10	Commercial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	303 Johnson	80715	644048	182644	907407	1983	3219	0	0	0.04	Y	Y	Y	Y				Opportunity	MU-29~~MU-49/85%~~		Property owner interest.	~~4~~	~~2~~	-	-	~~1~~	~~1~~
39	B	VL/L/M/AM	065-038-06	0.73	Commercial - Improved	Waterfront	W		Ord. 1022 - FTI	501 Humboldt	427184	29286	0	456470	0	0	0	0	0.41	Y	Y	Y	Y			Y	Opportunity	MU-29~~MU-49/85%~~		Property owner interest.	~~37~~	9~~15~~	~~9~~	~~4~~	4~~1~~	5~~1~~
~~44~~	~~C~~	~~AM~~	~~065-051-12~~	~~0.06~~	~~Commercial - Improved~~	~~Mixed Residential & Commercial~~	~~CR~~		~~Ord. 1022 - FTI~~	~~210 CALEDONIA ST~~	~~746777~~	~~264970~~	~~0~~	~~1011747~~	~~1889~~	~~3779~~	~~2~~	~~36~~	~~0.06~~	~~Y~~		~~Y~~			~~Y~~	~~Opportunity~~	~~MU-49/85%~~		~~Property owner interest.~~	~~6~~	~~2~~	~~-~~	~~-~~	~~1~~	~~1~~
~~44~~	~~C~~	~~AM~~	~~065-051-11~~	~~0.04~~	~~Commercial - Improved~~	~~Mixed Residential & Commercial~~	~~CR~~		~~Ord. 1022 - FTI~~	~~1311 BRIDGEWAY BLVD~~	~~851318~~	~~197176~~	~~0~~	~~1048494~~	~~1904~~	~~3168~~	~~2~~	~~50~~	~~0.04~~	~~Y~~		~~Y~~			~~Y~~	~~Opportunity~~	~~MU-49/85%~~		~~Property owner interest.~~	~~4~~	~~1~~	~~-~~	~~-~~	~~-~~	~~1~~
~~44~~	~~C~~	~~M/AM~~	~~065-051-10~~	~~0.06~~	~~Commercial - Improved~~	~~Mixed Residential & Commercial~~	~~CR~~		~~Ord. 1022 - FTI~~	~~1319 BRIDGEWAY BLVD~~	~~858827~~	~~364774~~	~~0~~	~~1223601~~	~~1980~~	~~2501~~	~~0~~	~~0~~	~~0.06~~	~~Y~~		~~Y~~			~~N~~	~~Opportunity~~	~~MU-49/85%~~		~~Property owner interest.~~	~~6~~	~~2~~	~~-~~	~~-~~	~~1~~	~~1~~
47		M/AM	064-087-07	0.51	Commercial - Unimproved	Commercial Waterfront	CW		Ord. 1022 - FTI	300 LOCUST ST	1859171	0	0	1859171	0	0	0	0	0.51	Y		Y	Y		Y	Y	Opportunity	MU-29~~MU-49/85%~~		Modular building. Owner is interested in mixed use. Reduction for waterfront.	~~46~~	1~~13~~	-	-	5	~~8~~
53		M/AM	064-163-06	0.15	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			BONITA ST	212186	0	0	212186	0	0	0	0	0.15								Opportunity	Housing 49		Vacant	~~14~~	6	-	-	3	3

Appendix D1: Inventory and Opportunity Sites

55		L/AM	064-162-27	0.17	RESID. MULTIPLEFAMILY	High Density Residential	R-3			409 NAPA ST	594832	330466	0	925298	1919	2586	2	12	0.17	Y		Y	Y		Y	Y	Opportunity	H-49~~Housing-70~~		~~Owner interested in four units, plus 1 low income unit.~~ SB 330 application for 5-unit project that would result in three net additional units, including 1 moderate income [deed-restricted] unit.	~~22~~	34	-	-	1	12
56		M/AM	064-151-16	0.23	Single-Resid. - Improved	High Density Residential	R-3			412 NAPA ST	91722	103043	0	194765	1914	1858	1	4	0.23			Y	Y		Y	Y	Opportunity	~~Housing-~~49		Single existing dwelling (1,858 s.f.). Property owner has not responded too utreach.	~~20~~	9	-	-	4	5
		M/AM	064-151-02	0.42	Multiple-Resid. - Improved	High Density Residential	R-3			~~1757~~1757 BRIDGEWAY BLVD	1875935	1137	2000	1879072	1917	0	5	12	0.42	Y			Y		Y	Y	Inventory		Existing-Project	Two existing dwellings. Proposed 19-unit project. 3 moderate units will be deed-restricted.	~~37~~	17	-	-	3	14
207		M/AM	065-063-07	0.20	Multiple-Resid. - Improved	High Density Residential	R-3			925 BRIDGEWAY BLVD	1027027	571804	0	1598831	1922	2572	2	10	0.20			Y	Y		Y	Y	Opportunity	H-29~~Housing-49~~	Existing-Underutilized	Two existing dwellings. Property owner owns multiple sites and is interested in increasing units. ~~15% reduction in capacity taken for steep slopes.~~	~~18~~	~~25~~	-	-	~~12~~	~~13~~
~~207~~		~~M/AM~~	~~065-063-08~~	~~0.19~~	~~Multiple-Resid. - Improved~~	~~High Density Residential~~	~~R-3~~			~~911-917 Bridgeway~~	~~1585472~~	~~524791~~	~~1600~~	~~2111863~~	~~1922~~	~~0~~	~~4~~		~~0.19~~			~~Y~~	~~Y~~		~~Y~~		~~Opportunity~~	~~Housing-49~~		~~Same ownership at 923-925, 931-933 Bridgeway. 3 net new units. 15% reduction in capacity taken for steep slopes.~~	~~17~~	~~3~~			~~3~~	~~3~~
~~209~~		~~AM~~	~~065-063-05~~	~~0.06~~	~~Multiple-Resid. - Improved~~	~~High-DensityResidential~~	~~R-3~~			~~931-933 Bridgeway~~	~~1051170~~	~~735819~~	~~0~~	~~1786989~~	~~1964~~	~~2224~~	~~2~~		~~0.06~~			~~Y~~					~~Opportunity~~	~~Housing-49~~		~~Same ownership at 911-917, 931-933 Bridgeway. 1 net new unit.~~	~~6~~	~~1~~	-	-	-	~~1~~
		AM	065-181-46	0.09	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SANTA ROSA AVE	1	0	0	1	0	0	0	0	0.09								Inventory		Existing-SB9V	Vacant. 2 units assumed due to steep slopes.		2	-	-	-	2
		AM	065-181-29	0.11	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SANTA ROSA AVE	4990	0	0	4990	0	0	0	0	0.11								Inventory		Existing-SB9V	Vacant.		2	-	-	-	2
		~~VL/L/M~~	~~065-062-19~~	~~0.09~~	~~Tax Exempt~~	~~High Density-Residential~~	~~R-3~~			~~429 JOHNSON ST~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0~~	~~588~~	~~0~~	~~0~~	~~0.09~~	~~Y~~	~~Y~~		~~Y~~		~~Y~~	~~Y~~	~~Inventory~~		~~City-Project~~	~~City-owned, small structure (588 s.f.) that is being renovated to provide workforce housing. All units will be deed-restricted.~~		~~3~~	~~3~~	~~3~~	~~3~~	-
		~~M~~	~~065-181-21~~	~~0.23~~	~~Single-Resid. - Improved~~	~~Medium Low-Density Residential~~	~~R-1-6~~			~~207 Santa Rosa~~	~~1193077~~	~~850417~~	~~0~~	~~2043494~~	~~1960~~	~~2198~~	~~1~~		~~0.23~~		~~Y~~		~~Y~~		~~Y~~	~~Y~~	~~Inventory~~		~~Existing-Project~~	~~Proposed project. ADU.~~		~~1~~	-	-	~~1~~	-
		M	064-211-33	0.13	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5			608 Locust	508930	478903	0	987833	1953	1440	2		0.13		Y		Y		Y	Y	Inventory		Existing-Project	Proposed project. Converting duplex to include ADU.		1	-	-	1	-
301	D	VL/L/M/AM	065-032-01	0.38	Industrial - Unimproved	Commercial Waterfront	CW		Ord. 1022 - FTI	LOCUST ST AND HUMBOLDT AVE	305977	0	0	305977	0	0	0	0	0.38			Y	Y		Y	Y	Opportunity	H-29~~MU-49/85%~~		Property owner interest. Site includes 2 land-based and 3 water-baesd parcels). Units only are projected for RHNA purposes on land-based portion under Program 4. Water-based portion is treated separately under Program 9. The site will also be expanded to include paper streets (existing rights-of-way that have not been improved) - this additional area (approximately 0.5 acre) was not included in unit calculations and will increase site capacity. Reduced developed land area by 0.1 acre to provide additional capacity for services for water-based uses.	~~34~~	89	45	2	1	1
301	D	VL/L/M/AM	065-031-01	2.19	Industrial - Improved	Commercial Waterfront	CW		Ord. 1022 - FTI	225 Locust	849360	877672	0	1727032	1961	9600	0	0.00	0.61			Y	Y		Y	Y	Opportunity	H-29~~MU-49/85%~~		Property owner interest. Site includes 2 land-based and 3 water-baesd parcels). Units only are projected for RHNA purposes on land-based portion under Program 4. Water-based portion is treated separately under Program 9. The site will also be expanded to include paper streets (existing rights-of-way that have not been improved) - this additional area (approximately 0.5 acre) was not included in unit calculations and will increase site capacity. Reduced developed land area by 0.1 acre to provide additional capacity for services for water-based uses.	~~54~~	1420	841	46	1	12
301		VL/L/M/AM	065-013-02	2.21	Commercial - Unimproved	Waterfront	W	Ord. 1022 - FTI		-	28312	0	0	28312	0	0	0		0.00								Opportunity	W-15%		Property owner interest. Water-based housing Assumed developed with berths at 20 berths/acre and 10% of berths are liveaboard. City will work to increase liveaboard potential to 15%, which would provide additional units. City will also work with property owner to explore Galilee Harbor-type housing (100% permanent residential rather than recreational). It is noted that these water-based housing parcels are not counted toward the Opportunity Sites for rezoning (Program 4) but would provide additional capacity under Program 9.		4	1	1	1	1
301		VL/L/M/AM	065-033-02	2.18	Industrial - Unimproved	Waterfront	W	Ord. 1022 - FTI		-	96260	0	0	96260	0	0	0		0.00								Opportunity	W-15%		Property owner interest. Water-based housing Assumed developed with berths at 20 berths/acre and 10% of berths are liveaboard. City will work to increase liveaboard potential to 15%, which would provide additional units. City will also work with property owner to explore Galilee Harbor-type housing (100% permanent residential rather than recreational). It is noted that these water-based housing parcels are not counted toward the Opportunity Sites for rezoning (Program 4) but would provide additional capacity under Program 9.		4	1	1	1	1
301		VL/L/M/AM	065-012-01	2.19	Industrial - Unimproved	Waterfront	W	Ord. 1022 - FTI		-	28312	0	0	28312	0	0	0		0.00								Opportunity	W-15%		Property owner interest. Water-based housing Assumed developed with berths at 20 berths/acre and 10% of berths are liveaboard. City will work to increase liveaboard potential to 15%, which would provide additional units. City will also work with property owner to explore Galilee Harbor-type housing (100% permanent residential rather than recreational). It is noted that these water-based housing parcels are not counted toward the Opportunity Sites for rezoning (Program 4) but would provide additional capacity under Program 9.		4	1	1	1	1
		ADU	065-062-06	0.13	Single-Resid. - Improved	High Density Residential	R-3			235 San Carlos Ave	249297	86052	0	335349	1950	1476	1		0.13								Inventory		Existing-Project	Proposed ADU.		1			1	
Old Town/Hurricane Gulch																																								
3		M/AM	065-292-34	0.04	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			MARION AVE	3513	0	0	3513	0	0	0	0	0.04								Opportunity	H~~ousing-~~49		Vacant	4	2	-	-	1	1
4		AM	065-263-10	0.12	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			215 SAUSALITO BLVD	579283	0	0	579283	0	0	0	0	0.12								Inventory		Existing	Vacant. ~~Revised to 1 unit to reflect owner's intent to build single family unit.~~ SB 330 project with 1 moderate (deed-restricted) and 2 above moderate income units. ~~Site is also an Opportunity Site - Backup for Housing Opportunity 49 overlay.~~		1	-	-	~~-~~	~~1~~
8		M/AM	065-253-02	0.12	Tax Exempt	Medium High Density Residential	R-2-2.5			MAIN ST/CRESCENT AVE	0	0	0	0	0	0	0	0	0.12								Opportunity	H~~ousing-~~49		Vacant	~~11~~	5	-	-	2	3
9		M/AM	065-231-45	0.18	Multiple-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			LOWER CRESCENT AVE	331890	0	0	331890	0	0	0	0	0.18								Opportunity	H~~ousing-~~49		Vacant	~~16~~	8	-	-	4	4
10		M/AM	065-233-22	0.08	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			18 WEST CT	473424	0	0	473424	0	0	0	0	0.08								Opportunity	H~~ousing-~~49		Vacant	~~8~~	3	-	-	1	2
~~12~~		~~AM~~	~~065-221-83~~	~~0.04~~	~~Single-Resid. - Unimproved~~	~~Medium High-Density Residential~~	~~R-2-2.5~~			~~117 PROSPECT AVE~~	~~1~~	~~0~~	~~0~~	~~1~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0.04~~								~~Opportunity~~	~~Housing-49~~		~~Vacant~~	~~4~~	~~2~~	-	-	~~1~~	~~1~~
101		M/AM	065-281-20	0.37	Multiple-Resid. - Improved	Medium Density Residential	R-2-5			357 Sausalito Blvd	49817	174386	0	224203	1968	2604	2		0.37		Y	Y	Y			Y	Opportunity	H~~ousing-~~49		Owner interested in multifamily and ADU uses.	~~34~~	9	-	-	4	5
		M/AM	065-222-12	0.13	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			151 CRESCENT AVE	40188	0	0	40188	0	0	0	0	0.13								Inventory		Existing-SB9V	0		4	-	-	2	2
		~~M~~	~~065-231-44~~	~~0.16~~	~~Multiple-Resid. - Improved~~	~~Medium High-Density Residential~~	~~R-2-2.5~~			~~28 LOWER CRESCENT~~	~~516274~~	~~650557~~	~~0~~	~~1166831~~	~~0~~	~~0~~	~~3~~		~~0.16~~		~~X~~		~~N/A~~		~~X~~	~~N/A~~	~~Inventory~~		~~Existing-Project~~	~~Proposed detached ADU. Affordability based on anticipated rent, recognizing that some ADUs will rent at lower rents and be affordable to~~		~~1~~	-	-	~~1~~	-
		M/AM	065-223-30	0.25	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6			658 MAIN ST	294044	354483	0	648527	1930	1522	2		0.25		Y		Y			Y	Inventory		Existing-Project(SB 9)	SB 9 lot split proposed project. Affordability based on anticipated rent and sales price.		2	-	-	1	1
		ADU	065-264-12	0.13	Resid. Single Family	Medium-High Density Residential	R-2-2.5			110 Fourth Street	768,021	187,738	0	955,759	1952	833	1		0.13								Inventory		Existing-Project	Proposed new single family unit and ADU.		1			1	1
		ADU	065-252-39	0.09	Resid. Single Family	Medium High Density Residential	R-2-2.5			324 Sausalito Blvd	1,248,480	998,784	0	2,247,264	1965	2,700	1		0.09								Inventory		Existing Project	Proposed ADU.		1				1
		ADU	065-222-22		Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6			508-510 Sausalito Blvd	155,438	233,157	1	1	1950	2,275	2		0.14								Inventory		Existing Project	Proposed ADU.		1			1	
Spring Street Valley																																								
59		M/AM	064-142-29	0.12	Multiple-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			EASTERBY ST	90506	0	0	90506	0	0	0	0	0.12								Opportunity	H~~ousing-~~49		Vacant	~~11~~	5	-	-	2	3
63		M/AM	064-131-07	0.12	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			522 OLIVE ST	24902	0	0	24902	0	0	0	0	0.12								Inventory~~Opportunity~~	~~Housing-49~~		Vacant. ~~15% reduction in capacity taken for steep slopes.~~ Property owner interested in several units under existing zoning, but not larger project that would be required under Housing-49.	~~11~~	~~2~~4	-	-	~~2~~1	~~2~~1

Appendix D1: Inventory and Opportunity Sites

		M/AM	064-135-24	0.14	Commercial - Improved	Neighborhood Commercial	CN-1		Ord. 1022 - FTI	2015 BRIDGEWAY BLVD	1200000	775000	0	1975000	1975	0	0	0	0.14		Y		Y			Y	Inventory		Existing-Project	Office building. Application to convert to apartments. Moderate units will be deed-restricted.		6	-	-	1	5
		M/AM	064-135-28	0.13	Commercial - Improved	Neighborhood Commercial	CN-1		Ord. 1022 - FTI	2015 BRIDGEWAY BLVD	1200000	775000	0	1975000	0	11358	0		0.13		Y					Y	Inventory		Existing-Project	Office building. Application to convert to apartments. Moderate units will be deed-restricted.		6	-	-	1	5
		M/AM	064-135-22	0.20	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5			519 OLIVE ST	56614	151108	0	207722	1974	1584	1	5	0.20				Y			Y	Inventory		Existing	Existing office building.		2	-	-	1	1
		ADU	064-141-19	0.07	Resid. Single Family	Medium High Density Residential	R-2-2.5			520 Easterby	936,360	676,260	0	1,612,620	1927	1,677	1		0.07								Inventory		Existing Project	Proposed ADU.		1	1			
The Hill																																				
23		M/AM	065-072-11	0.07	Multiple-Resid. - Unimproved	High Density Residential	R-3			10 READE LN	101001	0	0	101001	0	0	0	0	0.07								Opportunity	H-29 (require at least a duplex)~~Housing-49~~		Vacant	~~6~~	2~~3~~	-	-	1	1~~2~~
24		M/AM	065-071-13	0.08	Multiple-Resid. - Unimproved	High Density Residential	R-3			10 EXCELSIOR LN	65673	0	0	65673	0	0	0	0	0.08								Opportunity	H-29~~Housing-49~~		Vacant	~~7~~	2~~3~~	-	-	1	1~~2~~
		M/AM	065-151-40	0.24	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SPENCER AVE	1072190	0	0	1072190	0	0	0	0	0.24								Inventory		Existing-SB9V	Vacant.		4	-	-	2	2
201		VL/L/M/AM	065-132-16	0.55	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT	Ord. 1022 - FTI	605-613 Bridgeway Blvd	3009142	678532	0	3687674	1912	6140	1		0.55			Y	Y			Y	Inventory~~Opportunity~~	~~MU-29MU-49/85%~~		Commercial building, including Real Napa. SB 330 application submitted; ~~O~~owner interested in converting parking to multifamily. The City will continue to process the SB 330 application as required by State law. In the CC district, Ordinance 1022 establishes a maximum density of 29.04 du/ac, maximum floor area ratio of 1.3, maximum height of 32 feet, and allows 100% building coverage; these development standards are adequate to accommodate the maximum permitted densities as shown in Appendix J, which addresses capacity of the R-3 and CC standards to accommodate maximum permitted densities.	~~49~~	11~~20~~	0~~11~~	0~~6~~	3~~1~~	8~~2~~
		M/AM	065-211-06	0.22	Single-Resid. - Improved	High Density Residential	R-3			425 BRIDGEWAY BLVD	760389	694277	0	1454666	1992	3075	1	5	0.22				Y			N	Inventory		Existing	Single existing dwelling. 15% reduction in capacity due to steep slopes.		3	-	-	1	2
		M/AM	065-162-36	0.16	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SAUSALITO BLVD	364257	0	0	364257	0	0	0	0	0.16								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
212		M/AM	065-193-31	0.12	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SAUSALITO BLVD	682999	0	0	682999	0	0	0	0	0.12								Opportunity	H~~ousing-~~49		Vacant	~~11~~	5	-	-	2	3
		M/AM	065-112-49	0.14	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SANTA ROSA AVE/GLEN CT	117940	0	0	117940	0	0	0	0	0.14								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
	E	M/AM	065-121-09	0.07	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SAN CARLOS AVE	9612	0	0	9612	0	0	0	0	0.07								Opportunity	H~~ousing-~~70		Access via 065-121-18. Potential to combine with adjacent parcels.	~~10~~	4	-	-	1	3
	E	M/AM	065-121-08	0.06	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SAN CARLOS AVE	19242	0	0	19242	0	0	0	0	0.06								Opportunity	H~~ousing-~~70		Access via 065-121-18. Potential to combine with adjacent parcels.	8	3	-	-	1	2
	E	M/AM	065-121-07	0.06	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SAN CARLOS AVE	19242	0	0	19242	0	0	0	0	0.06								Opportunity	H~~ousing-~~70		Access via 065-121-18. Potential to combine with adjacent parcels.	8	3	-	-	1	2
		M/AM	065-195-17	0.15	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CENTRAL AVE	55501	0	0	55501	0	0	0	0	0.15								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	065-191-79	0.14	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CLOUD VIEW RD	666180	0	0	666180	0	0	0	0	0.14								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	065-182-26	0.13	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SPENCER AVE	15277	0	0	15277	0	0	0	0	0.13								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	065-193-28	0.13	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			33 PROSPECT AVE	832725	0	0	832725	0	0	0	0	0.13								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	065-112-48	0.12	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			GLEN CT/SAN CARLOS	117940	0	0	117940	0	0	0	0	0.12								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	065-164-11	0.12	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			31 HARRISON AVE	1110300	0	0	1110300	0	0	0	0	0.12								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		~~M/AM~~	~~065-112-33~~	~~0.16~~	~~Single-Resid. - Unimproved~~	~~Medium Low Density Residential~~	~~R-1-6~~			~~SANTA ROSA AVE~~	~~656178~~	~~0~~	~~0~~	~~656178~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0.16~~								~~Inventory~~		~~Existing-Project~~	~~Vacant. Affordability based on anticipated rent and sales price.~~		~~2~~	~~-~~	~~-~~	~~1~~	~~1~~
		M/AM	065-191-66	0.13	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CLOUD VIEW RD	43021	0	0	43021	0	0	0	0	0.13								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M/AM	065-152-12	0.11	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			SPENCER AVE	35389	0	0	35389	0	0	0	0	0.11								Inventory		Existing-SB9V	Vacant		4	-	-	2	2
		M	065-071-21	0.11	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT	Ord. 1022 - FTI	723 BRIDGEWAY BLVD	1795528	874744	0	2670272	0	5166	2	18	0.00		Y					Y	Inventory		Existing-Project	Affordability based on anticipated rent.		1	-	-	1	-
		~~M~~	~~065-191-25~~	~~0.24~~	~~Single-Resid. - Improved~~	~~Medium Low Density Residential~~	~~R-1-6~~			~~75 CLOUD VIEW RD~~	~~1859171~~	~~1306887~~	~~0~~	~~3166058~~	~~1937~~	~~3466~~	~~1~~	~~4~~	~~0.00~~		~~Y~~		~~Y~~			~~Y~~	~~Inventory~~		~~Existing-Project~~	~~Affordability based on anticipated rent.~~		~~1~~	~~-~~	~~-~~	~~1~~	~~-~~
	~~1.19~~	~~M/AM~~	~~065-181-39~~	~~0.31~~	~~Single-Resid. - Improved~~	~~Medium Low Density Residential~~	~~R-1-6~~			~~254 SPENCER AVE~~	~~1050000~~	~~729100~~	~~0~~	~~1779100~~	~~1968~~	~~2056~~	~~1~~		~~0.31~~		~~Y~~		~~Y~~			~~Y~~	~~Inventory~~		~~Existing-Project (SB 9)~~	~~SB 9 Project. Affordability based on anticipated rents and sales price.~~		~~3~~		~~-~~	~~2~~	~~1~~
202	F	VL/L/M/AM	065-093-15	0.23	Parking	High Density Residential	R-3			125 Bulkley	2081812	0	0	2081812	0	0	0		0.23		Y	Y	Y	Y		Y	Inventory~~Opportunity~~	~~Housing-70~~		Alta Mira parking lot and two small buildings. Owner interested in residential following end of Alta Mira lease (site will be available either in 2023 or 2028 due to option on current lease). Only 5 of 6 parcels are considered as owner representative indicated parcel with existing hotel/treatment facility is anticipated to be converted to a residence. The ODDS will accommodate a streamlined, ministerial application for this site at the maximum density for the R-3 zone of 29 units/acre.	~~29~~	5~~13~~	3~~8~~	2~~3~~	~~1~~	~~1~~
202	F	VL/L/M/AM	065-093-14	0.25	Parking	High Density Residential	R-3			125 Bulkley	2525932	0	0	2525932	0	0	0		0.25		Y	Y	Y	Y		Y	Inventory~~Opportunity~~	~~Housing-70~~		Alta Mira - same as above	~~32~~	6~~14~~	4~~8~~	2~~4~~	~~1~~	~~1~~
202	F	VL/L/M/AM	065-093-13	0.16	Parking	High Density Residential	R-3			125 Bulkley	2381038	0	0	2381038	0	0	0		0.17		Y	Y	Y	Y		Y	Inventory~~Opportunity~~	~~Housing-70~~		Alta Mira - same as above	~~21~~	4~~9~~	2~~5~~	2~~2~~	~~1~~	~~1~~
202	F	VL/L/M/AM	065-093-16	0.30	Commercial - Improved	High Density Residential	R-3			125 Bulkley	2975604	888240	0	3863844	0	2048	0		0.30		Y	Y	Y	Y		Y	Inventory~~Opportunity~~	~~Housing-70~~		Alta Mira - same as above	~~39~~	7~~17~~	4~~10~~	3~~5~~	~~1~~	~~1~~
202	F	VL/L/M/AM	065-093-17	0.25	Commercial - Improved	High Density Residential	R-3			125 Bulkley	1915267	2248357	0	4163624	0	4984	0		0.25		Y	Y				Y	Inventory~~Opportunity~~	~~Housing-70~~		Alta Mira - same as above	~~32~~	6~~14~~	4~~8~~	2~~4~~	~~1~~	~~1~~
		ADU	065-202-37	0.12	Resid. Single Family	Medium-Low Density Residential	R-1-6			1 Harrison Ave	1,200,000	850000	0	2050000	1965	1320	1		0.12								Inventory		Existing Project	Proposed ADU.		1		1		
		ADU	065-202-54	0.22	Resid. Single Family	Medium Low Density Residential	R-1-6			21 Atwood Avenue	1,664,640	520,200	0	2,184,840	1949	2,194	1		0.02										Existing Project	Proposed ADU.		1	1			
		ADU	065-193-25	0.12	Resid. Single Family	Medium Low Density Residential	R-1-6			47 Prospect Ave	2,080,800	2,054,790	0	4,135,590	1900	4,160	1		0.12										Existing Project	Proposed ADU.		1				1
Wolfback Ridge																																				
		AM	200-130-43	0.36	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			1 ROSE BOWL DR	19242	0	0	19242	0	0	0	0	0.36								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-240-10	0.47	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			2 WOLFBACK TERRACE RD	27166	0	0	27166	0	0	0	0	0.47								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		~~M~~	~~200-240-02~~	~~0.38~~	~~Single-Resid. - Improved~~	~~Very Low Density Residential~~	~~R-1-20~~			~~23 WOLFBACK RIDGE RD~~	~~1929942~~	~~1136005~~	~~0~~	~~3065947~~	~~1954~~	~~2322~~	~~1~~		~~0.38~~		~~Y~~		~~Y~~		~~Y~~	~~Y~~	~~Inventory~~		~~Existing-Project~~	~~Proposed ADU.~~		~~1~~	~~-~~	~~-~~	~~1~~	~~-~~
		AM	200-310-05	0.69	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	2000000	0	0	2000000	0	0	0	0	0.69								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-08	0.56	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	2000000	0	0	2000000	0	0	0	0	0.56								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-06	0.67	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	2000000	0	0	2000000	0	0	0	0	0.67								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-01	0.31	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			40 WOLFBACK RIDGE RD	54814	0	0	54814	0	0	0	0	0.31								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-12	0.78	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			51 WOLFBACK RIDGE RD	113166	0	0	113166	0	0	0	0	0.78								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		AM	200-310-16	0.33	Single-Resid. - Unimproved	Very Low Density Residential	R-1-20			51 WOLFBACK RIDGE RD	40669	0	0	40669	0	0	0	0	0.33								Inventory		Existing-Vacant	Wolfback Ridge vacant lot. Septic system; no public wastewater.		1	-	-	-	1
		~~AM~~	~~200-310-13~~	~~0.86~~	~~Single-Resid. - Unimproved~~	~~Very Low Density Residential~~	~~R-1-20~~			~~51 WOLFBACK RIDGE RD~~	~~8577520~~	~~0~~	~~0~~	~~8577520~~	~~0~~	~~0~~	~~0~~	~~0~~	~~0.86~~								~~Inventory~~		~~Existing-Vacant~~	~~Wolfback Ridge vacant lot. Septic system; no public wastewater.~~		~~1~~	~~-~~	~~-~~	~~-~~	~~1~~

Appendix D2: Inventory and Opportunity Sites - Site Scoring Criteria

Site Number	APN	Acres	Address	Site Type	Total Ranking	CITY_OWN	Ownership Score	Existing Building SF as % of Site SF	Existing % Score	Land Value to Existing Building SF Ratio	Land Value/ Building Score	Existing Development Criteria	DIST-BUS	DIST-FERRY	Transit Criteria	Distance-Commercial (mi)	Distance-Community Facilities (mi)	Proximity to Services	Map 58	Landslide Criteria	FEMA Flood Zone	100 Year Base Flood Elevations	Flood Criteria	Sea Level Rise Max (36")	SLR Criteria	Hazard Severity Zone (Marin GIS)	Fire Hazard Criteria	Distance to City Sewer Line	Distance to MMWD Water Line
Marinship																													
401	063-130-01	0.67	2400 Bridgeway Blvd	Opportunity	21	Not City, Public, QP-Owned	0	53.2%	1.0	$175	1.0	2	0.01	1.4	5	0.0	0.4	5	0	3	Area of Minimal Flood Hazard	10	3	No Data	1	Moderate	2	0.00	0.00
402	063-152-01	2.30	2680 BRIDGEWAY BLVD	Opportunity	22	Not City, Public, QP-Owned	0	35.1%	3.0	$116	-	3	0.03	1.7	5	0.0	0.1	5	0	3	Area of Minimal Flood Hazard AND 500-yr Flood Zone	10	2	3.48	1	Urban Unzoned	3	0.00	0.00
72	063-140-21	0.93	2656 Bridgeway	Opportunity	17	Not City, Public, QP-Owned	0	61.8%	-	$66	-	0	0.1	1.8	5	0.1	0.3	5	0	3	100-year, BFE=10	10	0	4	1	Urban Unzoned	3	0.03	0.03
72	063-140-18	0.39	2650 Bridgeway	Opportunity	20	Not City, Public, QP-Owned	0	19.3%	4.0	$115	-	4	0.1	1.8	5	0.3	0.3	4	0	3	100-year, BFE=10	10	0	4	1	Urban Unzoned	3	0.00	0.00
211	063-140-20	0.24	2660 Bridgeway	Opportunity	21	Not City, Public, QP-Owned	0	25.0%	3.0	$178	1.0	4	0.1	1.7	5	0.2	0.2	5	0	3	100-year, BFE=10	10	0	4	1	Urban Unzoned	3	0.00	0.00
303	063-140-15	6.29	1 & 3 Harbor Dr	Opportunity	20	Not City, Public, QP-Owned	0	42.1%	1.0	$239	1.0	2	0.1	1.7	5	0.0	0.5	5	0	3	500-year	0	2	4	1	Urban Unzone/Moderate	2	0.00	0.00
306	063-162-04	0.33	3000 Bridgeway	Opportunity	20	Not City, Public, QP-Owned	0	68.4%	-	$200	1.0	1	0.1	1.9	5	0.0	0.1	5	0	3	500-year	0	2	4	1	Urban Unzoned	3	0.01	0.01
Monte Mar Vista/Toyon Terr																													
	064-204-35	0.14	177 CAZNEAU AVE	Inventory	27	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.4	1.1	4	0.4	0.5	4	9	0	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
	064-243-22	0.12	61 GEORGE LN	Inventory	23	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.7	1.3	2	0.7	0.7	2	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.04
	064-251-29	0.03	CRECIENTA DR/MONTEMAR DR	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	1.5	4	0.3	0.9	4	6	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.02	0.03
Nevada Street Valley																													
73	064-322-01	13.15	636 NEVADA ST	Capacity-49	26	Other Public	0	1.4%	4.0	$0	5.0	9	0.4	1.7	4	0.4	0.0	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	Very High	0	0.04	0.02
79	063-151-01	0.25	2631 BRIDGEWAY BLVD	Capacity-MU	22	Not City, Public, QP-Owned	0	46.2%	1.0	$133	1.0	2	0.0	1.7	5	0.0	0.2	5	0	3	500-year	0	2	0	3	Moderate	2	0.01	0.01
81	063-151-05	0.53	2829 BRIDGEWAY BLVD	Capacity-MU	21	Not City, Public, QP-Owned	0	42.5%	1.0	$127	-	1	0.1	1.8	5	0.1	0.3	5	0	3	500-year	0	2	0	3	Moderate	2	0.02	0.03
~~85~~	~~Caltrans~~	~~0.68~~	~~Bridgeway/Coloma~~	~~Capacity-MU~~	~~31~~	~~Other Public~~	~~0~~	~~0.0%~~	~~5.0~~	~~$0~~	~~5.0~~	~~10~~	~~0.2~~	~~2.0~~	~~5~~	~~0.2~~	~~0.1~~	~~5~~	~~7~~	~~3~~	~~Area of Minimal Flood Hazard~~	~~0~~	~~3~~	~~0~~	~~3~~	~~Moderate~~	~~2~~	~~0.01~~	~~0.01~~
86	052-322-02	0.75	330 EBBTIDE AVE	Capacity-49	27	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	2.1	5	0.2	0.2	5	10	0	Area of Minimal Flood Hazard	0	3	1	2	Moderate	2	0.02	0.01
87	052-322-01	0.17	EBBTIDE AVE	Capacity-49	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	2.1	5	0.2	0.2	5	10	0	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01
75*	064-341-04	0.44	530 NEVADA ST	Capacity-70	35	City-Owned	5	0.0%	5.0	$0	5.0	10	0.1	1.5	5	0.1	0.2	5	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02
75*	064-341-10	0.17	TOMALES ST	Capacity-70	35	City-Owned	5	0.0%	5.0	$0	5.0	10	0.1	1.5	5	0.1	0.2	5	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.03
84*	063-170-03	17.20	100 EBBTIDE AVE	Capacity-70	33	City-Owned	5	6.2%	4.0	$0	5.0	9	0.3	2.0	4	0.3	0.0	5	0	3	Area of Minimal Flood Hazard	0	3	0	3	Very High/High/ Moderate	1	0.08	0.05
New Town																													
39	065-037-01	0.18	2350 Marinship	Capacity-MU	20	Not City, Public, QP-Owned	0	50.7%	1.0	$26	-	1	0.1	0.4	5	0.1	0.3	5	0	3	500-year	0	2	2	1	Urban Unzoned	3	0.02	0.02
39	065-034-07	0.10	303 Johnson	Capacity-MU	16	Not City, Public, QP-Owned	0	72.8%	-	$25	-	0	0.1	0.5	5	0.1	0.3	5	0	3	100-year (VE), BFE=11	11	0	8	0	Urban Unzoned	3	0.01	0.01
39	065-038-06	0.73	501 Humboldt	Capacity-MU	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.1	0.5	5	0.1	0.3	5	0	3	500-year	0	2	NA	0	Urban Unzoned	3	0.03	0.03
~~44~~	~~065-051-12~~	~~0.06~~	~~210 CALEDONIA ST~~	~~Capacity-MU~~	~~21~~	~~Not City, Public, QP-Owned~~	~~0~~	~~156.9%~~	~~-~~	~~$198~~	~~1.0~~	~~1~~	~~0.1~~	~~0.6~~	~~5~~	~~0.1~~	~~0.0~~	~~5~~	~~0~~	~~3~~	~~Area of Minimal Flood Hazard~~	~~0~~	~~3~~	~~3~~	~~1~~	~~Urban Unzoned~~	~~3~~	~~0.01~~	~~0.02~~
~~44~~	~~065-051-11~~	~~0.04~~	~~1311 BRIDGEWAY BLVD~~	~~Capacity-MU~~	~~20~~	~~Not City, Public, QP-Owned~~	~~0~~	~~182.0%~~	~~-~~	~~$269~~	~~1.0~~	~~1~~	~~0.0~~	~~0.6~~	~~5~~	~~0.0~~	~~0.1~~	~~5~~	~~0~~	~~3~~	~~500-year~~	~~0~~	~~3~~	~~3~~	~~1~~	~~Urban Unzoned~~	~~3~~	~~0.01~~	~~0.02~~
44	065-051-10	0.06	1319 BRIDGEWAY BLVD	Capacity-MU	22	Not City, Public, QP-Owned	0	102.8%	-	$343	3.0	3	0.0	0.6	5	0.0	0.1	5	0	3	500-year	0	2	2	1	Urban Unzoned	3	0.01	0.01
47	064-087-07	0.51	300 LOCUST ST	Capacity-MU	29	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.1	0.6	5	0.1	0.2	5	0	3	500-year	0	2	3	1	Urban Unzoned	3	0.02	0.02
53	064-163-06	0.15	BONITA ST	Capacity-49	31	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.8	4	0.3	0.1	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
55	064-162-27	0.17	NAPA ST	Capacity-70	25	Not City, Public, QP-Owned	0	35.7%	3.0	$230	1.0	4	0.3	0.8	4	0.3	0.2	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
56	064-151-16	0.23	412 NAPA ST	Capacity-49	25	Not City, Public, QP-Owned	0	18.9%	4.0	$49	-	4	0.3	0.8	4	0.3	0.2	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.02
	064-151-02	0.42	1757 BRIDGEWAY BLVD	Inventory	29	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.1	1.1	5	0.1	0.3	5	9	0	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
207	065-063-07	0.20	925 BRIDGEWAY BLVD	Opportunity	25	Not City, Public, QP-Owned	0	30.3%	3.0	$399	3.0	6	0.0	0.4	5	0.0	0.3	5	9	0	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
~~207~~	~~065-063-08~~	~~0.19~~	~~911-917 Bridgeway~~	~~Opportunity~~	~~24~~	~~Not City, Public, QP-Owned~~	~~0~~	~~0.0%~~	~~5.0~~	~~0~~	~~5.0~~	~~10~~	~~0.0~~	~~0.4~~	~~5~~	~~0.1~~	~~0.2~~	~~5~~	~~9~~	~~0~~	~~Area of Minimal Flood Hazard~~	~~0~~	~~3~~	~~0~~	~~1~~	~~Urban Unzoned~~	~~0~~	~~0.00~~	~~0.00~~
~~209~~	~~065-063-05~~	~~0.06~~	~~931-933 Bridgeway~~	~~Opportunity~~	~~20~~	~~Not City, Public, QP-Owned~~	~~0~~	~~82.6%~~	~~-~~	~~$473~~	~~3.0~~	~~3~~	~~0.0~~	~~0.4~~	~~5~~	~~0.1~~	~~0.3~~	~~5~~	~~5~~	~~3~~	~~Area of Minimal Flood Hazard~~	~~0~~	~~3~~	~~0~~	~~1~~	~~Urban Unzoned~~	~~0~~	~~0.00~~	~~0.00~~
	065-181-46	0.09	SANTA ROSA AVE	Inventory	22	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.6	1.0	2	0.6	0.7	2	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.03
	065-181-29	0.11	SANTA ROSA AVE	Inventory	24	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.6	1.0	2	0.6	0.6	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.03
	065-062-19	0.09	429 JOHNSON ST	City-Project	36	City-Owned	5	14.8%	4.0	$0	5.0	9	0.2	0.5	5	0.2	0.3	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.03
	065-181-21	0.23	207 Santa Rosa	Existing-Project	24	Not City, Public, QP-Owned	0	21.7%	3.0	$543	4.0	7	0.6	1.0	2	0.5	0.7	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	3	0.00	0.00
	064-211-33	0.13	608 Locust	Existing-Project	25	Not City, Public, QP-Owned	0	25.5%	3.0	$353	3.0	6	0.3	0.8	4	0.2	0.2	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01

Appendix D2: Inventory and Opportunity Sites - Site Scoring Criteria

301	065-032-01	0.38	LOCUST ST AND HUMBOLDTAVE	Opportunity	26	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.1	0.6	5	0.1	0.2	5	0	3	500-year	0	2	3	1	Urban Unzoned	0	0.01	0.00
301	065-031-01	2.19	225 LOCUST ST	Opportunity	18	Not City, Public, QP-Owned	0	10.1%	4.0	$88	-	4	0.1	0.7	5	0.1	0.2	5	0	3	100-year (VE), BFE=11	11	0	17	1	Urban Unzoned	0	0.01	0.03
301	065-013-02		Water/Richardson Bay		24	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	0.5	5	0.0	0.3	5	0	3	100-year (VE), BFE=11	11	0	0	1	Non-Wildland/Non-Urban	0	0.11	0.09
301	065-033-02		Water/Richardson Bay		24	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	0.5	5	0.0	0.3	5	0	3	100-year (VE), BFE=11	11	0	0	1	Non-Wildland/Non-Urban	0	0.03	0.03
301	065-012-01		Water/Richardson Bay		24	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.1	0.7	5	0.1	0.2	5	0	3	100-year (VE), BFE=11	11	0	0	1	Non-Wildland/Non-Urban	0	0.10	0.12
Old Town/Hurricane Gulch																												
3	065-292-34	0.04	MARION AVE	Capacity-49	29	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	0.9	5	0.2	0.4	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02
4	065-263-10	0.12	SAUSALITO BLVD	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	0.9	5	0.2	0.4	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.01
8	065-253-02	0.12	MAIN ST/CRESCENT AVE	Capacity-49	29	Other Public	0	0.0%	5.0	$0	5.0	10	0.3	0.9	4	0.3	0.1	5	3	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.00	0.01
9	065-231-45	0.18	LOWER CRESCENT AVE	Capacity-49	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	1.0	4	0.3	0.1	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.02
10	065-233-22	0.08	18 WEST CT	Capacity-49	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.7	4	0.3	0.3	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.02
12	065-221-83	0.04	117 PROSPECT AVE	Capacity-49	22	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.8	1.2	1	0.8	0.9	1	3	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.03	0.03
101	065-281-20	0.37	357 Sausalito Blvd	Capacity-49	21	Not City, Public, QP-Owned	0	16.0%	4.0	$19	-	4	0.4	1.0	4	0.4	0.6	4	7	2	Area of Minimal Flood Hazard		3	0	3	High	1	0.02	0.02
	065-222-12	0.13	151 CRESCENT AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.4	0.9	4	0.4	0.2	5	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.01
	065-231-44	0.16	28 LOWER CRESCENT	Existing-Project	17	Not City, Public, QP-Owned		0.0%	4.0	$0		4	0.3	1.0	4	0.4	0.1	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.00	0.00
	065-223-30	0	658 MAIN ST	Existing-Project (SB 9)	22	No	0		5.0			5	0.3	0.9	4	0.3	0.1	5	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	0	0.02	0.01
Spring Street Valley																												
59	064-142-29	0.12	EASTERBY ST	Capacity-49	32	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.0	1.0	5	0.0	0.4	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
63	064-131-07	0.12	522 OLIVE ST	Capacity-49	30	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	1.2	5	0.2	0.6	5	8	1	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01
	064-135-24	0.14	2015 BRIDGEWAY BLVD	Existing-Project	32	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.1	1.1	5	0.1	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01
	064-135-28	0.13	2015 BRIDGEWAY BLVD	Existing-Project	22	Not City, Public, QP-Owned	0	196.0%	-	$106	-	0	0.1	1.1	5	0.1	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
	064-135-22	0.20	519 OLIVE ST	Inventory	26	Not City, Public, QP-Owned	0	18.3%	4.0	$36	-	4	0.2	1.2	5	0.2	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
The Hill																												
23	065-072-11	0.07	10 READE LN	Capacity-49	32	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.2	0.3	5	0.2	0.7	5	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.00	0.00
24	065-071-13	0.08	10 EXCELSIOR LN	Capacity-49	31	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.0	0.1	5	0.0	0.5	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
	065-151-40	0.24	SPENCER AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.5	0.8	4	0.5	0.6	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.03	0.03
201	065-132-16	0.55	605-613 Bridgeway Blvd		23	Not City, Public, QP-Owned	0	26%	3.0	$490	3.0	6	0.1	0.2	5	0	0.7	5	5	3	Area of Minimal Flood Hazard	0	3	2	1	Urban Unzoned	0	0.00	0.01
	065-211-06	0.22	425 BRIDGEWAY BLVD	Inventory	21	Not City, Public, QP-Owned	0	32.8%	3.0	$247	1.0	4	0.2	0.4	5	0.2	0.4	5	9	0	Area of Minimal Flood Hazard	0	3	1	2	Moderate	2	0.01	0.01
	065-162-36	0.16	SAUSALITO BLVD	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.5	0.8	2	0.5	0.4	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.03
212	065-193-31	0.12	SAUSALITO BLVD	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.5	0.8	4	0.5	0.3	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01
	065-112-49	0.14	SANTA ROSA AVE/GLEN CT	Inventory	29	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.6	4	0.3	0.4	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.03
	065-121-09	0.07	SAN CARLOS AVE	Capacity-70	30	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.4	0.7	4	0.4	0.6	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.02
	065-121-08	0.06	SAN CARLOS AVE	Capacity-70	30	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.4	0.7	4	0.4	0.6	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.03
	065-121-07	0.06	SAN CARLOS AVE	Capacity-70	30	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.4	0.7	4	0.4	0.6	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.02
	065-195-17	0.15	CENTRAL AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.7	4	0.3	0.2	5	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.00
	065-191-79	0.14	CLOUD VIEW RD	Inventory	25	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.7	1.2	2	0.7	0.9	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.01	0.01
	065-182-26	0.13	SPENCER AVE	Inventory	27	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	1.2	4	0.3	0.9	4	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.02
	065-193-28	0.13	33 PROSPECT AVE	Inventory	26	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.6	1.0	2	0.6	0.7	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.03	0.01
	065-112-48	0.12	GLEN CT/SAN CARLOS	Inventory	29	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.6	4	0.3	0.4	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.02	0.02
	065-164-11	0.12	31 HARRISON AVE	Inventory	30	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.4	0.5	4	0.4	0.5	4	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.02
	065-112-33	0.16	SANTA ROSA AVE	Inventory	28	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.5	0.8	4	0.5	0.7	4	7	2	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.03	0.03
	065-191-66	0.13	CLOUD VIEW RD	Inventory	21	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.8	1.3	1	0.8	1.0	1	6	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.02
	065-152-12	0.11	SPENCER AVE	Inventory	26	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.6	1.0	2	0.6	0.6	2	3	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01

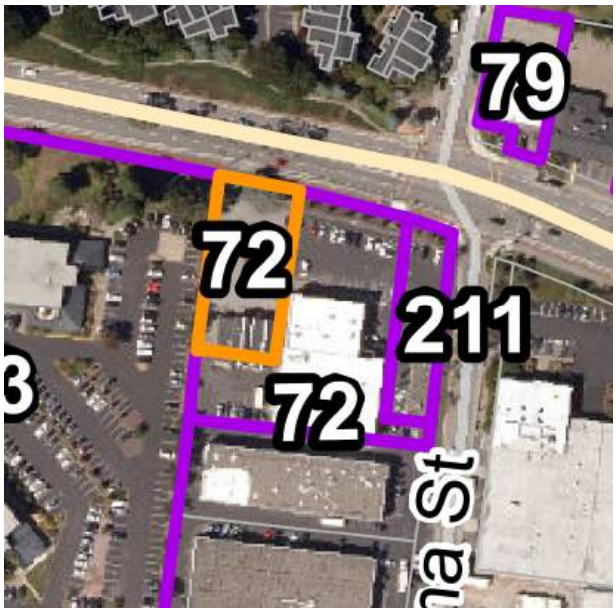
Appendix D2: Inventory and Opportunity Sites - Site Scoring Criteria

Site Number	APN	Acres	Address	Site Type	Total Ranking	CITY_OWN	Ownership Score	Existing Building SF as % of Site SF	Existing % Score	Land Value to Existing Building SF Ratio	Land Value/Building Score	Existing Development Criteria	DIST-BUS	DIST-FERRY	Transit Criteria	Distance-Commercial (mi)	Distance-Community Facilities (mi)	Proximity to Services	Map58	Landslide Criteria	FEMA Flood Zone	100 Year Base Flood Elevations	Flood Criteria	Sea Level Rise Max (36")	SLRCriteria	Fire Hazard Severity Zone (Marin GIS)	Fire Hazard Criteria	Distance to City Sewer Line	Distance to MMWD Water Line
	065-071-21	0.11	723 BRIDGEWAY BLVD	Existing-Project	25	Not City, Public, QP-Owned	0	104.0%	-	$348	3.0	3	0.0	0.1	5	0.0	0.5	5	5	3	Area of Minimal Flood Hazard	0	3	0	3	Urban Unzoned	3	0.01	0.01
	065-191-25	0.24	75 CLOUD VIEW RD	Existing-Project	22	Not City, Public, QP-Owned	0	33.9%	3.0	$536	4.0	7	0.7	1.2	2	0.7	0.9	2	0	3	Area of Minimal Flood Hazard	0	3	0	3	Moderate	2	0.02	0.03
	065-181-39	0	254 SPENCER AVE	Existing-Project (SB 9)	17	Not City, Public, QP-Owned	0		5.0			5	0.3	1.3	4	0.8	0.9	1	10	0	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.03	0.03
202	065-093-15	0.23	125 Bulkley	Opportunity	25	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.4	4	0.1	0.7	5	6	2	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.00
202	065-093-14	0.25	125 Bulkley	Opportunity	25	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.4	4	0.1	0.7	5	6	2	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.01
202	065-093-13	0.17	125 Bulkley	Opportunity	25	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	0.3	0.4	4	0.2	0.7	5	6	2	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.00	0.01
202	065-093-16	0.30	125 Bulkley	Opportunity	24	Not City, Public, QP-Owned	0	15.5%	4.0	$1,453	4.0	8	0.3	0.4	4	0.2	0.7	5	3	3	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.01	0.01
202	065-093-17	0.25	125 Bulkley	Opportunity	20	Not City, Public, QP-Owned	0	45.8%	1.0	$384	3.0	4	0.3	0.4	4	0.1	0.7	5	3	3	Area of Minimal Flood Hazard	0	3	0	1	Urban Unzoned	0	0.01	0.01
Wolfback Ridge																													
	200-130-43	0.36	1 ROSE BOWL DR	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.3	2.4	0	1.3	2.0	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.08	0.21
	200-240-10	0.47	2 WOLFBACK TERRACE RD	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.1	2.2	0	1.1	1.9	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.17
	200-240-02	0.38	23 WOLFBACK RIDGE RD	Existing-Project	17	Not City, Public, QP-Owned		13.9%	4.0	$831	4.0	8	1.0	2.1	1	1.6	1.7	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.18	0.00
	200-310-05	0.69	40 WOLFBACK RIDGE RD	Inventory	19	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.2	2.3	0	1.2	1.9	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.20
	200-310-08	0.56	40 WOLFBACK RIDGE RD	Inventory	19	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.2	2.3	0	1.2	2.0	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.21
	200-310-06	0.67	40 WOLFBACK RIDGE RD	Inventory	19	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.2	2.3	0	1.2	2.0	0	7	2	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.20
	200-310-01	0.31	40 WOLFBACK RIDGE RD	Inventory	20	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.1	2.2	0	1.1	1.9	0	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.20
	200-310-12	0.78	51 WOLFBACK RIDGE RD	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.2	2.3	0	1.2	2.0	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.16
	200-310-16	0.33	51 WOLFBACK RIDGE RD	Inventory	20	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.2	2.3	0	1.2	1.9	0	0	3	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.02	0.18
	200-310-13	0.86	51 WOLFBACK RIDGE RD	Inventory	18	Not City, Public, QP-Owned	0	0.0%	5.0	$0	5.0	10	1.3	2.4	0	1.3	2.0	0	8	1	Area of Minimal Flood Hazard	0	3	0	3	High	1	0.01	0.16

Appendix D1C: Backup Sites

Site Number	APN	Acres	Assessor Use Description	General Plan	Zoning	CPAD/ CCED/ HISTORIC	Voter Constraints	Address	LAND VALUE	IMPROVEMENT VALUE	OTHER VALUE	TOTAL VALUE	Year Built	Existing Building S.F.	Existing Units	Existing Density	Land Area	Opportunity Site Overlay	Type	VL/L Site 0.5+ acres	Ballot	Notes	Potential Units (Realistic Capacity)	VL	L	M	AM
	064-213-22	0.12	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CAZNEAU AVE	494668	0	0	494668	0	0	0	0	0.12	Existing-SB9V	Inventory-Backup			Vacant	2	-	-	-	2
	064-204-03	0.15	Single-Resid. - Unimproved	Medium Low Density Residential	R-1-6			CAZNEAU AVE	458883	0	0	458883	0	0	0	0	0.15	Existing-SB9V	Inventory-Backup			Vacant	2	-	-	-	2
87	052-322-01	0.17	Single-Resid. - Unimproved	High Density Residential	R-3			EBBTIDE AVE	1600	0	0	1600	0	0	0	0	0.17	Housing-49	Opportunity-Backup			Vacant	7	-	-	3	4
105	PS-0	0.63	Paper Street					Between Bridgeway/Woodward	0	0	0	0	0	0	0		0.63	Housing-49	Opportunity-Backup		Y	Not a parcel. Adjacent to City-owned parcel.Site was recommended by HEAC, but removed with other paper street sites. Subsequent review by City staff and the consultant team indicate that this may be a viable site.	27	9	9	9	-
78*	064-062-19	0.07	Tax Exempt	Medium High Density Residential	R-2-2.5		Ord. 1022 - FTI	147 TOMALES ST	0	0	0	0	0	0	0	0	0.07	Housing-49	Opportunity-Backup			5th Cycle: 2 mod units. Has a small road running through it to neighboring house. This site is owned by the City of Sausalito.	3	2	1	-	-
54	064-162-03	0.05	Exemption - Vacant	High Density Residential	R-3			BEE ST	3749	0	0	3749	0	0	0	0	0.05	Housing-49	Opportunity-Backup			Vacant	2	-	-	1	1
106	064-162-19	0.26	Commercial - Improved	Mixed Residential & Commercial	CR			511 Caledonia St	203849	173271	0	377120	1952	8473	0		0.26	MixedUse-49/85%	Opportunity-Backup			Added for City Council consideration at HEAC Meeting #7. Not reviewed by HEAC. Irmandade do Divino Espirito Santo e Santissima Trindade (IDESST) Portuguese Cultural Center. Property owner has not responded to outreach.	9	-	-	4	5
	064-243-21	0.44	Single-Resid. - Improved	Medium Low Density Residential	R-1-6			253 GLEN DR	1998540	802472	0	2801012	1900	2500	1	2	0.44	Underutilized	Inventory-Backup			Property owner has not responded to outreach.	2	-	-	1	1
	065-266-11	0.37	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5			101 SAUSALITO BLVD	798903	739429	0	1538332	1956	2554	1	3	0.37	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	4	-	-	2	2
	065-222-02	0.28	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5			494 SAUSALITO BLVD	1332360	810519	0	2142879	1953	2451	1	4	0.28	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	2	-	-	1	1
	065-311-22	0.35	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5			11 MARION AVE #A	439636	482814	0	922450	1975	2852	2	6	0.35	Underutilized	Inventory-Backup			Two existing dwellings; has amnesty ADU(2021). Property owner has not responded to outreach.	2	-	-	1	1
62	064-137-01	0.04	Single-Resid. - Unimproved	Medium High Density Residential	R-2-2.5			WOODWARD AVE	103056	0	0	103056	0	0	0	0	0.04	Housing-49	Opportunity-Backup			Vacant	2	-	-	1	1
20	065-211-29	0.05	Single-Resid. - Unimproved	High Density Residential	R-3			BRIDGEWAY	90136	0	0	90136	0	0	0	0	0.05	Housing-49	Opportunity-Backup			Vacant	2	-	-	1	1
21	065-131-16	0.04	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT		52 PRINCESS ST	685000	165000	0	850000	1910	1308	0	0	0.04	MixedUse-49/85%	Opportunity-Backup			Property owner interest.	2	-	-	1	1
22	065-131-15	0.04	Commercial - Improved	Central Commercial	CC	HISTORIC DISTRICT		40 PRINCESS ST	3752665	536095	2400	4291160	1920	3610	6	167	0.04	MixedUse-49/85%	Opportunity-Backup			Property owner interest. Conversion to residential units and a potential additional unit.	6	-	-	3	3
	065-091-16	0.17	Exemption - Improved	Medium Low Density Residential	R-1-6			183 HARRISON AVE	106454	120044	0	226498	1917	3814	0	0	0.17	Underutilized	Inventory-Backup			St. Mary's Star of the Sea property. 3,814 s.f.	1	-	-	-	1
	065-132-18	0.40	Single-Resid. - Improved	High Density Residential	R-3	HISTORIC DISTRICT		83 PRINCESS ST	2030407	329750	0	2360157	1895	1901	1	3	0.40	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	8	-	-	4	4
	065-211-28	0.20	Single-Resid. - Improved	High Density Residential	R-3			60 ATWOOD AVE	1673958	2345420	0	4019378	1950	4032	2	10	0.20	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	2	-	-	1	1
	065-171-16	0.27	Single-Resid. - Improved	High Density Residential	R-3			6 BULKLEY AVE	1469757	4275026	0	5744783	1996	10783	1	4	0.27	Underutilized	Inventory-Backup			Single existing dwelling. Property owner has not responded to outreach.	5	-	-	2	3

Appendix E – Very Low And Low Income Opportunity Sites (Sites from January 2023 Housing Element; these sites have been revised as shown in Appendix D1 for the Amended Housing Element)

Site 72: Mariner's Landing/Feng Nian, 2650 + 2656 Bridgeway, 063-140-21/ 063-140-18, Marinship			
Site Number	72	Acreage	1.32
Ownership	Private	Existing Use(s)	Commercial
Existing Floor Area Ratio	0.49	Existing Value	$5,332,103
General Plan/ Zoning	Industrial / I	Proposed Zoning	Mixed Use-49/85%; Housing-70
Potential Capacity by Household Income Level	56 Units Realistic Capacity (31 EL/VL, 15 L, 3 M, 7 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 1.8 mi., Retail, restaurants, and services - 0.1 mi., Community facilities – 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban unzoned Flood zone: 100-year Sea level rise: Up to 4 feet inundation during 100-year flood/storm surge		
Site Location			
Factors Supporting Development	This is a single site. Three commercial buildings, including the Mariner's Landing retail and office buildings and former Feng Nian restaurant, are located on the site. The property owner expressed interest in multifamily units via the Property Owner Survey and through a phone call with City staff. The two parcels have been acquired by a local developer who is interested in developing multifamily in the parking area of the sites. The developer has prepared conceptual site plans demonstrating the feasibility of 78 units, which would siginificantly increase units above the assumed 56 unit realistic capacity. See Appendix I for the conceptual plans. This site has the potential for redevelopment with residential uses or intensification of just the parking area with residential uses. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report).		

Site 72: Mariner's Landing/Feng Nian, 2650 + 2656 Bridgeway, 063-140-21/ 063-140-18, Marinship	
	Development of the site with 56 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 500 s.f. to 1400 s.f., the following housing types can occur on the site. The Mixed Use and Housing-70 zones applied to the site by Program 4 allow a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size • Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and will rezone the site to accommodate mixed use development (49 units/acre) and high density residential at 70 units per acre. The rezoning to allow from 49 to 70 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. The realistic capacity for the site is based on the minimum permitted density (43 units per acre on 5% of the site for the portion zoned Mixed Use-49/85% and 80% of maximum capacity for the portion to be zoned Housing-70). In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

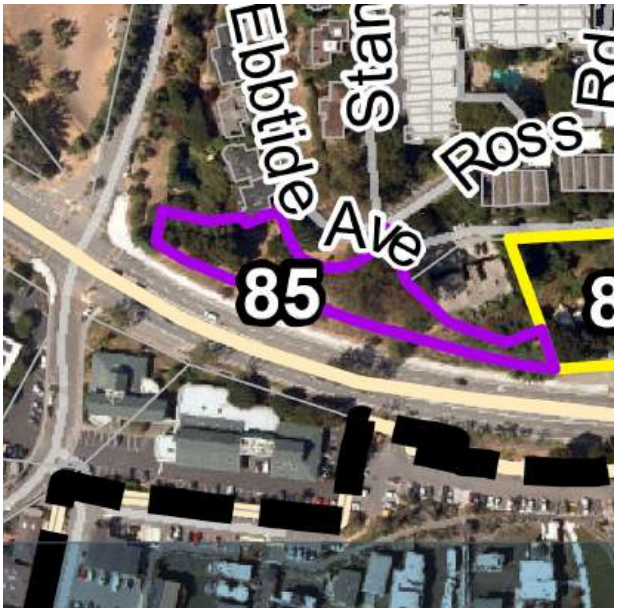
Site 303: 1 & 3 Harbor Drive, 063-140-15, Marinship			
Site Number	303	Acreage	2.50 acres (portion of 6.29-acre parcel)
Ownership	Private	Existing Use(s)	Commercial office building (115,264 s.f.), parking
Existing Floor Area Ratio	0.42	Existing Value	$54,258,982
General Plan/ Zoning	Industrial / I	Proposed Zoning	Mixed Use-49/85%
Realistic Capacity by Household Income Level	90 Units Realistic Capacity (9 EL/VL, 5 L, 4 M, 72 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry – 1.7 mi., Retail, restaurants, and services - <0.0.5 mi., Community facilities – 0.5 mi.		
Proximity to Infrastructure	Water and sewer on site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: Not within 100-year flood zone Sea level rise: Up to 4 feet inundation during 100-year flood/storm surge		
Site Location			
Factors Supporting Development	Present uses two office buildings and parking. Property owner is interested in developing a portion of the parking area (approximately 2.5 acres) with multifamily residential uses. Parking area and landscaping comprise the majority of the site, are not fully utilized, and have adequate capacity to accommodate residential development. Property owner is interested in primarily market-rate development, with a very low, low, and moderate income component. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report). Development of the site with 90 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the following housing types can occur on the site. The Mixed Use zone applied to the site by Program		

Site 303: 1 & 3 Harbor Drive, 063-140-15, Marinship	
	4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size • Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and will rezone the site to accommodate mixed use development at 49 units per acre and require a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Site 73: 636 Nevada St, 064-322- 01, Nevada Street Valley			
Site Number	73	Acreage	1 acre (portion of 13.15-acre parcel)
Ownership	Public-SMCSD	Existing Use(s)	Martin Luther King Jr. School – Nevada Campus
Existing Floor Area Ratio	0.02	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	Public Institutional / P	Proposed Zoning	Housing-49
Potential Capacity by Household Income Level	27 Units Realistic Capacity (15 ELI/VL, 8 L, 4 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.4 mi., Ferry - 1.74 mi., Retail, restaurants, and services - 0.4 mi., Community facilities – on-site		
Proximity to Infrastructure	Water and sewer on/adjacent to site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 7 Fire hazard severity zone: Very High Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	The Sausalito Marin City School District has identified this location for staff housing in its Master Plan. The site is currently a parking lot. The site is is designated Public Instutional and will be rezoned under Program 4 to accommodate residential uses at 49 units per acre and requires a minimum of 43 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning and the anticipated number of units and conceptual plans for the site in the SMCSD's Master Plan. There are no known conditions that would preclude development. The City has identified multiple programs in the Housing Plan to promote and incentivize affordable development during the planning period. The Master Plan includes the location of the housing and conceptual layouts of the site. To promote development of the site, the City will coordinate with SMCSD as follows:		

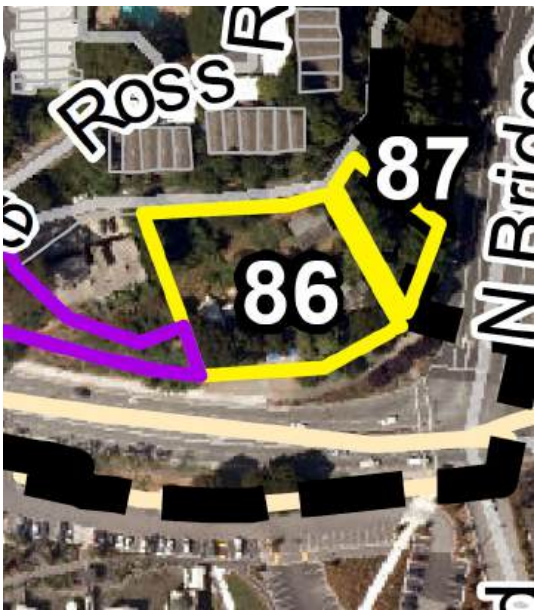
Site 73: 636 Nevada St, 064-322- 01, Nevada Street Valley	
	- Meet with SMCSD by December 2023 to identify the planning process, proposed zoning for the site to accommodate the SMCSD vision for affordable workforce housing, incentives for development, financial assistance programs, and opportunities to assist with the application processing, and to ensure that the project is identified for completion during the 6th Cycle - Meet with SMCSD at least quarterly in 2024 to ensure that site plans are being developed and that the site is included in a Master Plan phase for completion as early in the 6th Cycle as possible. - By January 2026, rezone the site to Housing-49. - Meet with SMCSD quarterly until project is completed to assist with project application materials, financial assistance (grant or loan applications), and identify any methods available to streamline project implementation. - The housing is anticipated to be owned and operated by SMCSD, so it is not expected that the site will need to go through disposition via the Surplus Lands Act. Development of the site with 27 units or more can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1800 s.f., the following housing types can occur on the site. The Housing-49 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Duplex(es), 2 units per building, 1 – 2.5 stories, 500-1600 s.f. unit size • Fourplex(es), 4 units per building, 2- to 2.5-stories, 500-1600 s.f. unit size • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-1800 s.f. unit size – these can be multifamily rental units or attached for-sale condominium or townhome units • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1600 s.f. unit size Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards) Program 17: Density Bonus and Other Incentives

Site 73: 636 Nevada St, 064-322- 01, Nevada Street Valley	
	Program 19: Development Review Procedures

Site: CalTrans ROW, Bridgeway/Ebbtide, No APN, Nevada Street Valley			
Site Number	85 - Removed	Acreage	0.68
Ownership	Public-Caltrans	Existing Use(s)	Vacant
Existing Floor Area Ratio	0	Existing Value	None assessed
General Plan/ Zoning	None	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	25 Units Realistic Capacity (14 EL/VL, 7 L, 2 M, 2 AM) - Removed from Amended Housing Element		
Proximity to Transit and Services	Bus stop – 0.2 mi., Ferry – 2.0 mi., Retail, restaurants, and services 0.2 mi., Community facilities – 0.1 mi.		
Proximity to Infrastructure	Water and sewer adjacent to site (<0.01 mile)		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 9 Fire hazard severity zone: Urban Unzoned Flood zone: Area of minimal flood hazard		
Site Location			
Factors Supporting Development	Vacant. This site is former right-of-way owned by Caltrans. The right-of-way appears to be a remnant from when Highway 1 (now Bridgeway) went through Sausalito. The route is no longer a State-owned and operated facility and is a local street in Sausalito, so the rights-of-way along Bridgeway are no longer needed by Caltrans. As the site is associated with a roadway that is no longer a Caltrans facility, the site is appropriate to be designated "excess land." Excess land is property that Caltrans originally acquired for a transportation project or other operational. The property becomes excess when the Department determines that it will no longer be necessary for a transportation project or other operational need. The site is not designated or zoned currently. The site will be rezoned under Program 4 to Housing-49, requiring a minimum of 43 units per acre and a maximum of 49 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning. There are no known conditions that would preclude development; the State has repeatedly		

Site: CalTrans ROW, Bridgeway/Ebbtide, No APN, Nevada Street Valley	
	emphasized affordable housing as a priority and the Surplus Lands Act demonstrates the State's desire to prioritize use of surplus lands for affordable housing. The City has identified multiple programs in the Housing Plan to promote and incentivize affordable development during the planning period. To promote development of the site, the City will coordinate with Caltrans as follows: - Meet with Caltrans Right-of-Way, Local Programs and Caltrans Relinquishments and Vacations staff by August 2023 and again by December 2023 to identify the process to declare the site as excess land and to initiate the disposition process, including prioritization of the site for affordable housing. The City will identify planning incentives for development, financial assistance programs, and opportunities to assist with the application processing that can be included in the Caltrans materials to dispose of the site and, and to ensure that the project is identified for completion during the 6th Cycle. - Meet with Caltrans at least quarterly in 2024 and 2025 to ensure that the process for identifying the site as excess land is expedited, with the intent of making the site available for site plans are being developed and that the site is included in a Master Plan phase for completion as early in the 6th Cycle as possible. - When the site is advertised as Excess Land, coordinate with affordable and special needs housing developers regarding acquisition of the site, identifying assistance available from the City for development and funding of housing. - By January 2026, rezone the site to Housing-49. Development of the site with 25 units or more can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1600 s.f., the following housing types can occur on the site. The Housing-49 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Duplex(es), 2 units per building, 1 – 2.5 stories, 500-1600 s.f. unit size • Fourplex(es), 4 units per building, 2- to 2.5-stories, 500-1600 s.f. unit size • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-1800 s.f. unit size – these can be multifamily rental units or attached for-sale condominium or townhome units • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1600 s.f. unit size

Site: CalTrans ROW, Bridgeway/Ebbtide, No APN, Nevada Street Valley	
	Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre. The rezoning to allow 49 units per acre incentivizes development of the site by providing significant capacity for development in a City that primarily has small infill lots available for development. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Site 86: 300 Ebbtide, 064-165-12, New Town			
Site Number	86	Acreage	0.75
Ownership	Private	Existing Use(s)	3 small homes (no assessed square feet)
Existing Floor Area Ratio	0.42	Existing Value	$54,258,982
General Plan/ Zoning	Industrial / I	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	27 Units Realistic Capacity (15 ELI/VL, 8 L, 2 M, 2 AM)		
Proximity to Transit and Services	Bus stop - 0.2 mi., Ferry – 2.1 mi., Retail, restaurants, and services – 0.2 mi., Community facilities – 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 10 Fire hazard severity zone: Urban Unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	This site has three small houses, with no square footage identified by the assessor. Realistic capacity for this site was based on the minimum permitted density (43 units per acre required for at least 85% of development) that would be established by Program 4 and also included a 15% reduction capacity for steep slopes. While not included in the VL/L units projected for this site, this site also has the potential for consolidation with the adjacent vacant 0.17-acre parcel that is zoned R-3. Development of the site with 27 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the Housing-49 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Duplex(es), 2 units per building, 1 – 2.5 stories, 500-1600 s.f. unit size		

Site 86: 300 Ebbtide, 064-165-12, New Town	
	• Fourplex(es), 4 units per building, 2- to 2.5-stories, 500-1600 s.f. unit size • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size The rezoning by Program 4 to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Site 75: 530 Nevada St, 064-341- 04, 064-341-10, Nevada Street Valley			
Site Number	75	Acreage	0.61
Ownership	Public-City	Existing Use(s)	City Corporation Yard (~6,000 s.f.)
Existing Floor Area Ratio	0.23	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	Public Institutional / PI	Proposed Zoning	Housing-70
Potential Capacity by Household Income Level	31 Units Realistic Capacity (18 ELI/VL, 9 L, 4 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 1.5 mi., Retail, restaurants, and services - 0.1 mi., Community facilities – 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: High Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	City Corporation Yard. Potential to reuse portion of site or relocate Corporation Yard. Site development potential is reduced by 15% to accommodate riparian area on site. The site will be rezoned under Program 4 to Housing-70, requiring a minimum of 50 units per acre and allowing a maximum of 70 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning (50 units per acre) with a 15% reduction to accommodate on-site riparian uses. The City is committed to making this site available in the 6th Cycle for affordable housing and has prepared conceptual plans to ensure capacity of the site as part of the preparation of the Objective Design and Development Standards effort; see Appendix I for conceptual site plans. There are no known conditions that would preclude development as the City has additional lands available to accommodate its Corporation Yard. To promote development of the site, the City will proceed as follows:		

Site 75: 530 Nevada St, 064-341- 04, 064-341-10, Nevada Street Valley	
	- By July 2024, identify alternative site for replacement yard. The former Fire Station #2, MLK Park, and City Hall sites each have some capacity to accommodate the Corporation Yard uses. - By December 2025, relocate Corporation Yard uses to an alternative location. - By January 2026, rezone the site to Housing-70. - By March 2026, declare site as surplus and initiate site disposition via long-term lease of the site at a modest sum (below market rate) under the Surplus Lands Act pursuant to Program 8. - By December 2027, enter into an agreement for development of the site with affordable housing. Development of the site with 31 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the following housing types can occur on the site. The Mixed Use zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size • Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and require a minimum of 43 units per acre. The rezoning to allow 49 units per acre incentivizes redevelopment of the site by providing a significant increase in density. The City will also make the site available for a modest rent as a long-term lease through the Surplus Lands Act. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 8: Public Property Conversion to Housing Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures Development of the site with 31 units would require floor area ratios of 0.58 (500 s.f. average unit size) to 1.63 (1400 s.f. average unit size). The Housing Overlay-70 zone applied to the site can accommodate the following housing types, which all can achieve the realistic capacity:

Site 75: 530 Nevada St, 064-341- 04, 064-341-10, Nevada Street Valley	
	• House-scale building(s), 1 to 6 units per building, 1-2.5 stories, up to 0.7 FAR, 500-3400 s.f. unit size • Fourplex(es), 4 units per building, 2- to 2.5-stories, up to 0.8 FAR, 500-1500 s.f. unit size • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story, up to 2.2 FAR, 400-1800 s.f. unit size

Site: 100 Ebbtide Ave, 063-170- 03, Nevada Street Valley			
Site Number	84	Acreage	1.43 acres (site is located on 17.2-acre parcel)
Ownership	Public-City	Existing Use(s)	Martin Luther King, Jr. Park and City facilities site. 46,213 SF of commercial and recreation buildings.
Existing Floor Area Ratio	0.06	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	Public Institutional/ PI	Proposed Zoning	Housing-70
Potential Capacity by Household Income Level	80 Units Realistic Capacity - Modified by Amended Housing Element (44 ELI/VL, 30 L, 6 M, 0 AM) See Appendix D1 for capacity		
Proximity to Transit and Services	Bus stop - 0.3 mi., Ferry – 2.0 mi., Retail, restaurants, and services - 0.3 mi., Community facilities – on-site		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Very High/High/Moderate Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	Martin Luther King Jr. Park and City facilities. The site includes multiple buildings that are leased to a variety of users, including the Lycee Francais de San Francisco, the New Village School, and various commercial and recreation uses. Development of the site is restricted by Ord. 1128 (voter initiative), as discussed in Chapter III, Constraints, of the Background Report. Development of the site would be limited to 2.5 to 3 acres of the parcel. There are multiple ways the area to be developed could be located (see figure below) and configured to avoid the sports fields, dog park, and other select community-oriented uses present on the site. Zoning, density, and floor area ratio restricted by Ordinance 1128 (see Chapter III, Constraints, of the Background Report).		

Site: 100 Ebbtide Ave, 063-170- 03, Nevada Street Valley	
	The site will be rezoned under Program 4 to Housing-70, requiring a minimum of 50 units per acre and allowing a maximum of 70 units per acre. Capacity of this site is based on the minimum capacity allowed under the rezoning (50 units per acre). The City is committed to making this site available in the 6th Cycle for affordable housing and prepared conceptual site plans for the site. Please see Appendix I for conceptual plans; it is noted that the plans were prepared prior to adoption of the Housing Element and reduction of the site to 80 units and demonstrate that the site has more than adequate capacity to accommodate the units anticipated under Appendix D1 and Program 4. There are no known conditions that would preclude development as the portion of the site identified for development is not constrained by any leases or commitments. The City has specifically avoided designating areas of the site for the RHNA that are leased to outside entities. To promote development of the site, the City will proceed as follows: - By March 2024, initiate ballot measure for Ordinance 1128 vote. - In November 2024, hold election for voter approval to accommodate 80 units of the RHNA on Site 84. - If needed, hold a second election by March 2025 to accommodate 80 units of the RHNA on Site 84. - By January 2026, rezone the site to Housing-70. - By March 2026, declare site as surplus and initiate site disposition via long-term lease of the site at a modest sum (below market rate) under the Surplus Lands Act pursuant to Program 8. - By December 2027, enter into an agreement for development of the site with affordable housing. Development of the site with 80 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1800 s.f., the following housing types can occur on the site. The Housing-70 zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity: • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size • Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size Program 4 addresses a ballot measure to remove Ordinance 1128 constraints to the site and will rezone the site to accommodate residential development at 70 units per acre and require a minimum of 50 units per acre. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by

Site: 100 Ebbtide Ave, 063-170- 03, Nevada Street Valley	
	providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Site 39: Johnson/Humboldt/Marinship, 065-037-01, 065-034-07, 065-038-06, New Town			
Site Number	39	Acreage	1.01
Ownership	Private	Existing Use(s)	Commercial buildings (7,088 s.f.), parking
Existing Floor Area Ratio	0.26	Existing Value	$1,743,335
General Plan/ Zoning	Commercial Waterfront / CW; Waterfront / W	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	29 Units Realistic Capacity- Modified by Amended Housing Element (9 ELI/VL, 4 L, 5 M, 6 AM) - See Appendix D1 for capacity		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry – 0.5 mi., Retail, restaurants, and services - 0.1 mi., Community facilities – 0.3 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: 1 parcel in 100-year floodplain; sea level rise 2-8 feet		
Site Location			
Factors Supporting Development	Site 39 is comprised of three parcels under common ownership. These parcels are proposed by the property owner to be developed as a single unit. Development potential of these sites is based on the land area of the sites and does not include the water area in unit calculations. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report). Development of the site with 29 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1400 s.f., the following Mixed Use zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:		

Site 39: Johnson/Humboldt/Marinship, 065-037-01, 065-034-07, 065-038-06, New Town	
	• Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size • Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and would rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Site: 429 Johnson Street, 065-062-19, Marinship			
Site Number	N/A	Acreage	0.09
Ownership	Public-City	Existing Use(s)	City building (588 s.f.)
Existing Floor Area Ratio	0.15	Existing Value	No assessed value (public ownership)
General Plan/ Zoning	High Density Residential/R-3	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	3 Units Realistic Capacity (1 ELI/VL, 1 L, 1 M, 0 AM)		
Proximity to Transit and Services	Bus stop - 0.4 mi., Ferry - 1.5 mi., Retail, restaurants, and services - 0.4 mi., Community facilities – 0.8 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	The City of Sausalito is in the process of redeveloping this site to provide three residential units affordable to very low, low, and moderate income households. Development plans are in process. Development is anticipated to commence in 2023 and be complete in 2024. The site will continue to be owned and managed by the City.		

Site 301: Bridgeway Marina, Locust St/Bridgeway, 063-140-21, Marinship			
Site Number	301	Acreage	0.99 acres (portion of 9.1-acre site)
Ownership	Private	Existing Use(s)	Industrial building (9,600 s.f.), parking, marina
Existing Floor Area Ratio	0.02	Existing Value	$2,033,009
General Plan/ Zoning	Commercial Waterfront / CW	Proposed Zoning	Mixed Use-49/85%
Potential Capacity by Household Income Level	29 Units Realistic Capacity - Modified by Amended Housing Element (16 ELI/VL, 8 L, 2 M, 3 AM) - See Appendix D1 for capacity		
Proximity to Transit and Services	Bus stop - <0.1 mi., Ferry - 1.8 mi., Retail, restaurants, and services -<0.1 mi., Community facilities – <0.1 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 0 Fire hazard severity zone: Urban Unzoned Flood zone: 100-year flood zone		
Site Location			
Factors Supporting Development	Two commercial buildings with retail and service uses are located on the site. The property owner expressed interest in multifamily units through discussions with City staff and elected decision-makers. This site has the potential for redevelopment with residential uses. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report). Development of the site with 29 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1200 s.f., the following housing types can occur on the site. The Mixed Use zone applied to the site by Program 4 allows a variety of development types. Any of the following housing types can be developed under the Program 4 rezoning and all housing types listed below can achieve the realistic capacity:		

Site 301: Bridgeway Marina, Locust St/Bridgeway, 063-140-21, Marinship	
	• Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 400-1200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1200 s.f. unit size • Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1200 s.f. unit size Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and would rezone the site to accommodate mixed use development at 49 units per acre and require a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures Additional capacity of 12 liveaboard or water-based housing berths on the water-based portions of this site is anticipated under Program 9 – it is noted that any additional water-based housing is excess capacity that will be provided in addition to the capacity anticipated by Program 4 and will provide an additional buffer to accommodate the RHNA.

Site 201: 605-613 Bridgeway, 065-132-16, The Hill			
Site Number	201	Acreage	0.55
Ownership	Private	Existing Use(s)	Commercial retail (6,140 s.f.), parking
Existing Floor Area Ratio	0.26	Existing Value	$3,687,674
General Plan/ Zoning	Central Commercial/CC	Proposed Zoning	Mixed Use-49/85% - Modified see Appendix D1
Potential Capacity by Household Income Level	20 Units Realistic Capacity - Modified by Amended Housing Element (11 ELI/VL, 6 L, 1 M, 2 AM) - See Appendix D1 for capacity		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry – 0.2 mi., Retail, restaurants, and services – on-site, Community facilities – 0.7 mi		
Proximity to Infrastructure	Water and sewer on site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site - 5 Fire hazard severity zone: Urban unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	Property owner is interested in developing a portion of the site (parking area) with multifamily uses. Site has adequate capacity in parking/undeveloped portion of the site to accommodate at least 20 units. Zoning, density, and floor area ratio restricted by the Fair Traffic Initiative - Ordinance 1022 (see Chapter III, Constraints, of the Background Report). Development of the site with 20units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 1400 s.f., the Mixed Use zone applied to the site by Program 4 allows a variety of development types that can achieve the realistic capacity: • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 500-2200 s.f. unit size • Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size		

Site 201: 605-613 Bridgeway, 065-132-16, The Hill	
	• Mixed-use building(s) with residential uses and retail, office, service, and/or public uses, 4+ units per building, 2- to 3-stories, up to 2.5 FAR, 400-1600 s.f. unit size Program 4 addresses a ballot measure to remove Ordinance 1022 constraints to the site and would rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the parking area by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Site 202: Alta Mira, 125 Bulkley, 065-093-13, -14, -15, -16, -17, The Hill			
Site Number	202	Acreage	1.19
Ownership	Private	Existing Use(s)	Commercial (7,032 s.f.); parking
Existing Floor Area Ratio	0.14	Existing Value	$15,016,250
General Plan/ Zoning	High Density Residential / R-3	Proposed Zoning	Housing-70 - Modified see Appendix D1
Potential Capacity by Household Income Level	67 Units Realistic Capacity - Modified by Amended Housing Element (39 EL/VL, 18 L, 5 M, 5 AM) - See Appendix D1 for capacity		
Proximity to Transit and Services	Bus stop - 0.1 mi., Ferry - 1.8 mi., Retail, restaurants, and services - 0.1 mi., Community facilities – 0.2 mi.		
Proximity to Infrastructure	Water and sewer on-site		
Environmental Constraints	Landslide susceptibility: Map 58 rating for majority of site – 3 to 6 Fire hazard severity zone: Urban unzoned Flood zone: Area of Minimal Flood Hazard		
Site Location			
Factors Supporting Development	This is a single site. The five parcels are under common ownership and are currently developed as a single use (Alta Mira facility). The lease for the current use is ending in mid-2023; the lease can be renewed for up to 5 years with no additional options to renew. The site will be available for development in either mid-2023 or mid-2028. The owner plans to either redevelop all five parcels (parking area and two buildings) with multifamily residential or to sell the site with the potential for redevelopment. This site has the potential for redevelopment with residential uses. Development of the site with 67 units can occur in a variety of ways. Assuming unit sizes ranging from an average of 400 s.f. to 2200 s.f., the Housing-70 zone applied to the site by Program 4 allows a variety of development types that can achieve the realistic capacity: • Small-scale multifamily, 4-8 units per building, 2- to 2.5-stories, up to 1.2 FAR, 400-2200 s.f. unit size		

Site 202: Alta Mira, 125 Bulkley, 065-093-13, -14, -15, -16, -17, The Hill	
	• Large-scale multifamily, 9+ units per building, 2- to 3-story (may include podium parking), up to 2.2 FAR, 400-1800 s.f. unit size Program 4 will rezone the site to accommodate mixed use development at 49 units per acre and requiring a minimum of 43 units per acre for 85% of the rezoned area. The rezoning to allow 49 units per acre incentivizes redevelopment of the site by providing a significant increase in density. In addition to Program 4, development of this site is supported by the following Housing Element programs: Program 10: Affordable Housing Development Assistance Program 12: Partnerships for Affordable Housing Program 16: Zoning Ordinance Amendments (particularly F. Design Standards, G. Height Limits, H. Streamlined Ministerial Review and Objective Design Standards, N. Parcel Consolidation) Program 17: Density Bonus and Other Incentives Program 19: Development Review Procedures

Appendix F – Lots with SB 9 Potential

APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
200-310-18	21	Multiple-Resid. - Improved	51 WOLFBACK RIDGE RD	2	41081	R-1-20	2
064-275-02	11	Single-Resid. - Improved	19 WOLFBACK RIDGE RD	1	10800	R-1-20	3
200-240-07	11	Single-Resid. - Improved	31 WOLFBACK RIDGE RD	1	12045	R-1-20	3
064-275-43	11	Single-Resid. - Improved	156 CLOUD VIEW TRL	1	12963	R-1-20	3
200-130-49	11	Single-Resid. - Improved	1 CANTO GAL	1	13547	R-1-20	3
200-240-22	11	Single-Resid. - Improved	27 WOLFBACK RIDGE RD	1	14044	R-1-20	3
064-274-02	11	Single-Resid. - Improved	10 WOLFBACK RIDGE RD	1	14850	R-1-20	3
200-240-02	11	Single-Resid. - Improved	23 WOLFBACK RIDGE RD	1	15750	R-1-20	3
064-275-40	11	Single-Resid. - Improved	150 CLOUD VIEW TRL	1	15825	R-1-20	3
200-130-47	11	Single-Resid. - Improved	1 ROSEBOWL DR	1	15827	R-1-20	3
064-275-23	11	Single-Resid. - Improved	5 CLOUD VIEW TRL	1	16500	R-1-20	3
064-275-33	11	Single-Resid. - Improved	21 WOLFBACK RIDGE RD	1	16703	R-1-20	3
064-276-02	11	Single-Resid. - Improved	165 CLOUD VIEW TRL	1	17082	R-1-20	3
064-271-05	11	Single-Resid. - Improved	2 WOLFBACK RIDGE RD	1	17360	R-1-20	3
200-240-08	11	Single-Resid. - Improved	3 WOLFBACK TERRACE RD	1	17640	R-1-20	3
200-240-09	11	Single-Resid. - Improved	4 WOLFBACK TERRACE RD	1	18500	R-1-20	3
200-240-19	11	Single-Resid. - Improved	1 WOLFBACK TERRACE RD	1	19224	R-1-20	3
200-240-12	11	Single-Resid. - Improved	35 WOLFBACK RIDGE RD	1	19698	R-1-20	3
064-275-25	11	Single-Resid. - Improved	2 CLOUD VIEW TRL	1	20010	R-1-20	3
064-276-10	11	Single-Resid. - Improved	5 WOLFBACK RIDGE RD	1	21280	R-1-20	3
064-275-36	11	Single-Resid. - Improved	154 CLOUD VIEW TRL	1	21797	R-1-20	3
064-280-11	11	Single-Resid. - Improved	509 CLOUD VIEW TRL	1	23068	R-1-20	3
064-276-11	11	Single-Resid. - Improved	1 CLOUD VIEW TRL	1	23125	R-1-20	3
064-276-12	11	Single-Resid. - Improved	75 CLOUD VIEW TRL	1	25538	R-1-20	3
064-275-39	11	Single-Resid. - Improved	17 WOLFBACK RIDGE RD	1	25828	R-1-20	3
064-276-24	11	Single-Resid. - Improved	11 WOLFBACK RIDGE RD	1	29527	R-1-20	3
064-276-25	11	Single-Resid. - Improved	9 WOLFBACK RIDGE RD	1	30131	R-1-20	3
200-310-14	11	Single-Resid. - Improved	34 WOLFBACK TERRACE RD	1	30471	R-1-20	3
064-276-03	11	Single-Resid. - Improved	109 CLOUD VIEW TRL	1	31302	R-1-20	3
200-310-17	11	Single-Resid. - Improved		2	32135	R-1-20	2
064-276-09	11	Single-Resid. - Improved	7 WOLFBACK RIDGE RD	1	33300	R-1-20	3
064-280-01	11	Single-Resid. - Improved	201 CLOUD VIEW TRL	1	34840	R-1-20	3
200-240-11	11	Single-Resid. - Improved	7 WOLFBACK TERRACE RD	1	39000	R-1-20	3
064-280-09	11	Single-Resid. - Improved	301 CLOUD VIEW TRL	1	43316	R-1-20	3
064-275-07	11	Single-Resid. - Improved	202 CLOUD VIEW TRL	1	5278	R-1-20	3
064-274-01	11	Single-Resid. - Improved	8 WOLFBACK RIDGE RD	1	7448	R-1-20	3
200-240-16	11	Single-Resid. - Improved	25 WOLFBACK RIDGE RD	1	7800	R-1-20	3
064-275-42	11	Single-Resid. - Improved	152 CLOUD VIEW TRL	1	7941	R-1-20	3
064-275-41	11	Single-Resid. - Improved	7 CLOUD VIEW TRL	1	9972	R-1-20	3
065-122-04	61	Exemption - Improved	54 SPENCER AVE	2	0	R-1-6	2
065-123-01	61	Exemption - Improved	61 SANTA ROSA AVE	1	0	R-1-6	3
065-092-40	61	Exemption - Improved	171 HARRISON AVE	1	40062	R-1-6	3
065-121-10	21	Multiple-Resid. - Improved	141 SAN CARLOS AVE	2	0	R-1-6	2
064-192-01	21	Multiple-Resid. - Improved	143 WOODWARD AVE	2	0	R-1-6	2
065-195-10	21	Multiple-Resid. - Improved	174 CRESCENT AVE	2	0	R-1-6	2
065-221-84	21	Multiple-Resid. - Improved	115 PROSPECT AVE	2	0	R-1-6	2
065-221-76	21	Multiple-Resid. - Improved	543 SAUSALITO BLVD	2	0	R-1-6	2
064-202-05	21	Multiple-Resid. - Improved	55 PLATT AVE	2	0	R-1-6	2
064-202-08	21	Multiple-Resid. - Improved	25 WOODWARD AVE	2	0	R-1-6	2
065-162-13	21	Multiple-Resid. - Improved	669 SAUSALITO BLVD	2	0	R-1-6	2
065-162-01	21	Multiple-Resid. - Improved	1 PROSPECT AVE	3	0	R-1-6	1
065-162-18	21	Multiple-Resid. - Improved	631 SAUSALITO BLVD	2	0	R-1-6	2
064-213-07	21	Multiple-Resid. - Improved	299 GLEN DR	2	0	R-1-6	2
064-193-05	21	Multiple-Resid. - Improved	525 EASTERBY ST	3	0	R-1-6	1
064-193-04	21	Multiple-Resid. - Improved	531 EASTERBY ST	3	0	R-1-6	1

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065-151-35	21	Multiple-Resid. - Improved	132 SPENCER AVE	2	0	R-1-6	2
065-101-16	21	Multiple-Resid. - Improved	76 CAZNEAU AVE	2	0	R-1-6	2
065-222-22	21	Multiple-Resid. - Improved	508 SAUSALITO BLVD	2	0	R-1-6	2
065-222-27	21	Multiple-Resid. - Improved	512 SAUSALITO BLVD	2	0	R-1-6	2
065-222-40	21	Multiple-Resid. - Improved	520 SAUSALITO BLVD	2	0	R-1-6	2
065-092-09	21	Multiple-Resid. - Improved	157 HARRISON AVE	2	0	R-1-6	2
065-103-18	21	Multiple-Resid. - Improved	11 GIRARD AVE	3	0	R-1-6	1
065-103-22	21	Multiple-Resid. - Improved	78 GLEN DR	2	0	R-1-6	2
065-141-04	21	Multiple-Resid. - Improved	222 GLEN DR	2	0	R-1-6	2
065-202-38	21	Multiple-Resid. - Improved	71 ATWOOD AVE	2	0	R-1-6	2
065-202-02	21	Multiple-Resid. - Improved	68 CENTRAL AVE	2	0	R-1-6	2
065-202-10	21	Multiple-Resid. - Improved	100 CENTRAL AVE	2	0	R-1-6	2
065-202-36	21	Multiple-Resid. - Improved	7 HARRISON AVE	2	0	R-1-6	2
064-204-15	21	Multiple-Resid. - Improved	36 WRAY AVE	2	0	R-1-6	2
064-101-11	21	Multiple-Resid. - Improved	709 OLIMA ST	2	10200	R-1-6	2
065-195-03	21	Multiple-Resid. - Improved	608 SAUSALITO BLVD	2	11290	R-1-6	2
065-112-58	21	Multiple-Resid. - Improved	185 SAN CARLOS AVE	2	12570	R-1-6	2
065-112-56	21	Multiple-Resid. - Improved	96 SANTA ROSA AVE	2	1330	R-1-6	2
064-193-17	21	Multiple-Resid. - Improved	535 EASTERBY ST	2	22200	R-1-6	2
065-151-02	21	Multiple-Resid. - Improved	155 SANTA ROSA AVE	2	24325	R-1-6	2
065-112-01	21	Multiple-Resid. - Improved	197 SAN CARLOS AVE A	2	2658	R-1-6	2
065-202-04	21	Multiple-Resid. - Improved	74 CENTRAL AVE	3	2700	R-1-6	1
065-222-11	21	Multiple-Resid. - Improved	550 SAUSALITO BLVD	2	2734	R-1-6	2
065-141-19	21	Multiple-Resid. - Improved	220 GLEN DR	2	2740	R-1-6	2
065-201-30	21	Multiple-Resid. - Improved	87 CENTRAL AVE	3	2750	R-1-6	1
065-141-20	21	Multiple-Resid. - Improved	216 GLEN DR	2	3070	R-1-6	2
065-202-01	21	Multiple-Resid. - Improved	62 CENTRAL AVE	2	3100	R-1-6	2
065-201-03	21	Multiple-Resid. - Improved	630 SAUSALITO BLVD	3	3150	R-1-6	1
065-201-11	21	Multiple-Resid. - Improved	63 CENTRAL AVE	2	3166	R-1-6	2
065-141-14	21	Multiple-Resid. - Improved	226 GLEN DR	2	3267	R-1-6	2
065-161-10	21	Multiple-Resid. - Improved	74 SPENCER AVE	2	3300	R-1-6	2
065-201-31	21	Multiple-Resid. - Improved	81 CENTRAL AVE	2	3300	R-1-6	2
065-112-16	21	Multiple-Resid. - Improved	20 ROSE CT	2	3485	R-1-6	2
065-102-06	21	Multiple-Resid. - Improved	83 CAZNEAU AVE	2	3867	R-1-6	2
065-102-10	21	Multiple-Resid. - Improved	258 GLEN DR	2	3900	R-1-6	2
065-103-19	21	Multiple-Resid. - Improved	23 CAZNEAU AVE	2	3967	R-1-6	2
065-103-01	21	Multiple-Resid. - Improved	62 GLEN DR	2	4000	R-1-6	2
065-103-27	21	Multiple-Resid. - Improved	53 CAZNEAU AVE	2	4000	R-1-6	2
065-103-30	21	Multiple-Resid. - Improved	104 GLEN DR	2	4334	R-1-6	2
065-103-28	21	Multiple-Resid. - Improved	94 GLEN DR	2	4375	R-1-6	2
065-222-13	21	Multiple-Resid. - Improved	556 SAUSALITO BLVD	2	4400	R-1-6	2
065-103-29	21	Multiple-Resid. - Improved	100 GLEN DR	2	4400	R-1-6	2
065-222-15	21	Multiple-Resid. - Improved	141 CRESCENT AVE	2	4758	R-1-6	2
065-141-23	21	Multiple-Resid. - Improved	142 GLEN DR	2	4888	R-1-6	2
065-191-67	21	Multiple-Resid. - Improved	119 CLOUD VIEW RD	2	4928	R-1-6	2
065-141-25	21	Multiple-Resid. - Improved	156 GLEN DR	2	4953	R-1-6	2
065-121-12	21	Multiple-Resid. - Improved	47 MILLER AVE	2	5000	R-1-6	2
065-103-26	21	Multiple-Resid. - Improved	29 CAZNEAU AVE	2	5250	R-1-6	2
065-141-21	21	Multiple-Resid. - Improved	200 GLEN DR	2	5263	R-1-6	2
065-103-25	21	Multiple-Resid. - Improved	31 CAZNEAU AVE	2	5326	R-1-6	2
065-223-09	21	Multiple-Resid. - Improved	138 CRESCENT AVE	2	5424	R-1-6	2
065-141-24	21	Multiple-Resid. - Improved	148 GLEN DR	2	5450	R-1-6	2
065-221-21	21	Multiple-Resid. - Improved	129 PROSPECT AVE	2	5512	R-1-6	2
065-223-24	21	Multiple-Resid. - Improved	650 MAIN ST	2	5550	R-1-6	2
065-151-30	21	Multiple-Resid. - Improved	156 SPENCER AVE	2	5820	R-1-6	2

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064-204-16	21	Multiple-Resid. - Improved	42 WRAY AVE	2	5835	R-1-6	2
064-061-04	21	Multiple-Resid. - Improved	650 BUTTE ST	2	6000	R-1-6	2
065-182-38	21	Multiple-Resid. - Improved	122 CLOUD VIEW RD	2	6000	R-1-6	2
065-141-22	21	Multiple-Resid. - Improved	178 GLEN DR	2	6161	R-1-6	2
065-163-10	21	Multiple-Resid. - Improved	61 SAN CARLOS AVE	2	6300	R-1-6	2
065-201-35	21	Multiple-Resid. - Improved	69 SUNSHINE AVE	2	6376	R-1-6	2
064-204-09	21	Multiple-Resid. - Improved	4 WRAY AVE	2	6862	R-1-6	2
064-213-12	21	Multiple-Resid. - Improved	34 CURREY AVE	2	6960	R-1-6	2
065-201-07	21	Multiple-Resid. - Improved	53 CENTRAL AVE	2	7100	R-1-6	2
065-222-53	21	Multiple-Resid. - Improved	546 SAUSALITO BLVD	3	7225	R-1-6	1
065-151-15	21	Multiple-Resid. - Improved	144 SPENCER AVE	2	7265	R-1-6	2
064-101-14	21	Multiple-Resid. - Improved	304 SACRAMENTO AVE	2	7571	R-1-6	2
065-191-34	21	Multiple-Resid. - Improved	107 CLOUD VIEW RD	2	7623	R-1-6	2
065-112-62	21	Multiple-Resid. - Improved	23 GLEN DR	2	7641	R-1-6	2
065-101-15	21	Multiple-Resid. - Improved	44 CAZNEAU AVE	2	8200	R-1-6	2
065-141-44	21	Multiple-Resid. - Improved	240 GLEN DR	2	8243	R-1-6	2
065-112-24	21	Multiple-Resid. - Improved	77 GLEN DR	2	8463	R-1-6	2
065-112-59	21	Multiple-Resid. - Improved	191 SAN CARLOS AVE	2	9300	R-1-6	2
064-193-24	14	Single Family Attached	541 EASTERBY ST	1	729	R-1-6	3
064-193-25	14	Single Family Attached	539 EASTERBY ST	1	729	R-1-6	3
065-193-20	11	Single-Resid. - Improved	615 SAUSALITO BLVD	1	0	R-1-6	3
064-233-04	11	Single-Resid. - Improved	12 PLATT AVE	1	0	R-1-6	3
065-163-18	11	Single-Resid. - Improved	27 SPENCER AVE	2	0	R-1-6	2
065-164-07	11	Single-Resid. - Improved	42 SAN CARLOS AVE	1	10087	R-1-6	3
064-303-11	11	Single-Resid. - Improved	11 WILLIAM CT	1	10092	R-1-6	3
064-221-24	11	Single-Resid. - Improved	855 SPRING ST	1	10200	R-1-6	3
064-254-41	11	Single-Resid. - Improved	75 GEORGE LN	1	10200	R-1-6	3
065-181-20	11	Single-Resid. - Improved	203 SANTA ROSA AVE	1	10250	R-1-6	3
065-182-49	11	Single-Resid. - Improved	106 CLOUD VIEW RD	1	10251	R-1-6	3
065-142-26	11	Single-Resid. - Improved	135 GLEN DR	1	10266	R-1-6	3
065-142-24	11	Single-Resid. - Improved	123 GLEN DR	1	10268	R-1-6	3
065-181-21	11	Single-Resid. - Improved	207 SANTA ROSA AVE	1	10292	R-1-6	3
065-181-19	11	Single-Resid. - Improved	199 SANTA ROSA AVE	1	10320	R-1-6	3
064-254-40	11	Single-Resid. - Improved	79 GEORGE LN	2	10400	R-1-6	2
065-091-04	11	Single-Resid. - Improved	156 HARRISON AVE	1	10400	R-1-6	3
065-112-57	11	Single-Resid. - Improved	181 SAN CARLOS AVE	1	10500	R-1-6	3
065-163-36	11	Single-Resid. - Improved	40 COOPER LN	1	10580	R-1-6	3
065-152-04	11	Single-Resid. - Improved	131 SPENCER AVE	1	10600	R-1-6	3
065-123-16	11	Single-Resid. - Improved	114 SAN CARLOS AVE	1	10608	R-1-6	3
065-121-16	11	Single-Resid. - Improved	37 MILLER AVE	1	10665	R-1-6	3
064-301-02	11	Single-Resid. - Improved	200 BUCHANAN DR	1	10680	R-1-6	3
065-195-19	11	Single-Resid. - Improved	596 SAUSALITO BLVD	2	10771	R-1-6	2
065-410-08	11	Single-Resid. - Improved	283 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-06	11	Single-Resid. - Improved	277 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-05	11	Single-Resid. - Improved	275 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-13	11	Single-Resid. - Improved	273 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-09	11	Single-Resid. - Improved	285 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-04	11	Single-Resid. - Improved	271 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-07	11	Single-Resid. - Improved	281 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-01	11	Single-Resid. - Improved	265 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-02	11	Single-Resid. - Improved	267 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-10	11	Single-Resid. - Improved	279 SANTA ROSA AVE	1	1080	R-1-6	3
065-410-03	11	Single-Resid. - Improved	269 SANTA ROSA AVE	1	1080	R-1-6	3
065-151-22	11	Single-Resid. - Improved	115 SANTA ROSA AVE	1	10800	R-1-6	3
065-182-37	11	Single-Resid. - Improved	120 CLOUD VIEW RD	1	10804	R-1-6	3

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065-182-39	11	Single-Resid. - Improved	116 CLOUD VIEW RD	1	10826	R-1-6	3
064-254-46	11	Single-Resid. - Improved	85 GEORGE LN	1	10872	R-1-6	3
065-191-06	11	Single-Resid. - Improved	81 CLOUD VIEW RD	1	10914	R-1-6	3
065-142-28	11	Single-Resid. - Improved	208 SANTA ROSA AVE	1	10920	R-1-6	3
065-191-74	11	Single-Resid. - Improved	52 PROSPECT AVE	1	10925	R-1-6	3
065-151-41	11	Single-Resid. - Improved	99 MILLER LN	1	10969	R-1-6	3
065-151-07	11	Single-Resid. - Improved	137 SANTA ROSA AVE	2	11000	R-1-6	2
064-213-23	11	Single-Resid. - Improved	159 CAZNEAU AVE	1	11052	R-1-6	3
065-202-60	11	Single-Resid. - Improved	63 ATWOOD AVE	1	11072	R-1-6	3
065-202-56	11	Single-Resid. - Improved	41 SAN CARLOS AVE	1	11100	R-1-6	3
065-162-25	11	Single-Resid. - Improved	15 PROSPECT AVE	1	11160	R-1-6	3
065-191-05	11	Single-Resid. - Improved	89 CLOUD VIEW RD	1	11235	R-1-6	3
065-193-27	11	Single-Resid. - Improved	579 SAUSALITO BLVD	1	11235	R-1-6	3
065-191-65	11	Single-Resid. - Improved	116 PROSPECT AVE	1	11250	R-1-6	3
065-202-52	11	Single-Resid. - Improved		1	11280	R-1-6	3
065-112-36	11	Single-Resid. - Improved	29 GLEN CT	1	11318	R-1-6	3
064-243-05	11	Single-Resid. - Improved	31 GEORGE LN	1	11374	R-1-6	3
065-182-03	11	Single-Resid. - Improved	72 CLOUD VIEW RD	1	11400	R-1-6	3
065-181-22	11	Single-Resid. - Improved	249 SANTA ROSA AVE	1	11440	R-1-6	3
065-151-39	11	Single-Resid. - Improved	108 SPENCER AVE	2	11455	R-1-6	2
064-202-07	11	Single-Resid. - Improved	59 WOODWARD AVE	1	11500	R-1-6	3
065-191-62	11	Single-Resid. - Improved	124 PROSPECT AVE	1	11500	R-1-6	3
065-202-22	11	Single-Resid. - Improved	118 CENTRAL AVE	1	11500	R-1-6	3
065-163-05	11	Single-Resid. - Improved	44 SUNSHINE AVE	2	11564	R-1-6	2
064-243-04	11	Single-Resid. - Improved	3 CURREY AVE	1	11570	R-1-6	3
065-181-40	11	Single-Resid. - Improved	260 SPENCER AVE	1	11651	R-1-6	3
065-193-08	11	Single-Resid. - Improved	101 PROSPECT AVE	1	11656	R-1-6	3
065-142-42	11	Single-Resid. - Improved	220 SANTA ROSA AVE	1	11799	R-1-6	3
065-182-12	11	Single-Resid. - Improved	94 CLOUD VIEW RD	1	11814	R-1-6	3
065-092-11	11	Single-Resid. - Improved	155 HARRISON AVE	1	11872	R-1-6	3
064-254-22	11	Single-Resid. - Improved	71 GEORGE LN	1	12096	R-1-6	3
065-193-16	11	Single-Resid. - Improved	39 PROSPECT AVE	1	12180	R-1-6	3
064-213-24	11	Single-Resid. - Improved	22 CURREY AVE	1	12320	R-1-6	3
065-191-15	11	Single-Resid. - Improved	60 PROSPECT AVE	1	12600	R-1-6	3
065-181-27	11	Single-Resid. - Improved	211 SANTA ROSA AVE	1	12600	R-1-6	3
065-112-50	11	Single-Resid. - Improved	122 SANTA ROSA AVE	1	12800	R-1-6	3
065-162-32	11	Single-Resid. - Improved	19 PROSPECT AVE	1	12800	R-1-6	3
065-092-44	11	Single-Resid. - Improved	168 SAN CARLOS AVE	2	12810	R-1-6	2
064-254-43	11	Single-Resid. - Improved	70 GEORGE LN	1	12862	R-1-6	3
065-092-12	11	Single-Resid. - Improved	147 HARRISON AVE	1	13200	R-1-6	3
065-121-17	11	Single-Resid. - Improved	101 SANTA ROSA AVE	2	13500	R-1-6	2
065-163-35	11	Single-Resid. - Improved	694 SAUSALITO BLVD	1	13520	R-1-6	3
064-254-47	11	Single-Resid. - Improved	201 GLEN DR	1	13530	R-1-6	3
065-193-22	11	Single-Resid. - Improved	607 SAUSALITO BLVD	1	13970	R-1-6	3
065-193-17	11	Single-Resid. - Improved	35 PROSPECT AVE	1	14027	R-1-6	3
065-162-28	11	Single-Resid. - Improved	28 SPENCER CT	1	14100	R-1-6	3
064-204-28	11	Single-Resid. - Improved	60 PLATT AVE	1	14448	R-1-6	3
065-153-08	11	Single-Resid. - Improved	19 CLOUD VIEW RD	1	14700	R-1-6	3
065-181-26	11	Single-Resid. - Improved	200 SPENCER AVE	1	14850	R-1-6	3
065-162-19	11	Single-Resid. - Improved	623 SAUSALITO BLVD	1	15000	R-1-6	3
065-092-41	11	Single-Resid. - Improved	161 HARRISON AVE	2	15000	R-1-6	2
065-181-42	11	Single-Resid. - Improved	244 SPENCER AVE	1	15200	R-1-6	3
065-122-11	11	Single-Resid. - Improved	26 MILLER AVE	1	15376	R-1-6	3
065-153-17	11	Single-Resid. - Improved	9 CLOUD VIEW RD	1	16109	R-1-6	3
064-221-41	11	Single-Resid. - Improved	815 SPRING ST	1	16160	R-1-6	3

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APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
065-162-11	11	Single-Resid. - Improved	63 SPENCER AVE	1	1680	R-1-6	3
065-181-34	11	Single-Resid. - Improved	212 SPENCER AVE	1	16848	R-1-6	3
065-164-06	11	Single-Resid. - Improved	60 SAN CARLOS AVE	1	17004	R-1-6	3
065-193-11	11	Single-Resid. - Improved	601 SAUSALITO BLVD	1	17110	R-1-6	3
065-181-32	11	Single-Resid. - Improved	204 SPENCER AVE	1	17112	R-1-6	3
065-202-35	11	Single-Resid. - Improved	1 SAN CARLOS AVE	1	17600	R-1-6	3
065-092-18	11	Single-Resid. - Improved	160 SAN CARLOS AVE	1	18000	R-1-6	3
065-151-21	11	Single-Resid. - Improved	125 SANTA ROSA AVE	1	18200	R-1-6	3
065-181-33	11	Single-Resid. - Improved	208 SPENCER AVE	1	18368	R-1-6	3
065-103-17	11	Single-Resid. - Improved	21 GIRARD AVE	1	18400	R-1-6	3
065-202-34	11	Single-Resid. - Improved	504 NORTH ST	1	1875	R-1-6	3
065-103-31	11	Single-Resid. - Improved	47 GIRARD AVE	1	18750	R-1-6	3
065-103-16	11	Single-Resid. - Improved	31 GIRARD AVE	1	18881	R-1-6	3
065-161-11	11	Single-Resid. - Improved	100 SPENCER AVE	1	19008	R-1-6	3
064-101-10	11	Single-Resid. - Improved	700 OLIMA ST	1	19206	R-1-6	3
065-123-07	11	Single-Resid. - Improved	122 SAN CARLOS AVE	1	19400	R-1-6	3
065-112-47	11	Single-Resid. - Improved	130 SANTA ROSA AVE	1	20000	R-1-6	3
065-161-04	11	Single-Resid. - Improved	33 MILLER AVE	1	20500	R-1-6	3
065-123-06	11	Single-Resid. - Improved	126 SAN CARLOS AVE	1	20592	R-1-6	3
065-191-17	11	Single-Resid. - Improved	72 PROSPECT AVE	1	20895	R-1-6	3
065-092-16	11	Single-Resid. - Improved	46 SANTA ROSA AVE	1	21000	R-1-6	3
065-195-11	11	Single-Resid. - Improved	35 CENTRAL AVE	1	21068	R-1-6	3
065-102-15	11	Single-Resid. - Improved	292 GLEN DR	1	2150	R-1-6	3
065-164-10	11	Single-Resid. - Improved	86 SAN CARLOS AVE	1	21900	R-1-6	3
065-123-05	11	Single-Resid. - Improved	117 HARRISON AVE	1	2236	R-1-6	3
065-202-03	11	Single-Resid. - Improved	72 CENTRAL AVE	1	2250	R-1-6	3
065-112-22	11	Single-Resid. - Improved	63 GLEN DR	1	2256	R-1-6	3
065-202-06	11	Single-Resid. - Improved	86 CENTRAL AVE	1	2380	R-1-6	3
065-221-09	11	Single-Resid. - Improved	553 SAUSALITO BLVD	1	2450	R-1-6	3
065-101-13	11	Single-Resid. - Improved	34 CAZNEAU AVE	1	2480	R-1-6	3
064-061-02	11	Single-Resid. - Improved	620 BUTTE ST	1	2500	R-1-6	3
065-202-40	11	Single-Resid. - Improved		0	2508	R-1-6	4
065-164-05	11	Single-Resid. - Improved	10 SAN CARLOS AVE	1	2565	R-1-6	3
065-201-15	11	Single-Resid. - Improved	75 CENTRAL AVE	1	2640	R-1-6	3
065-202-05	11	Single-Resid. - Improved	82 CENTRAL AVE	1	2720	R-1-6	3
065-193-07	11	Single-Resid. - Improved	105 PROSPECT AVE	1	2750	R-1-6	3
065-151-31	11	Single-Resid. - Improved	183 SANTA ROSA AVE	1	28000	R-1-6	3
065-221-97	11	Single-Resid. - Improved	43 CABLE ROADWAY	1	2841	R-1-6	3
064-202-02	11	Single-Resid. - Improved	35 WOODWARD AVE	1	2860	R-1-6	3
065-163-12	11	Single-Resid. - Improved	8 COOPER LN	1	2900	R-1-6	3
064-202-03	11	Single-Resid. - Improved	37 WOODWARD AVE	1	3000	R-1-6	3
064-061-01	11	Single-Resid. - Improved	600 BUTTE ST	1	3000	R-1-6	3
065-163-11	11	Single-Resid. - Improved	67 SAN CARLOS AVE	1	3000	R-1-6	3
065-201-21	11	Single-Resid. - Improved	17 SUNSHINE AVE	1	3120	R-1-6	3
065-221-10	11	Single-Resid. - Improved	549 SAUSALITO BLVD	1	3162	R-1-6	3
065-123-10	11	Single-Resid. - Improved	77 HARRISON AVE	1	31710	R-1-6	3
065-202-41	11	Single-Resid. - Improved	25 SAN CARLOS AVE	1	3200	R-1-6	3
065-222-08	11	Single-Resid. - Improved	536 SAUSALITO BLVD	1	3250	R-1-6	3
065-222-07	11	Single-Resid. - Improved	532 SAUSALITO BLVD	1	3250	R-1-6	3
065-182-10	11	Single-Resid. - Improved	80 CLOUD VIEW RD	1	32600	R-1-6	3
065-163-02	11	Single-Resid. - Improved	652 SAUSALITO BLVD	1	3264	R-1-6	3
065-091-06	11	Single-Resid. - Improved	18 SANTA ROSA AVE	1	3267	R-1-6	3
065-112-20	11	Single-Resid. - Improved	53 GLEN DR	1	3354	R-1-6	3
065-112-14	11	Single-Resid. - Improved	43 GLEN CT	1	3400	R-1-6	3
065-163-17	11	Single-Resid. - Improved	101 SAN CARLOS AVE	1	3420	R-1-6	3

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065-102-16	11	Single-Resid. - Improved	284 GLEN DR	1	3465	R-1-6	3
065-112-17	11	Single-Resid. - Improved	16 ROSE CT	1	3485	R-1-6	3
065-201-02	11	Single-Resid. - Improved	626 SAUSALITO BLVD	1	3500	R-1-6	3
065-092-30	11	Single-Resid. - Improved	200 SAN CARLOS AVE	1	3500	R-1-6	3
065-201-22	11	Single-Resid. - Improved	5 SUNSHINE AVE	1	3553	R-1-6	3
065-201-18	11	Single-Resid. - Improved	45 SUNSHINE AVE	1	3575	R-1-6	3
065-202-09	11	Single-Resid. - Improved	96 CENTRAL AVE	1	3588	R-1-6	3
065-201-28	11	Single-Resid. - Improved	101 CENTRAL AVE	1	3600	R-1-6	3
065-164-02	11	Single-Resid. - Improved	35 HARRISON AVE	1	3600	R-1-6	3
065-102-12	11	Single-Resid. - Improved	264 GLEN DR	1	3626	R-1-6	3
065-222-35	11	Single-Resid. - Improved	117 CRESCENT AVE	1	3640	R-1-6	3
065-163-20	11	Single-Resid. - Improved		0	3660	R-1-6	4
065-092-28	11	Single-Resid. - Improved	208 SAN CARLOS AVE	1	3680	R-1-6	3
065-222-36	11	Single-Resid. - Improved	123 CRESCENT AVE	2	3705	R-1-6	2
065-112-55	11	Single-Resid. - Improved	173 SAN CARLOS AVE	1	3796	R-1-6	3
065-112-45	11	Single-Resid. - Improved	11 ROSE CT	1	3825	R-1-6	3
065-112-44	11	Single-Resid. - Improved	9 ROSE CT	1	3825	R-1-6	3
065-193-23	11	Single-Resid. - Improved	107 PROSPECT AVE	1	3900	R-1-6	3
065-102-07	11	Single-Resid. - Improved	81 CAZNEAU AVE	1	3900	R-1-6	3
065-201-17	11	Single-Resid. - Improved	47 SUNSHINE AVE	1	3901	R-1-6	3
065-091-05	11	Single-Resid. - Improved	148 HARRISON AVE	1	4000	R-1-6	3
065-102-11	11	Single-Resid. - Improved	262 GLEN DR	1	4000	R-1-6	3
065-112-42	11	Single-Resid. - Improved	3 ROSE CT	1	4002	R-1-6	3
064-213-02	11	Single-Resid. - Improved	155 CAZNEAU AVE	1	4004	R-1-6	3
065-202-46	11	Single-Resid. - Improved	39 SAN CARLOS AVE	1	4026	R-1-6	3
065-102-14	11	Single-Resid. - Improved	274 GLEN DR	1	4037	R-1-6	3
065-201-27	11	Single-Resid. - Improved	103 CENTRAL AVE	1	4042	R-1-6	3
065-112-19	11	Single-Resid. - Improved	49 GLEN DR	1	4050	R-1-6	3
065-112-43	11	Single-Resid. - Improved	33 GLEN DR	1	4074	R-1-6	3
065-112-64	11	Single-Resid. - Improved	39 GLEN CT	1	4100	R-1-6	3
065-121-06	11	Single-Resid. - Improved	147 SAN CARLOS AVE	1	4154	R-1-6	3
065-223-03	11	Single-Resid. - Improved	120 CRESCENT AVE	1	4161	R-1-6	3
065-222-14	11	Single-Resid. - Improved	564 SAUSALITO BLVD	1	4182	R-1-6	3
065-112-10	11	Single-Resid. - Improved	25 GLEN CT	1	4200	R-1-6	3
064-194-07	11	Single-Resid. - Improved	48 WOODWARD AVE	1	4200	R-1-6	3
065-222-50	11	Single-Resid. - Improved		1	4200	R-1-6	3
065-102-05	11	Single-Resid. - Improved	89 CAZNEAU AVE	1	4200	R-1-6	3
064-243-03	11	Single-Resid. - Improved	7 CURREY AVE	1	4209	R-1-6	3
065-112-18	11	Single-Resid. - Improved	12 ROSE CT	1	4230	R-1-6	3
065-222-49	11	Single-Resid. - Improved	528 SAUSALITO BLVD	1	4250	R-1-6	3
065-161-06	11	Single-Resid. - Improved	11 MILLER AVE	1	4260	R-1-6	3
065-091-10	11	Single-Resid. - Improved	168 HARRISON AVE	2	42600	R-1-6	2
065-202-11	11	Single-Resid. - Improved	102 CENTRAL AVE	1	4290	R-1-6	3
065-191-27	11	Single-Resid. - Improved	117 CLOUD VIEW RD	1	4320	R-1-6	3
065-222-34	11	Single-Resid. - Improved	111 CRESCENT AVE	1	4320	R-1-6	3
065-092-29	11	Single-Resid. - Improved	210 SAN CARLOS AVE	1	4320	R-1-6	3
064-213-10	11	Single-Resid. - Improved	10 CURREY AVE	1	4352	R-1-6	3
065-112-06	11	Single-Resid. - Improved	29 GLEN DR	1	4365	R-1-6	3
065-164-01	11	Single-Resid. - Improved	41 HARRISON AVE	1	4380	R-1-6	3
065-102-04	11	Single-Resid. - Improved	93 CAZNEAU AVE	1	4400	R-1-6	3
065-202-08	11	Single-Resid. - Improved	92 CENTRAL AVE	1	4400	R-1-6	3
064-202-09	11	Single-Resid. - Improved	75 PLATT AVE	1	4488	R-1-6	3
065-164-04	11	Single-Resid. - Improved	2 SAN CARLOS AVE	1	4488	R-1-6	3
065-163-39	11	Single-Resid. - Improved	1 SWEETBRIAR LN	1	4500	R-1-6	3
065-222-28	11	Single-Resid. - Improved	93 CRESCENT AVE	1	4500	R-1-6	3

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065-123-11	11	Single-Resid. - Improved	45 HARRISON AVE	1	4500	R-1-6	3
065-161-05	11	Single-Resid. - Improved	21 MILLER AVE	1	4550	R-1-6	3
065-161-01	11	Single-Resid. - Improved	104 SPENCER AVE	1	4560	R-1-6	3
065-091-03	11	Single-Resid. - Improved	4 SANTA ROSA AVE	1	4560	R-1-6	3
065-223-22	11	Single-Resid. - Improved	1 LOWER CRESCENT AVE	1	4600	R-1-6	3
065-152-10	11	Single-Resid. - Improved	141 SPENCER AVE	1	4636	R-1-6	3
065-163-19	11	Single-Resid. - Improved	33 SPENCER AVE	1	4650	R-1-6	3
065-102-08	11	Single-Resid. - Improved	77 CAZNEAU AVE	1	4650	R-1-6	3
065-103-02	11	Single-Resid. - Improved	70 GLEN DR	1	4662	R-1-6	3
065-162-20	11	Single-Resid. - Improved	621 SAUSALITO BLVD	1	4675	R-1-6	3
065-102-03	11	Single-Resid. - Improved	282 GLEN DR	1	4675	R-1-6	3
065-223-14	11	Single-Resid. - Improved	35 LOWER CRESCENT AVE	1	4692	R-1-6	3
065-223-17	11	Single-Resid. - Improved	21 LOWER CRESCENT AVE	1	4700	R-1-6	3
065-223-16	11	Single-Resid. - Improved	25 LOWER CRESCENT AVE	1	4700	R-1-6	3
065-202-47	11	Single-Resid. - Improved	53 ATWOOD AVE	1	4717	R-1-6	3
065-163-09	11	Single-Resid. - Improved	14 SUNSHINE AVE	1	4736	R-1-6	3
065-202-07	11	Single-Resid. - Improved	88 CENTRAL AVE	1	4750	R-1-6	3
065-151-06	11	Single-Resid. - Improved	139 SANTA ROSA AVE	1	4752	R-1-6	3
064-204-29	11	Single-Resid. - Improved	39 WRAY AVE	1	4760	R-1-6	3
065-161-09	11	Single-Resid. - Improved	58 SPENCER AVE	1	4800	R-1-6	3
065-222-37	11	Single-Resid. - Improved	127 CRESCENT AVE	1	4800	R-1-6	3
065-103-23	11	Single-Resid. - Improved	55 CAZNEAU AVE	1	4800	R-1-6	3
065-161-08	11	Single-Resid. - Improved	5 MILLER AVE LWR	1	4818	R-1-6	3
065-223-05	11	Single-Resid. - Improved	122 CRESCENT AVE	1	4850	R-1-6	3
065-121-05	11	Single-Resid. - Improved	87 SANTA ROSA AVE	1	4851	R-1-6	3
065-101-14	11	Single-Resid. - Improved	36 CAZNEAU AVE	1	4872	R-1-6	3
065-091-07	11	Single-Resid. - Improved	174 HARRISON AVE	1	4900	R-1-6	3
065-223-15	11	Single-Resid. - Improved	29 LOWER CRESCENT AVE	2	4902	R-1-6	2
064-204-18	11	Single-Resid. - Improved	72 PLATT AVE	1	4914	R-1-6	3
064-204-30	11	Single-Resid. - Improved	50 PLATT AVE	1	4928	R-1-6	3
065-102-09	11	Single-Resid. - Improved	73 CAZNEAU AVE	1	4950	R-1-6	3
065-223-13	11	Single-Resid. - Improved	39 LOWER CRESCENT AVE	1	5000	R-1-6	3
065-092-38	11	Single-Resid. - Improved	166 SAN CARLOS AVE	1	5000	R-1-6	3
065-202-12	11	Single-Resid. - Improved	108 CENTRAL AVE	1	5000	R-1-6	3
065-121-02	11	Single-Resid. - Improved	105 SANTA ROSA AVE	1	5005	R-1-6	3
065-092-13	11	Single-Resid. - Improved	36 SANTA ROSA AVE	1	5022	R-1-6	3
065-221-20	11	Single-Resid. - Improved	137 PROSPECT AVE	1	5032	R-1-6	3
065-202-31	11	Single-Resid. - Improved	410 NORTH ST	1	5032	R-1-6	3
065-112-35	11	Single-Resid. - Improved	166 SANTA ROSA AVE	1	5040	R-1-6	3
065-221-62	11	Single-Resid. - Improved	505 SAUSALITO BLVD	1	5040	R-1-6	3
065-191-33	11	Single-Resid. - Improved	109 CLOUD VIEW RD	1	5040	R-1-6	3
065-091-08	11	Single-Resid. - Improved	199 BULKLEY AVE	1	5040	R-1-6	3
065-182-06	11	Single-Resid. - Improved	169 SPENCER AVE	1	5040	R-1-6	3
065-222-05	11	Single-Resid. - Improved	149 CRESCENT AVE	1	5040	R-1-6	3
065-202-33	11	Single-Resid. - Improved	500 NORTH ST	1	5040	R-1-6	3
065-182-48	11	Single-Resid. - Improved	66 CLOUD VIEW RD	1	5042	R-1-6	3
065-123-17	11	Single-Resid. - Improved	55 SANTA ROSA AVE	1	5049	R-1-6	3
065-202-32	11	Single-Resid. - Improved	416 NORTH ST	1	5060	R-1-6	3
065-202-53	11	Single-Resid. - Improved	23 ATWOOD AVE	1	5066	R-1-6	3
064-201-16	11	Single-Resid. - Improved	51 MARIE ST	1	5085	R-1-6	3
065-152-02	11	Single-Resid. - Improved	10 BOOKER AVE	1	5088	R-1-6	3
065-223-06	11	Single-Resid. - Improved	128 CRESCENT AVE	1	5100	R-1-6	3
065-141-32	11	Single-Resid. - Improved	67 CAZNEAU AVE	1	5115	R-1-6	3
065-092-23	11	Single-Resid. - Improved	172 SAN CARLOS AVE	1	5125	R-1-6	3
065-221-61	11	Single-Resid. - Improved	503 SAUSALITO BLVD	1	5159	R-1-6	3

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065-103-13	11	Single-Resid. - Improved	11 CAZNEAU AVE	1	5160	R-1-6	3
064-194-06	11	Single-Resid. - Improved	68 WOODWARD AVE	1	5170	R-1-6	3
065-221-57	11	Single-Resid. - Improved	509 SAUSALITO BLVD	1	5175	R-1-6	3
064-194-02	11	Single-Resid. - Improved	67 MARIE ST	2	5175	R-1-6	2
065-193-30	11	Single-Resid. - Improved		1	5180	R-1-6	3
065-182-07	11	Single-Resid. - Improved	19 BOOKER AVE	1	5180	R-1-6	3
064-243-20	11	Single-Resid. - Improved	241 GLEN DR	1	5200	R-1-6	3
065-162-06	11	Single-Resid. - Improved	8 SPENCER CT	1	5200	R-1-6	3
065-191-68	11	Single-Resid. - Improved	86 PROSPECT AVE	1	5200	R-1-6	3
064-061-09	11	Single-Resid. - Improved	508 OLIMA ST	1	5200	R-1-6	3
064-061-08	11	Single-Resid. - Improved	504 OLIMA ST	1	5200	R-1-6	3
065-202-29	11	Single-Resid. - Improved	400 NORTH ST	1	5200	R-1-6	3
064-194-03	11	Single-Resid. - Improved	61 MARIE ST	1	5220	R-1-6	3
065-112-60	11	Single-Resid. - Improved	193 SAN CARLOS AVE	1	5225	R-1-6	3
065-182-23	11	Single-Resid. - Improved	110 CLOUD VIEW RD	1	5229	R-1-6	3
065-202-37	11	Single-Resid. - Improved	1 HARRISON AVE	1	5229	R-1-6	3
065-191-43	11	Single-Resid. - Improved	1 CHANNING WAY	1	5280	R-1-6	3
065-103-10	11	Single-Resid. - Improved	59 CAZNEAU AVE	1	5280	R-1-6	3
065-195-09	11	Single-Resid. - Improved	24 CABLE ROADWAY	1	5292	R-1-6	3
064-243-06	11	Single-Resid. - Improved	267 GLEN DR	1	5300	R-1-6	3
065-112-39	11	Single-Resid. - Improved	160 SANTA ROSA AVE	1	5300	R-1-6	3
065-182-20	11	Single-Resid. - Improved	181 SPENCER AVE	1	5307	R-1-6	3
065-141-09	11	Single-Resid. - Improved	230 GLEN DR	1	5335	R-1-6	3
065-182-22	11	Single-Resid. - Improved	245 SPENCER AVE	1	5346	R-1-6	3
065-121-04	11	Single-Resid. - Improved	91 SANTA ROSA AVE	1	5355	R-1-6	3
065-223-02	11	Single-Resid. - Improved	112 CRESCENT AVE	1	5355	R-1-6	3
064-301-07	11	Single-Resid. - Improved	10 LINCOLN DR	1	5358	R-1-6	3
065-152-14	11	Single-Resid. - Improved	121 SPENCER AVE	1	5368	R-1-6	3
065-221-16	11	Single-Resid. - Improved	519 SAUSALITO BLVD	1	5368	R-1-6	3
065-221-50	11	Single-Resid. - Improved	565 SAUSALITO BLVD	1	5376	R-1-6	3
065-221-15	11	Single-Resid. - Improved	521 SAUSALITO BLVD	1	5377	R-1-6	3
064-243-24	11	Single-Resid. - Improved	261 GLEN DR	1	5382	R-1-6	3
065-112-07	11	Single-Resid. - Improved	11 GLEN CT	1	5390	R-1-6	3
065-112-28	11	Single-Resid. - Improved	99 GLEN DR	1	5390	R-1-6	3
065-193-25	11	Single-Resid. - Improved	47 PROSPECT AVE	1	5390	R-1-6	3
065-202-51	11	Single-Resid. - Improved	33 SAN CARLOS AVE	1	5390	R-1-6	3
065-161-07	11	Single-Resid. - Improved	7 MILLER AVE	2	5400	R-1-6	2
065-191-09	11	Single-Resid. - Improved	71 CLOUD VIEW RD	1	5400	R-1-6	3
065-223-25	11	Single-Resid. - Improved	654 MAIN ST	1	5400	R-1-6	3
064-194-01	11	Single-Resid. - Improved	73 MARIE ST	1	5440	R-1-6	3
065-121-13	11	Single-Resid. - Improved	97 SANTA ROSA AVE	2	5460	R-1-6	2
064-243-18	11	Single-Resid. - Improved	61 GEORGE LN	1	5472	R-1-6	3
065-112-41	11	Single-Resid. - Improved	144 SANTA ROSA AVE	1	5500	R-1-6	3
065-191-08	11	Single-Resid. - Improved	73 CLOUD VIEW RD	1	5500	R-1-6	3
065-223-07	11	Single-Resid. - Improved	130 CRESCENT AVE	1	5500	R-1-6	3
065-191-26	11	Single-Resid. - Improved	115 CLOUD VIEW RD	1	5500	R-1-6	3
065-092-19	11	Single-Resid. - Improved	164 SAN CARLOS AVE	1	5500	R-1-6	3
065-112-08	11	Single-Resid. - Improved	17 GLEN CT	1	5504	R-1-6	3
065-181-28	11	Single-Resid. - Improved	257 SANTA ROSA AVE	1	5520	R-1-6	3
065-112-38	11	Single-Resid. - Improved	162 SANTA ROSA AVE	1	5530	R-1-6	3
065-182-27	11	Single-Resid. - Improved	102 CLOUD VIEW RD	1	5548	R-1-6	3
065-201-25	11	Single-Resid. - Improved	111 CENTRAL AVE	2	5550	R-1-6	2
065-162-09	11	Single-Resid. - Improved	25 SPENCER CT	1	5550	R-1-6	3
065-181-45	11	Single-Resid. - Improved	253 SANTA ROSA AVE	1	5600	R-1-6	3
065-223-08	11	Single-Resid. - Improved	134 CRESCENT AVE	1	5600	R-1-6	3

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065-092-22	11	Single-Resid. - Improved	170 SAN CARLOS AVE	1	5600	R-1-6	3
065-102-13	11	Single-Resid. - Improved	270 GLEN DR	1	5600	R-1-6	3
065-202-20	11	Single-Resid. - Improved	39 ATWOOD AVE	1	5616	R-1-6	3
065-162-10	11	Single-Resid. - Improved	1 SPENCER CT	1	5623	R-1-6	3
065-191-28	11	Single-Resid. - Improved	105 CLOUD VIEW RD	1	5624	R-1-6	3
065-222-39	11	Single-Resid. - Improved	540 SAUSALITO BLVD	2	5632	R-1-6	2
065-202-30	11	Single-Resid. - Improved	406 NORTH ST	1	5640	R-1-6	3
064-204-01	11	Single-Resid. - Improved	88 PLATT AVE	1	5640	R-1-6	3
065-191-42	11	Single-Resid. - Improved	162 PROSPECT AVE	1	5680	R-1-6	3
065-141-39	11	Single-Resid. - Improved	140 GLEN DR	1	5684	R-1-6	3
065-182-28	11	Single-Resid. - Improved	175 SPENCER AVE	1	5688	R-1-6	3
065-112-09	11	Single-Resid. - Improved	21 GLEN CT	1	5700	R-1-6	3
065-223-10	11	Single-Resid. - Improved	140 CRESCENT AVE	1	5700	R-1-6	3
065-163-37	11	Single-Resid. - Improved	73 SAN CARLOS AVE	1	5700	R-1-6	3
065-092-15	11	Single-Resid. - Improved	40 SANTA ROSA AVE	1	5700	R-1-6	3
065-221-70	11	Single-Resid. - Improved	529 SAUSALITO BLVD	1	5720	R-1-6	3
065-221-69	11	Single-Resid. - Improved		1	5720	R-1-6	3
065-151-17	11	Single-Resid. - Improved		0	5720	R-1-6	4
065-151-14	11	Single-Resid. - Improved	172 SPENCER AVE	1	5742	R-1-6	3
064-213-13	11	Single-Resid. - Improved	26 CURREY AVE	1	5775	R-1-6	3
065-181-41	11	Single-Resid. - Improved	240 SPENCER AVE	1	5782	R-1-6	3
065-164-09	11	Single-Resid. - Improved	78 SAN CARLOS AVE	1	5782	R-1-6	3
065-151-01	11	Single-Resid. - Improved	164 SPENCER AVE	1	5795	R-1-6	3
065-141-11	11	Single-Resid. - Improved	244 GLEN DR	1	5800	R-1-6	3
065-202-24	11	Single-Resid. - Improved	25 ATWOOD AVE	1	5800	R-1-6	3
064-204-05	11	Single-Resid. - Improved	199 CAZNEAU AVE	1	5800	R-1-6	3
064-301-09	11	Single-Resid. - Improved	24 LINCOLN DR	1	5820	R-1-6	3
065-092-39	11	Single-Resid. - Improved	168 SAN CARLOS AVE A	1	5840	R-1-6	3
065-112-53	11	Single-Resid. - Improved	108 SANTA ROSA AVE	1	5850	R-1-6	3
065-191-29	11	Single-Resid. - Improved	111 CLOUD VIEW RD	1	5850	R-1-6	3
064-303-22	11	Single-Resid. - Improved	55 LINCOLN DR	1	5856	R-1-6	3
065-112-30	11	Single-Resid. - Improved	101 GLEN DR	1	5859	R-1-6	3
065-182-04	11	Single-Resid. - Improved	86 CLOUD VIEW RD	1	5865	R-1-6	3
065-222-42	11	Single-Resid. - Improved	103 CRESCENT AVE	1	5865	R-1-6	3
065-193-03	11	Single-Resid. - Improved	40 CABLE ROADWAY	1	5871	R-1-6	3
065-121-01	11	Single-Resid. - Improved	107 SANTA ROSA AVE	1	5880	R-1-6	3
064-202-10	11	Single-Resid. - Improved	67 PLATT AVE	1	5880	R-1-6	3
064-303-21	11	Single-Resid. - Improved	51 LINCOLN DR	1	5880	R-1-6	3
065-151-19	11	Single-Resid. - Improved	131 SANTA ROSA AVE	1	5883	R-1-6	3
065-151-20	11	Single-Resid. - Improved	129 SANTA ROSA AVE	1	5883	R-1-6	3
064-192-02	11	Single-Resid. - Improved	141 WOODWARD AVE	1	5916	R-1-6	3
064-322-14	11	Single-Resid. - Improved	57 LINCOLN DR	1	5922	R-1-6	3
065-141-28	11	Single-Resid. - Improved	124 GLEN DR	1	5959	R-1-6	3
065-103-12	11	Single-Resid. - Improved	15 CAZNEAU AVE	1	5980	R-1-6	3
064-303-03	11	Single-Resid. - Improved	127 BUCHANAN DR	1	5992	R-1-6	3
065-112-12	11	Single-Resid. - Improved	37 GLEN CT	1	6000	R-1-6	3
065-221-17	11	Single-Resid. - Improved	515 SAUSALITO BLVD	1	6000	R-1-6	3
065-162-33	11	Single-Resid. - Improved	30 SPENCER CT	1	6000	R-1-6	3
065-151-36	11	Single-Resid. - Improved	134 SPENCER AVE	1	6000	R-1-6	3
064-061-10	11	Single-Resid. - Improved	627 COLOMA ST	1	6000	R-1-6	3
064-061-14	11	Single-Resid. - Improved	611 COLOMA ST	1	6000	R-1-6	3
064-061-05	11	Single-Resid. - Improved	680 BUTTE ST	1	6000	R-1-6	3
064-061-16	11	Single-Resid. - Improved	605 COLOMA ST	1	6000	R-1-6	3
064-061-17	11	Single-Resid. - Improved	309 TOMALES ST	1	6000	R-1-6	3
064-061-15	11	Single-Resid. - Improved	607 COLOMA ST	1	6000	R-1-6	3

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064-061-12	11	Single-Resid. - Improved	619 COLOMA ST	1	6000	R-1-6	3
064-061-11	11	Single-Resid. - Improved	623 COLOMA ST	1	6000	R-1-6	3
064-061-06	11	Single-Resid. - Improved	690 BUTTE ST	1	6000	R-1-6	3
064-061-13	11	Single-Resid. - Improved	615 COLOMA ST	1	6000	R-1-6	3
064-061-03	11	Single-Resid. - Improved	640 BUTTE ST	1	6000	R-1-6	3
065-223-26	11	Single-Resid. - Improved	3 LOWER CRESCENT AVE	1	6000	R-1-6	3
065-222-41	11	Single-Resid. - Improved	524 SAUSALITO BLVD	1	6000	R-1-6	3
065-092-31	11	Single-Resid. - Improved	189 HARRISON AVE	1	6000	R-1-6	3
064-101-04	11	Single-Resid. - Improved	625 OLIMA ST	1	6000	R-1-6	3
064-101-03	11	Single-Resid. - Improved	655 OLIMA ST	1	6000	R-1-6	3
064-204-37	11	Single-Resid. - Improved	167 CAZNEAU AVE	1	6000	R-1-6	3
064-204-31	11	Single-Resid. - Improved	183 CAZNEAU AVE	1	6000	R-1-6	3
065-151-38	11	Single-Resid. - Improved	112 SPENCER AVE	1	6001	R-1-6	3
065-163-34	11	Single-Resid. - Improved	39 COOPER LN	1	6008	R-1-6	3
065-191-77	11	Single-Resid. - Improved	23 CHANNING WAY	1	6018	R-1-6	3
064-303-16	11	Single-Resid. - Improved	25 LINCOLN DR	1	6018	R-1-6	3
065-191-71	11	Single-Resid. - Improved	63 CLOUD VIEW RD	1	6019	R-1-6	3
064-204-19	11	Single-Resid. - Improved	66 PLATT AVE	1	6032	R-1-6	3
065-151-37	11	Single-Resid. - Improved	136 SPENCER AVE	1	6047	R-1-6	3
065-153-07	11	Single-Resid. - Improved	1 CLOUD VIEW CIR	1	6048	R-1-6	3
065-122-08	11	Single-Resid. - Improved		1	6050	R-1-6	3
065-163-28	11	Single-Resid. - Improved	32 SUNSHINE AVE	1	6050	R-1-6	3
065-163-16	11	Single-Resid. - Improved	97 SAN CARLOS AVE	1	6050	R-1-6	3
065-181-15	11	Single-Resid. - Improved	188 SPENCER AVE	1	6060	R-1-6	3
065-181-16	11	Single-Resid. - Improved	180 SPENCER AVE	1	6060	R-1-6	3
065-141-27	11	Single-Resid. - Improved	120 GLEN DR	1	6076	R-1-6	3
065-195-20	11	Single-Resid. - Improved	590 SAUSALITO BLVD	1	6089	R-1-6	3
064-301-06	11	Single-Resid. - Improved	186 BUCHANAN DR	1	6090	R-1-6	3
065-103-14	11	Single-Resid. - Improved	9 CAZNEAU AVE	1	6090	R-1-6	3
065-141-29	11	Single-Resid. - Improved	128 GLEN DR	1	6099	R-1-6	3
065-191-44	11	Single-Resid. - Improved	7 CHANNING WAY	1	6100	R-1-6	3
064-303-04	11	Single-Resid. - Improved	125 BUCHANAN DR	1	6102	R-1-6	3
065-193-24	11	Single-Resid. - Improved	43 PROSPECT AVE	1	6105	R-1-6	3
065-182-01	11	Single-Resid. - Improved	74 CLOUD VIEW RD	1	6110	R-1-6	3
065-152-06	11	Single-Resid. - Improved	26 CLOUD VIEW RD	1	6120	R-1-6	3
065-162-17	11	Single-Resid. - Improved	645 SAUSALITO BLVD	1	6120	R-1-6	3
065-191-38	11	Single-Resid. - Improved	142 PROSPECT AVE	1	6120	R-1-6	3
064-204-13	11	Single-Resid. - Improved	26 WRAY AVE	1	6120	R-1-6	3
064-204-07	11	Single-Resid. - Improved	187 CAZNEAU AVE	1	6120	R-1-6	3
065-092-25	11	Single-Resid. - Improved	182 SAN CARLOS AVE	1	6150	R-1-6	3
065-201-40	11	Single-Resid. - Improved	45 CENTRAL AVE	1	6160	R-1-6	3
065-151-29	11	Single-Resid. - Improved	158 SPENCER AVE	1	6164	R-1-6	3
064-303-01	11	Single-Resid. - Improved	155 BUCHANAN DR	1	6175	R-1-6	3
064-301-11	11	Single-Resid. - Improved	42 LINCOLN DR	1	6180	R-1-6	3
064-101-02	11	Single-Resid. - Improved	675 OLIMA ST	1	6180	R-1-6	3
065-112-05	11	Single-Resid. - Improved	25 GLEN DR	1	6204	R-1-6	3
065-162-12	11	Single-Resid. - Improved	675 SAUSALITO BLVD	1	6240	R-1-6	3
065-202-23	11	Single-Resid. - Improved	27 ATWOOD AVE	1	6240	R-1-6	3
065-191-45	11	Single-Resid. - Improved	13 CHANNING WAY	1	6254	R-1-6	3
064-301-10	11	Single-Resid. - Improved	34 LINCOLN DR	1	6262	R-1-6	3
065-151-16	11	Single-Resid. - Improved	150 SPENCER AVE	1	6270	R-1-6	3
065-141-30	11	Single-Resid. - Improved	132 GLEN DR	1	6270	R-1-6	3
064-301-12	11	Single-Resid. - Improved	50 LINCOLN DR	1	6300	R-1-6	3
065-201-29	11	Single-Resid. - Improved	95 CENTRAL AVE	1	6300	R-1-6	3
065-142-39	11	Single-Resid. - Improved	264 SANTA ROSA AVE	1	6300	R-1-6	3

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065-162-26	11	Single-Resid. - Improved	89 SPENCER AVE	1	6300	R-1-6	3
064-303-02	11	Single-Resid. - Improved	129 BUCHANAN DR	1	6300	R-1-6	3
064-303-17	11	Single-Resid. - Improved	21 LINCOLN DR	1	6300	R-1-6	3
065-103-34	11	Single-Resid. - Improved	33 CAZNEAU AVE	1	6300	R-1-6	3
064-303-19	11	Single-Resid. - Improved	41 LINCOLN DR	1	6308	R-1-6	3
064-301-08	11	Single-Resid. - Improved	183 BUCHANAN DR	1	6324	R-1-6	3
065-193-32	11	Single-Resid. - Improved	69 PROSPECT AVE	1	6344	R-1-6	3
065-152-15	11	Single-Resid. - Improved	18 CLOUD VIEW RD	1	6364	R-1-6	3
064-303-05	11	Single-Resid. - Improved	121 BUCHANAN DR	1	6372	R-1-6	3
065-223-12	11	Single-Resid. - Improved	49 LOWER CRESCENT AVE	1	6373	R-1-6	3
065-141-38	11	Single-Resid. - Improved	164 GLEN DR	1	6373	R-1-6	3
065-193-04	11	Single-Resid. - Improved	50 CABLE ROADWAY	1	6375	R-1-6	3
065-202-55	11	Single-Resid. - Improved	43 SAN CARLOS AVE	1	6375	R-1-6	3
064-213-17	11	Single-Resid. - Improved	46 CURREY AVE	1	6380	R-1-6	3
065-151-09	11	Single-Resid. - Improved	128 SPENCER AVE	1	6390	R-1-6	3
065-182-19	11	Single-Resid. - Improved	70 CLOUD VIEW RD	1	6396	R-1-6	3
065-195-02	11	Single-Resid. - Improved	600 SAUSALITO BLVD	1	6400	R-1-6	3
064-233-07	11	Single-Resid. - Improved	46 PLATT AVE	1	6413	R-1-6	3
064-204-12	11	Single-Resid. - Improved	22 WRAY AVE	1	6420	R-1-6	3
064-213-11	11	Single-Resid. - Improved	32 CURREY AVE	1	6426	R-1-6	3
065-121-15	11	Single-Resid. - Improved	35 MILLER AVE	1	6441	R-1-6	3
064-213-06	11	Single-Resid. - Improved	121 CAZNEAU AVE	2	6480	R-1-6	2
064-321-02	11	Single-Resid. - Improved	56 LINCOLN DR	1	6500	R-1-6	3
065-223-29	11	Single-Resid. - Improved	76 CRESCENT AVE	1	6500	R-1-6	3
065-222-43	11	Single-Resid. - Improved	95 CRESCENT AVE	1	6500	R-1-6	3
065-223-27	11	Single-Resid. - Improved	17 LOWER CRESCENT AVE	1	6510	R-1-6	3
064-204-40	11	Single-Resid. - Improved	70 CURREY AVE	1	6522	R-1-6	3
065-152-01	11	Single-Resid. - Improved	30 BOOKER AVE	1	6525	R-1-6	3
065-182-08	11	Single-Resid. - Improved	46 CLOUD VIEW RD	1	6525	R-1-6	3
065-152-09	11	Single-Resid. - Improved	4 CLOUD VIEW RD	1	6534	R-1-6	3
064-204-10	11	Single-Resid. - Improved	10 WRAY AVE	1	6540	R-1-6	3
064-303-15	11	Single-Resid. - Improved	31 LINCOLN DR	1	6549	R-1-6	3
064-193-14	11	Single-Resid. - Improved	64 MARIE ST	1	6552	R-1-6	3
064-204-02	11	Single-Resid. - Improved	84 PLATT AVE	1	6555	R-1-6	3
064-204-38	11	Single-Resid. - Improved	171 CAZNEAU AVE	1	6562	R-1-6	3
065-201-01	11	Single-Resid. - Improved	622 SAUSALITO BLVD	1	6580	R-1-6	3
065-152-11	11	Single-Resid. - Improved	4 BOOKER AVE	1	6586	R-1-6	3
065-112-21	11	Single-Resid. - Improved	59 GLEN DR	1	6596	R-1-6	3
065-191-55	11	Single-Resid. - Improved	65 CLOUD VIEW RD	1	6600	R-1-6	3
065-141-33	11	Single-Resid. - Improved	65 CAZNEAU AVE	1	6600	R-1-6	3
064-204-06	11	Single-Resid. - Improved	191 CAZNEAU AVE	1	6600	R-1-6	3
064-301-15	11	Single-Resid. - Improved	195 BUCHANAN DR	1	6608	R-1-6	3
064-213-14	11	Single-Resid. - Improved	50 CURREY AVE	1	6624	R-1-6	3
065-092-42	11	Single-Resid. - Improved	163 HARRISON AVE	1	6630	R-1-6	3
064-213-15	11	Single-Resid. - Improved	60 CURREY AVE	1	6640	R-1-6	3
065-193-02	11	Single-Resid. - Improved	575 SAUSALITO BLVD	1	6650	R-1-6	3
065-141-35	11	Single-Resid. - Improved	61 CAZNEAU AVE	1	6660	R-1-6	3
065-222-51	11	Single-Resid. - Improved	137 CRESCENT AVE	1	6663	R-1-6	3
065-123-14	11	Single-Resid. - Improved	98 SAN CARLOS AVE	1	6678	R-1-6	3
064-303-06	11	Single-Resid. - Improved	115 BUCHANAN DR	1	6696	R-1-6	3
064-243-25	11	Single-Resid. - Improved	255 GLEN DR	1	6708	R-1-6	3
065-122-07	11	Single-Resid. - Improved	40 MILLER AVE	1	6710	R-1-6	3
064-303-13	11	Single-Resid. - Improved	1 WILLIAM CT	1	6716	R-1-6	3
065-195-05	11	Single-Resid. - Improved	618 SAUSALITO BLVD	1	6720	R-1-6	3
065-195-04	11	Single-Resid. - Improved	614 SAUSALITO BLVD	1	6720	R-1-6	3

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064-101-15	11	Single-Resid. - Improved	695 OLIMA ST	1	6720	R-1-6	3
065-103-38	11	Single-Resid. - Improved	88 GLEN DR	1	6720	R-1-6	3
065-123-09	11	Single-Resid. - Improved	79 HARRISON AVE	1	6732	R-1-6	3
065-092-24	11	Single-Resid. - Improved	174 SAN CARLOS AVE	1	6750	R-1-6	3
065-181-43	11	Single-Resid. - Improved	250 SPENCER AVE	1	6783	R-1-6	3
065-191-46	11	Single-Resid. - Improved	15 CHANNING WAY	1	6784	R-1-6	3
064-204-14	11	Single-Resid. - Improved	32 WRAY AVE	1	6784	R-1-6	3
065-202-16	11	Single-Resid. - Improved	37 SAN CARLOS AVE	1	6786	R-1-6	3
065-191-47	11	Single-Resid. - Improved	17 CHANNING WAY	1	6789	R-1-6	3
065-223-28	11	Single-Resid. - Improved	5 LOWER CRESCENT AVE	1	6793	R-1-6	3
065-092-32	11	Single-Resid. - Improved	187 HARRISON AVE	1	6800	R-1-6	3
065-201-43	11	Single-Resid. - Improved	41 CENTRAL AVE	1	6803	R-1-6	3
064-301-05	11	Single-Resid. - Improved	2 LINCOLN DR	1	6804	R-1-6	3
064-303-12	11	Single-Resid. - Improved	7 WILLIAM CT	1	6804	R-1-6	3
064-233-08	11	Single-Resid. - Improved	42 PLATT AVE	1	6820	R-1-6	3
065-191-64	11	Single-Resid. - Improved	120 PROSPECT AVE	1	6825	R-1-6	3
065-112-26	11	Single-Resid. - Improved	87 GLEN DR	1	6832	R-1-6	3
065-141-37	11	Single-Resid. - Improved	210 GLEN DR	1	6840	R-1-6	3
064-204-11	11	Single-Resid. - Improved	18 WRAY AVE	1	6840	R-1-6	3
065-162-03	11	Single-Resid. - Improved	87 SPENCER AVE	1	6850	R-1-6	3
065-201-32	11	Single-Resid. - Improved	71 SUNSHINE AVE	1	6860	R-1-6	3
065-112-32	11	Single-Resid. - Improved	170 SANTA ROSA AVE	1	6893	R-1-6	3
065-202-28	11	Single-Resid. - Improved	1 ATWOOD AVE	1	6900	R-1-6	3
064-301-13	11	Single-Resid. - Improved	185 BUCHANAN DR	1	6902	R-1-6	3
064-303-18	11	Single-Resid. - Improved	6 WILLIAM CT	1	6916	R-1-6	3
065-112-23	11	Single-Resid. - Improved	71 GLEN DR	1	6919	R-1-6	3
064-204-04	11	Single-Resid. - Improved	205 CAZNEAU AVE	1	6956	R-1-6	3
065-191-72	11	Single-Resid. - Improved	68 PROSPECT AVE	1	7000	R-1-6	3
065-153-15	11	Single-Resid. - Improved	3 CLOUD VIEW CIR	1	7000	R-1-6	3
065-091-13	11	Single-Resid. - Improved		0	7000	R-1-6	4
065-092-26	11	Single-Resid. - Improved	194 SAN CARLOS AVE	1	7000	R-1-6	3
065-103-21	11	Single-Resid. - Improved	74 GLEN DR	1	7000	R-1-6	3
065-103-37	11	Single-Resid. - Improved	90 GLEN DR	1	7000	R-1-6	3
065-201-19	11	Single-Resid. - Improved	39 SUNSHINE AVE	1	7020	R-1-6	3
065-141-12	11	Single-Resid. - Improved	254 GLEN DR	1	7020	R-1-6	3
065-152-05	11	Single-Resid. - Improved	32 CLOUD VIEW RD	1	7030	R-1-6	3
065-201-20	11	Single-Resid. - Improved	21 SUNSHINE AVE	1	7040	R-1-6	3
065-151-04	11	Single-Resid. - Improved	141 SANTA ROSA AVE	1	7040	R-1-6	3
064-301-03	11	Single-Resid. - Improved	196 BUCHANAN DR	1	7050	R-1-6	3
064-233-09	11	Single-Resid. - Improved	38 PLATT AVE	1	7052	R-1-6	3
065-191-41	11	Single-Resid. - Improved	158 PROSPECT AVE	1	7052	R-1-6	3
065-182-11	11	Single-Resid. - Improved	84 CLOUD VIEW RD	1	7068	R-1-6	3
064-303-07	11	Single-Resid. - Improved	111 BUCHANAN DR	1	7068	R-1-6	3
064-243-14	11	Single-Resid. - Improved	47 GEORGE LN	1	7080	R-1-6	3
065-201-04	11	Single-Resid. - Improved	79 SUNSHINE AVE	1	7100	R-1-6	3
064-233-02	11	Single-Resid. - Improved	2 PLATT AVE	1	7107	R-1-6	3
065-191-48	11	Single-Resid. - Improved	100 PROSPECT AVE	1	7110	R-1-6	3
065-153-16	11	Single-Resid. - Improved	4 CLOUD VIEW CIR	1	7121	R-1-6	3
065-121-03	11	Single-Resid. - Improved	95 SANTA ROSA AVE	1	7125	R-1-6	3
064-301-14	11	Single-Resid. - Improved	191 BUCHANAN DR	1	7139	R-1-6	3
065-202-21	11	Single-Resid. - Improved	33 ATWOOD AVE	1	7139	R-1-6	3
065-193-13	11	Single-Resid. - Improved	57 PROSPECT AVE	1	7150	R-1-6	3
065-112-27	11	Single-Resid. - Improved	91 GLEN DR	1	7200	R-1-6	3
065-201-06	11	Single-Resid. - Improved	55 CENTRAL AVE	1	7208	R-1-6	3
065-182-47	11	Single-Resid. - Improved	62 CLOUD VIEW RD	1	7209	R-1-6	3

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065-202-61	11	Single-Resid. - Improved	110 CENTRAL AVE	1	7220	R-1-6	3
065-201-08	11	Single-Resid. - Improved	49 CENTRAL AVE	1	7250	R-1-6	3
065-201-34	11	Single-Resid. - Improved	1 SUNSHINE AVE	1	7252	R-1-6	3
065-221-44	11	Single-Resid. - Improved	125 PROSPECT AVE	1	7259	R-1-6	3
064-193-15	11	Single-Resid. - Improved	72 MARIE ST	1	7260	R-1-6	3
065-202-14	11	Single-Resid. - Improved	114 CENTRAL AVE	1	7290	R-1-6	3
064-303-09	11	Single-Resid. - Improved	101 BUCHANAN DR	1	7296	R-1-6	3
065-221-55	11	Single-Resid. - Improved	507 SAUSALITO BLVD	1	7350	R-1-6	3
064-204-24	11	Single-Resid. - Improved	33 WRAY AVE	1	7350	R-1-6	3
064-204-25	11	Single-Resid. - Improved	40 PLATT AVE	1	7350	R-1-6	3
064-202-01	11	Single-Resid. - Improved	85 PLATT AVE	1	7353	R-1-6	3
064-204-26	11	Single-Resid. - Improved	3 WRAY AVE	1	7372	R-1-6	3
065-142-30	11	Single-Resid. - Improved	178 SANTA ROSA AVE	1	7392	R-1-6	3
065-092-14	11	Single-Resid. - Improved	38 SANTA ROSA AVE	1	7400	R-1-6	3
065-163-29	11	Single-Resid. - Improved	56 SUNSHINE AVE	1	7400	R-1-6	3
064-213-18	11	Single-Resid. - Improved	40 CURREY AVE	1	7410	R-1-6	3
064-303-08	11	Single-Resid. - Improved	105 BUCHANAN DR	1	7440	R-1-6	3
065-153-06	11	Single-Resid. - Improved	2 CLOUD VIEW CIR	1	7490	R-1-6	3
065-121-14	11	Single-Resid. - Improved	41 MILLER AVE	1	7500	R-1-6	3
064-254-31	11	Single-Resid. - Improved	90 GEORGE LN	1	7500	R-1-6	3
065-142-38	11	Single-Resid. - Improved	262 SANTA ROSA AVE	1	7500	R-1-6	3
065-151-03	11	Single-Resid. - Improved	143 SANTA ROSA AVE	1	7500	R-1-6	3
064-061-07	11	Single-Resid. - Improved	500 OLIMA ST	1	7500	R-1-6	3
064-233-01	11	Single-Resid. - Improved	80 CURREY AVE	1	7500	R-1-6	3
065-123-12	11	Single-Resid. - Improved	90 SAN CARLOS AVE	1	7524	R-1-6	3
064-243-11	11	Single-Resid. - Improved	43 GEORGE LN	1	7540	R-1-6	3
065-164-08	11	Single-Resid. - Improved	70 SAN CARLOS AVE	1	7552	R-1-6	3
065-191-49	11	Single-Resid. - Improved	21 CHANNING WAY	1	7590	R-1-6	3
065-153-11	11	Single-Resid. - Improved	45 CLOUD VIEW RD	1	7590	R-1-6	3
065-112-34	11	Single-Resid. - Improved	174 SANTA ROSA AVE	1	7611	R-1-6	3
064-213-05	11	Single-Resid. - Improved	127 CAZNEAU AVE	1	7620	R-1-6	3
065-191-75	11	Single-Resid. - Improved	36 PROSPECT AVE	1	7625	R-1-6	3
065-162-34	11	Single-Resid. - Improved	17 SPENCER CT	1	7630	R-1-6	3
065-193-29	11	Single-Resid. - Improved	593 SAUSALITO BLVD	1	7668	R-1-6	3
065-142-32	11	Single-Resid. - Improved	192 SANTA ROSA AVE	1	7672	R-1-6	3
065-162-37	11	Single-Resid. - Improved	655 SAUSALITO BLVD	1	7680	R-1-6	3
065-092-01	11	Single-Resid. - Improved	191 HARRISON AVE	1	7700	R-1-6	3
065-112-46	11	Single-Resid. - Improved	17 ROSE CT	1	7735	R-1-6	3
065-142-25	11	Single-Resid. - Improved	127 GLEN DR	1	7740	R-1-6	3
065-142-35	11	Single-Resid. - Improved	107 GLEN DR	1	7752	R-1-6	3
065-112-15	11	Single-Resid. - Improved	50 GLEN CT	1	7800	R-1-6	3
065-191-57	11	Single-Resid. - Improved	67 CLOUD VIEW RD	1	7800	R-1-6	3
064-303-20	11	Single-Resid. - Improved	45 LINCOLN DR	1	7800	R-1-6	3
065-142-41	11	Single-Resid. - Improved	230 SANTA ROSA AVE	1	7840	R-1-6	3
065-181-14	11	Single-Resid. - Improved	192 SPENCER AVE	1	7844	R-1-6	3
064-193-16	11	Single-Resid. - Improved	100 WOODWARD AVE	1	7875	R-1-6	3
065-141-45	11	Single-Resid. - Improved	69 CAZNEAU AVE	1	7984	R-1-6	3
065-163-08	11	Single-Resid. - Improved	16 SUNSHINE AVE	1	7995	R-1-6	3
065-223-11	11	Single-Resid. - Improved	146 CRESCENT AVE	1	8000	R-1-6	3
065-123-02	11	Single-Resid. - Improved	134 SAN CARLOS AVE	1	8000	R-1-6	3
064-194-08	11	Single-Resid. - Improved	60 WOODWARD AVE	1	8000	R-1-6	3
065-092-08	11	Single-Resid. - Improved	44 SANTA ROSA AVE	1	8000	R-1-6	3
065-151-34	11	Single-Resid. - Improved	195 SANTA ROSA AVE	1	8001	R-1-6	3
065-152-13	11	Single-Resid. - Improved	10 CLOUD VIEW RD	1	8036	R-1-6	3
064-213-04	11	Single-Resid. - Improved	133 CAZNEAU AVE	1	8040	R-1-6	3

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065-122-03	11	Single-Resid. - Improved	117 SAN CARLOS AVE	2	8050	R-1-6	2
065-112-40	11	Single-Resid. - Improved	154 SANTA ROSA AVE	1	8050	R-1-6	3
064-193-10	11	Single-Resid. - Improved	50 MARIE ST	1	8050	R-1-6	3
064-301-16	11	Single-Resid. - Improved	201 BUCHANAN DR	1	8052	R-1-6	3
065-151-33	11	Single-Resid. - Improved	191 SANTA ROSA AVE	1	8052	R-1-6	3
064-243-23	11	Single-Resid. - Improved	263 GLEN DR	1	8058	R-1-6	3
064-202-04	11	Single-Resid. - Improved	61 PLATT AVE	1	8084	R-1-6	3
065-162-14	11	Single-Resid. - Improved	667 SAUSALITO BLVD	1	8125	R-1-6	3
065-103-11	11	Single-Resid. - Improved	19 CAZNEAU AVE	1	8134	R-1-6	3
065-163-25	11	Single-Resid. - Improved	678 SAUSALITO BLVD	1	8165	R-1-6	3
065-163-15	11	Single-Resid. - Improved	93 SAN CARLOS AVE	1	8175	R-1-6	3
065-163-38	11	Single-Resid. - Improved	87 SAN CARLOS AVE	1	8175	R-1-6	3
065-142-27	11	Single-Resid. - Improved	200 SANTA ROSA AVE	1	8190	R-1-6	3
065-162-31	11	Single-Resid. - Improved		0	8200	R-1-6	4
065-153-10	11	Single-Resid. - Improved	43 CLOUD VIEW RD	1	8250	R-1-6	3
065-182-18	11	Single-Resid. - Improved	68 CLOUD VIEW RD	1	8250	R-1-6	3
064-193-09	11	Single-Resid. - Improved	44 MARIE ST	1	8256	R-1-6	3
065-112-52	11	Single-Resid. - Improved	116 SANTA ROSA AVE	1	8296	R-1-6	3
065-142-31	11	Single-Resid. - Improved	184 SANTA ROSA AVE	1	8375	R-1-6	3
065-112-54	11	Single-Resid. - Improved	177 SAN CARLOS AVE	1	8400	R-1-6	3
065-153-03	11	Single-Resid. - Improved	41 CLOUD VIEW RD	1	8400	R-1-6	3
065-142-40	11	Single-Resid. - Improved	240 SANTA ROSA AVE	1	8424	R-1-6	3
065-112-63	11	Single-Resid. - Improved	172 SANTA ROSA AVE	1	8468	R-1-6	3
065-191-40	11	Single-Resid. - Improved	154 PROSPECT AVE	1	8484	R-1-6	3
065-231-54	11	Single-Resid. - Improved	5 CENTRAL AVE	0	850	R-1-6	4
064-303-14	11	Single-Resid. - Improved	35 LINCOLN DR	1	8505	R-1-6	3
065-193-26	11	Single-Resid. - Improved	77 PROSPECT AVE	1	8540	R-1-6	3
065-121-11	11	Single-Resid. - Improved	135 SAN CARLOS AVE	1	8550	R-1-6	3
065-191-69	11	Single-Resid. - Improved	88 PROSPECT AVE	1	8550	R-1-6	3
065-151-08	11	Single-Resid. - Improved	118 SPENCER AVE	1	8556	R-1-6	3
065-182-09	11	Single-Resid. - Improved	58 CLOUD VIEW RD	1	8560	R-1-6	3
065-201-16	11	Single-Resid. - Improved	77 CENTRAL AVE	1	8586	R-1-6	3
064-254-38	11	Single-Resid. - Improved	87 GEORGE LN	1	8600	R-1-6	3
064-213-03	11	Single-Resid. - Improved	141 CAZNEAU AVE	1	8607	R-1-6	3
065-141-36	11	Single-Resid. - Improved	63 CAZNEAU AVE	2	8645	R-1-6	2
065-163-01	11	Single-Resid. - Improved	644 SAUSALITO BLVD	2	8682	R-1-6	2
065-153-02	11	Single-Resid. - Improved	49 CLOUD VIEW RD	1	8690	R-1-6	3
065-181-36	11	Single-Resid. - Improved	236 SPENCER AVE	1	8690	R-1-6	3
064-243-01	11	Single-Resid. - Improved	15 GEORGE LN	2	8694	R-1-6	2
064-101-12	11	Single-Resid. - Improved	707 OLIMA ST	1	8700	R-1-6	3
064-301-17	11	Single-Resid. - Improved	205 BUCHANAN DR	1	8720	R-1-6	3
065-221-51	11	Single-Resid. - Improved	39 CABLE ROADWAY	1	8736	R-1-6	3
064-301-04	11	Single-Resid. - Improved	190 BUCHANAN DR	1	8748	R-1-6	3
065-201-26	11	Single-Resid. - Improved	33 SUNSHINE AVE	1	8750	R-1-6	3
064-204-17	11	Single-Resid. - Improved	44 WRAY AVE	1	8800	R-1-6	3
065-142-34	11	Single-Resid. - Improved	111 GLEN DR	1	8820	R-1-6	3
065-181-35	11	Single-Resid. - Improved	220 SPENCER AVE	1	8832	R-1-6	3
065-112-11	11	Single-Resid. - Improved	27 GLEN CT	1	8835	R-1-6	3
065-191-70	11	Single-Resid. - Improved	76 PROSPECT AVE	1	8840	R-1-6	3
065-191-21	11	Single-Resid. - Improved	99 CLOUD VIEW RD	1	8851	R-1-6	3
065-122-01	11	Single-Resid. - Improved	127 SAN CARLOS AVE	1	8890	R-1-6	3
065-151-13	11	Single-Resid. - Improved	145 SANTA ROSA AVE	1	8890	R-1-6	3
064-193-08	11	Single-Resid. - Improved	40 MARIE ST	1	8900	R-1-6	3
065-202-48	11	Single-Resid. - Improved	47 ATWOOD AVE	1	8900	R-1-6	3
065-191-50	11	Single-Resid. - Improved	8 CHANNING WAY	1	8910	R-1-6	3

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065-163-26	11	Single-Resid. - Improved	654 SAUSALITO BLVD	1	8918	R-1-6	3
064-221-18	11	Single-Resid. - Improved	811 SPRING ST	1	9000	R-1-6	3
065-191-56	11	Single-Resid. - Improved	61 CLOUD VIEW RD	1	9000	R-1-6	3
065-191-51	11	Single-Resid. - Improved	10 CHANNING WAY	1	9000	R-1-6	3
065-181-13	11	Single-Resid. - Improved	196 SPENCER AVE	1	9009	R-1-6	3
065-201-36	11	Single-Resid. - Improved	65 SUNSHINE AVE	1	9024	R-1-6	3
064-303-10	11	Single-Resid. - Improved	12 WILLIAM CT	1	9044	R-1-6	3
065-202-27	11	Single-Resid. - Improved	15 ATWOOD AVE	1	9044	R-1-6	3
064-254-37	11	Single-Resid. - Improved	78 GEORGE LN	1	9072	R-1-6	3
065-142-33	11	Single-Resid. - Improved	117 GLEN DR	1	9100	R-1-6	3
064-301-01	11	Single-Resid. - Improved	204 BUCHANAN DR	1	9120	R-1-6	3
064-243-15	11	Single-Resid. - Improved	16 GEORGE LN	1	9125	R-1-6	3
064-243-13	11	Single-Resid. - Improved	51 GEORGE LN	1	9126	R-1-6	3
065-191-73	11	Single-Resid. - Improved	66 PROSPECT AVE	1	9175	R-1-6	3
065-112-51	11	Single-Resid. - Improved	114 SANTA ROSA AVE	1	9284	R-1-6	3
065-191-01	11	Single-Resid. - Improved	125 CLOUD VIEW RD	1	9295	R-1-6	3
064-254-44	11	Single-Resid. - Improved	81 GEORGE LN	1	9300	R-1-6	3
065-123-13	11	Single-Resid. - Improved	94 SAN CARLOS AVE	1	9313	R-1-6	3
065-191-63	11	Single-Resid. - Improved	130 PROSPECT AVE	1	9320	R-1-6	3
065-103-36	11	Single-Resid. - Improved	41 CAZNEAU AVE	1	9363	R-1-6	3
065-202-54	11	Single-Resid. - Improved	21 ATWOOD AVE	1	9372	R-1-6	3
065-122-02	11	Single-Resid. - Improved	121 SAN CARLOS AVE	1	9375	R-1-6	3
065-123-15	11	Single-Resid. - Improved	100 SAN CARLOS AVE	1	9430	R-1-6	3
065-151-32	11	Single-Resid. - Improved	187 SANTA ROSA AVE	1	9438	R-1-6	3
065-193-18	11	Single-Resid. - Improved	33 PROSPECT AVE	1	9504	R-1-6	3
065-142-29	11	Single-Resid. - Improved	214 SANTA ROSA AVE	1	9520	R-1-6	3
064-193-12	11	Single-Resid. - Improved	60 MARIE ST	1	9540	R-1-6	3
065-091-14	11	Single-Resid. - Improved	190 HARRISON AVE	1	9549	R-1-6	3
065-191-78	11	Single-Resid. - Improved	95 CLOUD VIEW RD	1	9590	R-1-6	3
065-123-18	11	Single-Resid. - Improved	51 SANTA ROSA AVE	1	9600	R-1-6	3
064-201-13	11	Single-Resid. - Improved	38 WOODWARD AVE	1	9600	R-1-6	3
065-123-08	11	Single-Resid. - Improved	85 HARRISON AVE	1	9690	R-1-6	3
065-191-54	11	Single-Resid. - Improved	114 PROSPECT AVE	1	9750	R-1-6	3
065-163-07	11	Single-Resid. - Improved	22 SUNSHINE AVE	1	9775	R-1-6	3
065-162-21	11	Single-Resid. - Improved	639 SAUSALITO BLVD	1	9800	R-1-6	3
064-193-11	11	Single-Resid. - Improved	54 MARIE ST	1	9840	R-1-6	3
064-204-22	11	Single-Resid. - Improved	45 WRAY AVE	1	9855	R-1-6	3
064-254-45	11	Single-Resid. - Improved	83 GEORGE LN	1	9984	R-1-6	3
064-252-05	21	Multiple-Resid. - Improved	10 CRECIENTA LN	2	14276	R-1-8	2
064-192-08	21	Multiple-Resid. - Improved	719 SPRING ST	2	8808	R-1-8	2
064-192-07	21	Multiple-Resid. - Improved	725 SPRING ST	2	9000	R-1-8	2
064-221-11	21	Multiple-Resid. - Improved	727 SPRING ST	2	9069	R-1-8	2
064-221-32	11	Single-Resid. - Improved	14 TOYON CT	1	10000	R-1-8	3
064-221-30	11	Single-Resid. - Improved	2 TOYON CT	1	10030	R-1-8	3
064-222-08	11	Single-Resid. - Improved	285 CURREY LN	1	10050	R-1-8	3
064-232-08	11	Single-Resid. - Improved	9 PLATT AVE	1	10050	R-1-8	3
064-253-08	11	Single-Resid. - Improved	15 CRECIENTA LN	1	10064	R-1-8	3
064-242-07	11	Single-Resid. - Improved	55 MONTE MAR DR	1	10080	R-1-8	3
064-221-05	11	Single-Resid. - Improved	153 TOYON LN	1	10230	R-1-8	3
064-251-30	11	Single-Resid. - Improved	75 CRECIENTA DR	1	10248	R-1-8	3
064-232-18	11	Single-Resid. - Improved	31 TOYON LN	1	10260	R-1-8	3
064-254-05	11	Single-Resid. - Improved	83 MONTE MAR DR	1	10270	R-1-8	3
064-254-06	11	Single-Resid. - Improved	81 MONTE MAR DR	1	10318	R-1-8	3
064-251-18	11	Single-Resid. - Improved	45 CRECIENTA DR	1	10332	R-1-8	3
064-251-04	11	Single-Resid. - Improved	6 VISTA CLARA RD	1	10350	R-1-8	3

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064-254-04	11	Single-Resid. - Improved	89 MONTE MAR DR	1	10465	R-1-8	3
064-251-09	11	Single-Resid. - Improved	48 VISTA CLARA RD	1	10530	R-1-8	3
064-232-07	11	Single-Resid. - Improved	130 CURREY AVE	1	10626	R-1-8	3
064-242-05	11	Single-Resid. - Improved	45 MONTE MAR DR	1	10788	R-1-8	3
064-231-21	11	Single-Resid. - Improved	71 WOODWARD AVE	1	10800	R-1-8	3
064-251-26	11	Single-Resid. - Improved	145 CURREY AVE	2	10815	R-1-8	2
064-234-01	11	Single-Resid. - Improved	215 CURREY LN	1	10847	R-1-8	3
064-251-08	11	Single-Resid. - Improved	40 VISTA CLARA RD	1	10920	R-1-8	3
064-232-01	11	Single-Resid. - Improved	101 TOYON LN	1	11004	R-1-8	3
064-254-50	11	Single-Resid. - Improved	66 GEORGE LN	1	11104	R-1-8	3
064-242-06	11	Single-Resid. - Improved	51 MONTE MAR DR	1	11115	R-1-8	3
064-251-28	11	Single-Resid. - Improved	61 CRECIENTA DR	1	11200	R-1-8	3
064-232-13	11	Single-Resid. - Improved	234 CURREY LN	1	11210	R-1-8	3
064-222-04	11	Single-Resid. - Improved	235 CURREY LN	1	11250	R-1-8	3
064-221-25	11	Single-Resid. - Improved	12 TOYON CT	1	11250	R-1-8	3
064-251-20	11	Single-Resid. - Improved	37 CRECIENTA DR	1	11256	R-1-8	3
064-221-16	11	Single-Resid. - Improved	121 TOYON LN	1	11280	R-1-8	3
064-221-22	11	Single-Resid. - Improved	156 TOYON LN	1	11328	R-1-8	3
064-231-26	11	Single-Resid. - Improved	77 WOODWARD AVE	1	11400	R-1-8	3
064-221-26	11	Single-Resid. - Improved	10 TOYON CT	1	11610	R-1-8	3
064-232-15	11	Single-Resid. - Improved	250 CURREY LN	1	11628	R-1-8	3
064-231-04	11	Single-Resid. - Improved	25 PLATT AVE	1	11696	R-1-8	3
064-221-36	11	Single-Resid. - Improved	4 TOYON CT	1	11700	R-1-8	3
064-221-33	11	Single-Resid. - Improved	16 TOYON CT	1	11730	R-1-8	3
064-222-06	11	Single-Resid. - Improved	227 CURREY LN	1	11760	R-1-8	3
064-192-20	11	Single-Resid. - Improved	10 LAUREL LN	1	12040	R-1-8	3
064-192-23	11	Single-Resid. - Improved	83 WOODWARD AVE	1	12116	R-1-8	3
064-253-04	11	Single-Resid. - Improved	47 CRECIENTA LN	1	12250	R-1-8	3
064-222-03	11	Single-Resid. - Improved	245 CURREY LN	1	12298	R-1-8	3
064-254-03	11	Single-Resid. - Improved	95 MONTE MAR DR	1	12300	R-1-8	3
064-242-08	11	Single-Resid. - Improved	59 MONTE MAR DR	1	12489	R-1-8	3
064-231-11	11	Single-Resid. - Improved	60 TOYON LN	1	12544	R-1-8	3
064-242-09	11	Single-Resid. - Improved	65 MONTE MAR DR	1	12600	R-1-8	3
064-222-02	11	Single-Resid. - Improved	265 CURREY LN	1	12638	R-1-8	3
064-231-01	11	Single-Resid. - Improved	43 PLATT AVE	1	12840	R-1-8	3
064-231-02	11	Single-Resid. - Improved	35 PLATT AVE	1	13038	R-1-8	3
064-232-06	11	Single-Resid. - Improved	15 TOYON LN	1	13054	R-1-8	3
064-252-04	11	Single-Resid. - Improved	34 CRECIENTA DR	1	13284	R-1-8	3
064-242-04	11	Single-Resid. - Improved	41 MONTE MAR DR	1	13370	R-1-8	3
064-232-14	11	Single-Resid. - Improved	244 CURREY LN	1	13590	R-1-8	3
064-241-01	11	Single-Resid. - Improved	11 VISTA CLARA RD	1	13600	R-1-8	3
064-221-44	11	Single-Resid. - Improved	100 TOYON LN	1	13668	R-1-8	3
064-231-24	11	Single-Resid. - Improved	75 WOODWARD AVE	1	13875	R-1-8	3
064-251-21	11	Single-Resid. - Improved	33 CRECIENTA DR	1	14000	R-1-8	3
064-253-05	11	Single-Resid. - Improved	51 CRECIENTA LN	1	14018	R-1-8	3
064-232-12	11	Single-Resid. - Improved	220 CURREY LN	1	14144	R-1-8	3
064-251-23	11	Single-Resid. - Improved	139 CURREY AVE	1	15000	R-1-8	3
064-231-06	11	Single-Resid. - Improved	40 TOYON LN	1	15351	R-1-8	3
064-232-11	11	Single-Resid. - Improved	160 CURREY AVE	1	15589	R-1-8	3
064-231-23	11	Single-Resid. - Improved	18 LAUREL LN	1	15770	R-1-8	3
064-253-03	11	Single-Resid. - Improved	78 CRECIENTA DR	1	16020	R-1-8	3
064-231-07	11	Single-Resid. - Improved	67 WOODWARD AVE	1	16200	R-1-8	3
064-232-05	11	Single-Resid. - Improved	19 TOYON LN	1	16308	R-1-8	3
064-231-03	11	Single-Resid. - Improved	29 PLATT AVE	1	17440	R-1-8	3
064-192-31	11	Single-Resid. - Improved	115 WOODWARD AVE	1	18000	R-1-8	3

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APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
064-253-07	11	Single-Resid. - Improved	11 CRECIENTA LN	1	18620	R-1-8	3
064-192-33	11	Single-Resid. - Improved	103 WOODWARD AVE	1	19092	R-1-8	3
064-252-11	11	Single-Resid. - Improved	2 CRECIENTA DR	2	19266	R-1-8	2
064-252-07	11	Single-Resid. - Improved	22 CRECIENTA LN	1	19468	R-1-8	3
064-192-27	11	Single-Resid. - Improved	1 LAUREL LN	1	20400	R-1-8	3
064-252-08	11	Single-Resid. - Improved	40 CRECIENTA LN	1	20540	R-1-8	3
064-242-01	11	Single-Resid. - Improved	5 MONTE MAR DR	1	22015	R-1-8	3
064-192-22	11	Single-Resid. - Improved	4 LAUREL LN	1	22500	R-1-8	3
064-254-08	11	Single-Resid. - Improved	69 MONTE MAR DR	1	23184	R-1-8	3
064-192-24	11	Single-Resid. - Improved	123 WOODWARD AVE	1	26650	R-1-8	3
064-221-43	11	Single-Resid. - Improved	15 LAUREL LN	1	28000	R-1-8	3
064-231-20	11	Single-Resid. - Improved	14 LAUREL LN	1	29000	R-1-8	3
064-242-12	11	Single-Resid. - Improved	33 MONTE MAR DR	1	30928	R-1-8	3
064-192-28	11	Single-Resid. - Improved	9 LAUREL LN	1	34353	R-1-8	3
064-251-27	11	Single-Resid. - Improved	155 CURREY AVE	1	4424	R-1-8	3
064-241-04	11	Single-Resid. - Improved	33 VISTA CLARA RD	1	5605	R-1-8	3
064-192-03	11	Single-Resid. - Improved	137 WOODWARD AVE	1	5876	R-1-8	3
064-251-12	11	Single-Resid. - Improved	60 MONTE MAR DR	1	6264	R-1-8	3
064-251-31	11	Single-Resid. - Improved	81 CRECIENTA DR	1	6328	R-1-8	3
064-251-24	11	Single-Resid. - Improved	69 CRECIENTA DR	1	6460	R-1-8	3
064-241-03	11	Single-Resid. - Improved	27 VISTA CLARA RD	1	6780	R-1-8	3
064-254-34	11	Single-Resid. - Improved	60 GEORGE LN	1	6901	R-1-8	3
064-251-13	11	Single-Resid. - Improved	70 MONTE MAR DR	1	7395	R-1-8	3
064-221-14	11	Single-Resid. - Improved	135 TOYON LN	1	7504	R-1-8	3
064-221-42	11	Single-Resid. - Improved	825 SPRING ST	1	7512	R-1-8	3
064-221-04	11	Single-Resid. - Improved	290 CURREY LN	1	7632	R-1-8	3
064-221-15	11	Single-Resid. - Improved	127 TOYON LN	1	7797	R-1-8	3
064-221-03	11	Single-Resid. - Improved	280 CURREY LN	1	7800	R-1-8	3
064-254-29	11	Single-Resid. - Improved	84 GEORGE LN	1	8000	R-1-8	3
064-221-31	11	Single-Resid. - Improved	8 TOYON CT	1	8000	R-1-8	3
064-221-20	11	Single-Resid. - Improved	124 TOYON LN	1	8030	R-1-8	3
064-241-02	11	Single-Resid. - Improved	21 VISTA CLARA RD	1	8060	R-1-8	3
064-232-21	11	Single-Resid. - Improved	45 TOYON LN	1	8075	R-1-8	3
064-222-05	11	Single-Resid. - Improved	223 CURREY LN	1	8096	R-1-8	3
064-241-05	11	Single-Resid. - Improved	37 VISTA CLARA RD	1	8178	R-1-8	3
064-251-11	11	Single-Resid. - Improved	50 MONTE MAR DR	1	8255	R-1-8	3
064-251-10	11	Single-Resid. - Improved	54 VISTA CLARA RD	1	8384	R-1-8	3
064-192-09	11	Single-Resid. - Improved	715 SPRING ST	1	8450	R-1-8	3
064-254-01	11	Single-Resid. - Improved	105 MONTE MAR DR	1	8710	R-1-8	3
064-221-02	11	Single-Resid. - Improved	270 CURREY LN	1	8742	R-1-8	3
064-232-17	11	Single-Resid. - Improved	140 CURREY AVE	1	8816	R-1-8	3
064-192-10	11	Single-Resid. - Improved	711 SPRING ST	1	8850	R-1-8	3
064-231-05	11	Single-Resid. - Improved	2 TOYON LN	1	8961	R-1-8	3
064-221-19	11	Single-Resid. - Improved	809 SPRING ST	1	9050	R-1-8	3
064-221-09	11	Single-Resid. - Improved	805 SPRING ST	1	9069	R-1-8	3
064-221-08	11	Single-Resid. - Improved	807 SPRING ST	1	9069	R-1-8	3
064-221-10	11	Single-Resid. - Improved	801 SPRING ST	1	9069	R-1-8	3
064-232-16	11	Single-Resid. - Improved	150 CURREY AVE	1	9164	R-1-8	3
064-231-10	11	Single-Resid. - Improved	44 TOYON LN	1	9240	R-1-8	3
064-254-49	11	Single-Resid. - Improved	80 GEORGE LN	1	9276	R-1-8	3
064-254-30	11	Single-Resid. - Improved	88 GEORGE LN	1	9308	R-1-8	3
064-231-12	11	Single-Resid. - Improved	66 TOYON LN	1	9350	R-1-8	3
064-251-19	11	Single-Resid. - Improved	41 CRECIENTA DR	1	9384	R-1-8	3
064-254-02	11	Single-Resid. - Improved	99 MONTE MAR DR	1	9408	R-1-8	3
064-252-03	11	Single-Resid. - Improved	26 CRECIENTA DR	1	9438	R-1-8	3

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APN	Assessor Use Code	Assessor Use Description	Address	Dwelling Units	GrossLandSqFt	Zoning	Potential Net SB 9 Units
064-251-05	11	Single-Resid. - Improved	16 VISTA CLARA RD	1	9450	R-1-8	3
064-221-13	11	Single-Resid. - Improved	145 TOYON LN	1	9516	R-1-8	3
064-252-02	11	Single-Resid. - Improved	20 CRECIENTA DR	1	9563	R-1-8	3
064-251-06	11	Single-Resid. - Improved	26 VISTA CLARA RD	1	9600	R-1-8	3
064-232-20	11	Single-Resid. - Improved	77 TOYON LN	1	9660	R-1-8	3
064-221-01	11	Single-Resid. - Improved	260 CURREY LN	1	9680	R-1-8	3
064-221-27	11	Single-Resid. - Improved	6 TOYON CT	1	9720	R-1-8	3
064-231-22	11	Single-Resid. - Improved	80 TOYON LN	1	9768	R-1-8	3
064-222-07	11	Single-Resid. - Improved	275 CURREY LN	1	9768	R-1-8	3
064-254-07	11	Single-Resid. - Improved	75 MONTE MAR DR	1	9792	R-1-8	3
064-251-07	11	Single-Resid. - Improved	32 VISTA CLARA RD	1	9880	R-1-8	3
064-251-17	11	Single-Resid. - Improved	55 CRECIENTA DR	1	9963	R-1-8	3

Note: Based on City-identified SB 9 sites. Vacant sites, sites with open space easements, and sites with 4 or more units have been removed.

Appendix G - Stakeholder And Community Input

G1: Town Hall #1 & #2 Input Summaries

G2: Housing Needs And Priorities Survey

G3: Focus Group 1a, 1b, 1c, And 2 Summaries

G4: Community Service Providers, Community-Based Organizations, and Development Professionals Survey

Sausalito Housing Element Update

Town Hall Summary

February 10, 2022

Overview

The City of Sausalito convened the first Town Hall meeting for the 6th Housing Element Update (HEU) on February 19, 2022, from 5:00 – 7:00 PM. The meeting was held via Zoom and was open to the public. The meeting was noticed through the City of Sausalito Housing Element Update website (https://housingelementsmarin.org/city-of-sausalito), advertised on the City of Sausalito Facebook and other social media accounts, and distributed through emails to HEU database, which is comprised of over 300 contacts representing a cross-section of stakeholders and residents. English and Spanish flyers were distributed via email and posted as hard copies throughout the community.

The intent of this meeting was to:

- Introduce the Housing Element Process
- Overview of current housing stock in Sausalito
- Collect public feedback on 1) challenges and opportunities for housing types and specific populations and 2) potential areas for new housing developments

A total of 146 participants attended. The Town Hall was held in English with live Spanish translation available through an audio channel on the Zoom platform. The Town Hall was conducted in an interactive format that included presentations, polling questions, and discussions. A recording of the meeting is available here.

This document summarizes key outcomes from the Town Hall. It focuses on public input received rather than the formal presentations made. It is not intended to be a detailed transcript.

Welcome and Team Introductions

Jim Moore, City of Sausalito Community Development Director, opened the meeting by thanking attendees for participating and provided brief opening remarks.

Jenna Tourjé, Kearns & West, reviewed the agenda and led introductions of those in attendance. This included a virtual poll to determine attendees' relationship to Sausalito. Responses to the poll are included below.

- I live in Sausalito: 74%
- I own a second residence in Sausalito and live in an adjacent community: 6%
- I live in another community in Marin County: 0%
- I am a property owner in Sausalito: 18%

- I am a business owner in Sausalito: 2%
- I work in Sausalito: 0%

Presentations and Discussions

The project team provided brief presentations on the following topics:

- Housing Element Basics including specific considerations (e.g. facilitating affordable and special needs housing development) Sausalito will need to integrate into the HEU.
- Regional Housing Needs Allocation, specifically, how many total housing units have been allocated to Sausalito and the methodology for determining that allocation.
- Community Profile such as the City's demographic and socio-economic composition, measures Sausalito has already taken to address its housing needs, and where new housing could be developed.
- Community Engagement including feedback received from stakeholders to date and future outreach and engagement opportunities.

Attendees were provided an opportunity to ask clarifying questions after each presentation. Key themes from these discussions are captured below.

- The means in which income categories (e.g. Area Median Income) and corresponding housing needs allocations are determined.
- How satisfaction of the state's requirements will be determined, specifically what constitutes a housing unit and how low-income units will be identified (e.g. whether the City will subsidize units that will only be available to low-income individuals).
- Whether the state will provide Sausalito with Section 8 vouchers.
- The extent to which the California Environmental Quality Act allows for streamlining of permits for housing.
- Ramifications for Sausalito should it not meet the Regional Housing Needs Allocation.
- Status of the City's negotiations with the San Francisco Bay Conservation and Development Commission (BCDC), particularly as it relates to liveaboards and bay fill.

Community Feedback

During the Town Hall, the project team used Poll Everywhere, a virtual polling platform, to collect community feedback on a variety of topics related to the Housing Element Update. Questions 1 and 2 utilized a "word cloud" to capture attendees feedback; screenshots of responses to these questions are provided below. Questions 3, 6, and 7 allowed participants to provide lengthy responses; key themes of the feedback received is captured below and full results are captured in Appendix A. Questions 4 and 5 utilized a multiple-choice response option in which participants were allowed to select multiple options; the percent of votes a specific option received are listed below.

Question 1: In one word or phrase, what opportunities does the City have for the Housing Element Update?

Question 2: In one word or phrase, what challenges does the City face for the Housing Element Update?

Question 3: What is important for the City to consider as it develops the Housing Element Update?

- Projected sea-level rise, particularly for housing along the coastline.
- Evacuation routes and natural disasters (landslide, mudslide, fire threat, fire zone, sea-level rise and sea wall, tsunami, and earthquakes)
- Implications of population growth on the City's existing infrastructure and traffic issues
- Preserving Sausalito's "small town aesthetic" as well maritime, industrial, and artist workspaces
- Broad range of housing, including shared housing, housing for first responders, and housing types and sizes that serve a wide range of income levels

Question 4: What housing types should Sausalito prioritize?

- Single family homes: 8%
- Duplex, triplex, and fourplex: 18%
- Townhomes or condominiums (ownership): 13%
- Apartments (rental): 11%
- Mixed use housing: 17%
- Accessory dwelling units: 9%
- Housing for seniors: 16%
- Supportive or transitional housing for the unhoused: 8%

Question 5: What populations should Sausalito prioritize housing for?

- Seniors: 13%
- Persons with a disability, including developmental: 6%
- Homeless persons or at risk of homelessness: 14%
- Large families (5+ people): 5%
- Single parent households: 5%
- Farmworkers: 3%
- First responders: 17%
- City employees: 17%
- Teachers: 19%

Question 6: What fair housing issues and/or obstacles to housing are you aware of in Sausalito?

- The concept of NIMBY (Not In My Back Yard)
- Inclusivity: segregation, racism, classism, narrow demographic
- Infrastructure: sewers, poor roads, transportation, steep lands at risk of slide, water rise
- Lack of availability and affordability of the City's current housing stock
- Geographic constraints

Question 7: Where do you think housing should go in Sausalito?

- Housing should not be developed in:

    - Green Space
    - Cypress Ridge
    - Martin Luther King, Jr. Park
    - Marinship
- Housing should be developed in:
    - Parking lots
    - Empty office buildings
    - Open space
    - Public land
    - Martin Luther King, Jr. Park
    - Marinship

Next Steps

Thompson noted that the HEU must be certified no later than January 2023. Milestones to meet that deadline include:

- October – December 2021: Evaluate/Review Existing Conditions, Plans, and Programs from
- January – May 2022: Prepare initial Housing Element Analysis from January to May 2022
- June 2022: Advisory Committee Draft Housing Element
- July 2022: Public Review Draft Housing Element (30-day public review)
- August 2022: HCD Draft Housing Element (90-day HCD review)
- October 2022: Housing Element Draft EIR (45-day public review)
- December 2022: Adoption Draft Housing Element

Estimated dates for near-term engagement opportunities include stakeholder and community surveys being released in February 2022 as well as a second Town Hall meeting in April 2022.

Appendix A: Virtual Poll Responses

This appendix captures the full set of responses provided to virtual polling questions numbers 3, 6, and 7.

Question 3: What is important for the City to consider as it develops the Housing Element Update?

- Consider public/private partnership
- Artist spaces
- Mismatch between housing types and occupancy levels
- Homeless population
- Boating access
- Reparations
- Provide a mix of housing types and sizes so they serve many types of people and incomes.
- Balance housing with industry
- Parking
- Ensure affordable housing projects
- Toxic contamination of certain areas
- City character
- Avoid large scaled structures where they don't currently exist that look out of scale and urbanize those areas.
- Community
- Shared housing
- Roads are inadequate for development in the hills
- It is not the role of city government to preserve property values
- Fairness
- First responder housing
- preserve view corridors
- Coast Miwok Tribal Council guidance
- Sea level rise
- Racial justice = good jobs/job training
- Welcoming renters
- Preserve Marinship
- Economic resilience provided by stronger property tax base
- Seniors
- Traffic off 101 through residential areas
- Preserve the Marinship
- Landslide and mudslide
- Preserving the spirit of community engagement /participation
- Preserve maritime and industrial and artist workspaces
- Displacing businesses & artists in Marinship
- Landslide risks

- Fire threat
- Evacuation routes
- Landslide risk
- Being welcoming
- Housing for first responders
- Spread the units out throughout the town, so we don't group a large numbers of units in only a few areas that change the character of those areas.
- Sea level rise
- Reparations for racial discrimination, economic opportunities for low-income and disabled.
- Fire zones
- Topography and hills!
- Equitable between "cheap" north and "fancy" south Sausalito
- The Native American population
- Reusing existing structures
- View preservation
- Transportation emissions.
- Energy use
- Traffic
- Live -work opportunities
- Construction impact on existing neighborhoods/residence
- Emergency response
- Preserve the economic engine of the Marinship
- Sea wall
- Access on roads
- Risk if not feasible
- Sea level rise
- Diversity of businesses
- Evacuation routes
- Sea level rise
- Infrastructure
- Property rights
- Traffic
- Traffic
- Managed Retreat
- Infrastructure.
- Prudent land use
- Sea level rise
- Sea level rise
- Preserve working waterfront
- Infrastructure
- Sea Level Rise

- Water
- Locating housing near public transit
- Environment
- Shrinking Sausalito's commute map
- A community where our workers can be our neighbors
- Protecting the working maritime waterfront
- Sewage
- Topography
- A place for workers of the working waterfront
- Find ways to interface with Marin city so they are more welcomed
- Carrying capacity. How many people CAN we house here? What's the number?
- Water Access
- Tsunami and earthquakes
- Housing is needed as housing, not just a property investment
- Preserving Marinship doesn't necessarily mean not changing it

Question 6: What fair housing issues and/or obstacles to housing are you aware of in Sausalito?

- Lack of understanding on the principles of housing justice
- Again, hills and topography issues
- Lack of understanding and empathy
- BCDC
- Geography makes development very difficulty
- Discrimination against renters
- Pathway to ownership builds wealth but it is unaffordable
- Sewers
- Employment
- Steep land at risk of slide
- Fear of lower property values
- We don't have much land to build on
- Housing costs
- second (and third homes)
- Prop 13 discouraging sales
- Fear of the loss of property value.
- Affordability
- Segregation & redlining
- racism and classism
- Water rise
- Poor roads
- Transportation
- Affordability
- Narrow demographic

- NIMBY
- No supply.
- High rents
- racial segregation
- Money
- Affordability
- Racist legacy (covenants, etc)
- Lack of housing stock
- Not much availability
- NIMBYs
- Affordability
- there are 3500 current seniors living in Sausalito and only 38 units for seniors.
- A million dollar price tag represents a "restrictive covenant" to most people, particularly essential workers.
- Housing being forced upon us just to satisfy a state mandate.

Question 7: Where do you think housing should go in Sausalito?

- Not in toxic flooded Marinship shoreline
- Not Cypress Ridge! Preserve green space
- Corporation yard
- Parking lots
- Empty office buildings on bridgeway
- Open Space
- Part of Cypress Ridge
- City Hall parking lot
- Marinship has most available land
- MLK property adjacent to the park
- public land
- City Hall parking lot
- Not just north Sausalito. Concerned there will be bias to place it there because the wealthier residents will protect their area
- Possibly Cypress Ridge
- Where pubic land can help to offset low income development
- Eastern side of Bridgeway- including some areas of Marinship
- Dense population needs recreation and open space. Lack of green space causes heat zones
- We need to redefine "Marinship". It makes no sense to include the office buildings and restaurants on the Bridgeway corridor in Marinship. These properties are not working waterfront.
- Cypress Ridge
- Cypress Ridge

- No blocking of views
- In areas close to services and amenities and transportation
- Do not displace workers
- Not the Marinship
- Above the City Hall's parking lot.
- Not near the working waterfront.
- Not MLK
- Not MLK park
- Office building conversion
- Spencer Fire Station
- North end of town near 101
- apartment buildings on the hills
- ON platform over City Hall parking lot
- Not cypress ridge
- Build new docks.
- Not where they will be under water in 50 yrs
- Open space areas should be considers (coyote ridge)
- Not in toxic landfill areas
- In the empty fire station on the hill
- Floating homes
- City sites should be prioritized
- Tiburon
- Not near sea level rise danger
- Cypress Ridge
- Wolfback ridge
- Not in wildlife areas
- Marinship will be underwater so Floating Homes
- Everywhere...we are all in this together.
- Next to Dunphy Park
- On the water
- Not in Marinship.
- NOT on the waterfront
- Northern Bridgeway north of Harbor Drive
- Senior housing in flat walkable areas near amenities, other housing throughout all areas of town
- Firehouse 2 property
- Vacant city owned rights of way
- Must preserve recreational space
- MLK area
- Along both sides of Bridgeway, especially on the north side of town. But not extending to the waterfront. Repurposing office buildings for housing is a great idea.

- MLK
- Apartment buildings in the hills! that is equitable
- Along the transportation corridors
- Over City-owned "paper streets."
- Cypress ridge
- On city parking lots near the ferry
- Add a transit stop at Rodeo.
- New docks built
- City properties
- In existing residential areas
- Floating homes and marinas
- Northern Bridgeway corridor
- Not in SFD neighborhoods
- Floating homes
- Not near the working industrial/maritime areas - will lead to noise and other complaints
- Not Caledonia
- Not the Marinship unless it is live aboard or floating home
- Cypress Ridge
- Not open areas, we need them for increased population use
- All areas, integrated.
- Burrowed into hillsides
- Not in the Marinship - too many environmental issues to mitigate.
- Above commercial uses
- Not replacing commercial/industrial/arts areas
- Not in Marinship
- Ferry Building
- Near freeway entrances and exits
- North Bridgeway
- MLK area
- Equitable dispersed to avoid segregation
- On bridgeway and Caledonia and northern end of Marinship near bridgeway- on city owned land for affordable housing
- Even in the Marinship
- Transit oriented
- Anywhere along public transit corridors and services.
- On houseboats
- Caledonia street
- In the Marinship, as well as elsewhere
- Above roadways
- Evenly throughout the town
- equally distributed

- Integrated fairly everywhere to avoid gentrification and segregation
- We must look at all areas of Sausalito.
- Water, above commercial, marinship
- All areas must do their "fair share"
- Marinship
- Along north Bridgeway
- Open areas
- Throughout Town
- Caledonia Street
- Marinship
- Marinship
- Along Bridgeway
- All options must be on the table
- Near ferry where a committee is now considering developing a new park
- Northern Marinship - Bridgeway N, docks, Caledonia
- On houseboats, near mollie stones, corporation yard
- Near public transit—with access to buses and ferry
- On the water
- MLK area
- Everyone in Sausalito (renters/owners) pay taxes to Sausalito.
- critical to take a LEED ND approach
- Anywhere where Maritime businesses will not be displaced
- Denser mixed use development, rather than all throughout town/hills, can help reduce transit problems. Shops and housing together…
- School district land, old MLK, etc.
- Forget Marinship unless major investments are made to protect housing and infrastructure from projected sea level rise.
- Incentives to add units
- Houseboats are prohibited by established BCDC policy
- Has to be all of Sausalito at this point.
- NOT on the Arques property designated for maritime and light industrial use
- In the empty office buildings
- Southern Sausalito too
- Senior housing near schools, put seniors and kids together (+3 comments in support)
- Temporarily or seasonal housing
- A Community Land Trust could claw back as much of this modest housing stock as we need to house our own essential workers. Then, market rate housing has a way of taking care of itself.

Appendix B: Zoom Chat Transcription

- Comment (C): City of Sausalito issued a state of emergency over the homeless encampment fire and explosion that occurred at 7:15 pm last night.
- C: Floating homes are a great fit for Sausalito.
- Question (Q): Can you comment on the difference between the income category for market rate housing and the actual income needed to own housing in Sausalito?
- Q: Will HUD provide section 8 style housing vouchers to cover all of the low income housing units required?
- Q: Can you also comment on the income needed to rent the median housing in Sausalito?
- Q: What is the median age in Sausalito?
- C: "25 unhoused persons?" Aren't there more people than that currently living in the Marinship camp/tennis courts?
- Q: Will you be addressing the situation about homeless people (people without homes/income and that are living in the streets or in campsites) in this presentation?
- Q: So the people in Marin City are overpaying rent at the same rate as Sausalito, despite the extreme economic difference?
- C: Perhaps the statistics categorizing fair rental/homeowner costs vs income should be revised to reflect reality.
- Q: What are state requirements are there to qualify as a housing site?
- Q: Is there expedited CEQA review or exemption for new housing that is approved by the housing element?
- C: In general I am interested as to 1) how the previous "housing elements" were considered and what was accomplished because of what they advised. 2) how a housing element won't displace business owners in the Marinship and how the keep our working waterfront working 3) When will the City of Sausalito invest in the Marinship to keep it functioning as a working waterfront
- Q: Could you identify - if not here then later - the existing "vacant and underutilized" sites and multi-use sites which you commented have already been identified to satisfy some of our requirements?
- Q: What happens if the housing quantity objectives are not met?
- C: I'd like to add to my share that perhaps some funds can be earmarked to help people with units not now considered acceptable as an "affordable unit" can be modified so that they meet the state's requirements.
- C: Someone at a previous meeting stated that Sausalito is currently subject to SB35 - can you confirm/deny this, and identify which segment of the low-low/low/medium/medium+ units are involved, and what the impact might be?
- C: I am concerned about overcrowding which will make traffic more challenging and evacuating for emergencies impossible. With this in mind, I would like to suggest that a majority of the new units are on Bridgeway and near to the 101 entrance/exit. Perhaps the northern part of Marinship on Bridgeway would help. Additionally, please look at floating

homes and rebuilding some docks for more and increasing the % of live-aboards allowed as part of this project.

- Q: Where will the additional water for these (any) houses come from?
- Q: What are the total number of current housing units in Sausalito? I thought around 4500? How does ABAG look at the 7.6% vacancy rate? short term rentals are illegal in Sausalito. Was it used in determining the RHNA allocation? What happens if they become occupied?
- Q: Are you going to make recommendations to the city to improve infrastructure to accommodate the RHNA numbers?
- Q: Will the ABAG/ HEAC give housing preference to people who already live here or have lived here for specific time?
- Q: Do the stats provided in previous slides include 2020-2021 data?
- C: We have been homeowners from Marin City for 23 years and have a relatively new maritime business which needs a waterfront home to haul out boats. Please do not take from the working waterfront as many of us are eager to be there; we are committed to preserving our history and the wonderful art and maritime factions which are here. If new units are in this area, they are likely to displace businesses there that need the waterfront to survive.
- C: In addition to placing housing on Bridgeway near 101 entrance and transit routes, more floating homes and live-boards would make sense— I would also endorse more housing on Caledonia Street.
- C: Almost no one would build try to within 100 feet of the shoreline because BCDC's regulations. It would add years and millions in cost.
- Q: Will ABAG consider safety, environmental and traffic impact?
- C: More live aboards at scale would be awesome.
- C/Q: Last week an article in the Marin IJ indicated that Spencer Ave, San Carlos Ave and Santa Rosa Ave have been indicated as prime streets for consideration for duplex/4 plex sites. Will parking and traffic be a consideration for identifying properties to be considered for SB9 development?
- Q: How will the state reconcile the need for housing SUCH AS floating and liveaboards and BCDC's position against bay "fill?'
- Q: Has Sausalito identified who its "essential workers" are? And what their commute maps look like? If traffic is the region's number one public health menace and quality of life issue, and "transportation" is the state's number one greenhouse gas contributor, shouldn't Sausalito use this process to house its own essential workers and significantly shrink its regional commute map?
- Q: Unless state law (McAteer Petris Act) is changed live aboard amounts are not likely to be changed.
- C: FWIF, surveys point to great desire of seniors to age in place. Programs should enable that, rather than build elder warehouses. I recall a pastor on a prior meeting saying he knows folks who would "rather bleed out in the driveway than move to senior projects."

- C: Very pleased to see that sea-level rise and preserving history are high on your priority list. These are critical elements.
- Q: Will the ODDS adoption process be public?
- Q: Given Sausalito's under count of jobs per resident (I recall .9/resident vs other higher numbers in Marin), shouldn't we do our best to preserve diverse commercial areas?
- C: There are many attractive models for senior living and a variety of options need to be available to accommodate local seniors. In many cases having options more appropriate for older adults to thrive in, may free up other housing for families or others.
- Q: Did you address whether the units that could be created under SB9 would qualify for our RHNA numbers?
- C: There is an issue that SB9 does not exclude high fire risk areas. Please get City Attorney's opinion. See Catalyst.
-

Sausalito Housing Element Update

Town Hall #2 Summary

May 9, 2022

Overview

The City of Sausalito convened the second Town Hall meeting for the 6th Housing Element Update (HEU) on May 9, 2022, from 5:00 – 7:00 PM. The meeting was held via Zoom and was open to the public. The meeting was noticed through the City of Sausalito Housing Element Update website (https://housingelementsmarin.org/city-of-sausalito) and advertised on the City of Sausalito Facebook and other social media accounts, in the City's Currents e-newsletter, via flyers and large-scale versions of the Citywide and Neighborhood Draft Opportunity Sites Maps and City Hall and the Bank of America building, and notice was distributed through emails to HEU database, which is comprised of over 300 contacts representing a cross-section of stakeholders and residents. English and Spanish flyers were distributed via email and posted as hard copies throughout the community.

The intent of this meeting was to:

- Review the Housing Element Process
- Overview of Draft Opportunity Sites
- Collect public feedback on:
    - Housing distribution by Neighborhood
    - Preferences for multifamily, mixed use, single family, or no residential development by Focus Area
- Hear public comment

A total of 165 participants attended. The Town Hall was held in English with live Spanish translation available through an audio channel on the Zoom platform. The Town Hall was conducted in an interactive format that included presentations, polling questions, and discussions. A recording of the meeting is available here.

This document summarizes key outcomes from the Town Hall. It focuses on public input received rather than the formal presentations made. It is not intended to be a detailed transcript.

Welcome and Team Introductions

Heidi Scoble, City of Sausalito Acting Principal Planner, opened the meeting by thanking attendees for participating and provided brief opening remarks.

Jenna Tourjé-Maldonado, Kearns & West, reviewed the agenda and led introductions of those in attendance. This included a virtual poll to determine attendees' favorite place in Sausalito. Some of the top responses to the poll are included below.

- Waterfront
- Park
- Downtown
- Dunphy
- Caledonia

Presentations

Beth Thompson from De Novo Planning Group provided brief presentations on the following topics:

- Housing Element Basics including specific considerations (e.g., facilitating affordable and special needs housing development) Sausalito will need to integrate into the HEU.
- Community Engagement including all the previous community outreach milestones for Housing Element Update to date.
- Regional Housing Needs Allocation, specifically, how many total housing units have been allocated to Sausalito, the type of housing that residents want to see in Sausalito, and the timeline for completing the Housing Element Update.

Poll Everywhere Activities

The Town Hall included virtual polling activities using the Poll Everywhere platform to collect community feedback on what type of housing is needed, desired, and appropriate in different neighborhoods throughout the City. These neighborhoods include the following, as identified in the General Plan. A more detailed summary of feedback provided in Poll Everywhere activities is available in Appendix A.

- Wolfback Ridge
- Old Town/Hurricane Gulch
- The Hill
- New Town
- Monte Mar Vista/Toyon Terraces
- Spring Street Valley
- Marinship
- Nevada Street Valley

Participants were shown maps of each neighborhood that identified areas in the neighborhood as "opportunity sites," for housing development. Some of the opportunity sites were designated focus area opportunity sites meaning those areas were highly preferred sites for housing development to meet RHNA housing needs. Participants were invited to use Poll Everywhere as they responded to

questions and gave feedback on housing types they identified as "needed" for each opportunity site within each respective neighborhood. If there were multiple focus areas in a particular neighborhood, participants went through each focus area, site by site, for every neighborhood. The housing type options included: single family, small-scale multi-family, large-scale multifamily, and mixed-use housing.

Neighborhood Major Themes

Wolfback Ridge

There are no focus sites in Wolfback Ridge for consideration in the Housing Element Update. As such, Poll Everywhere was not utilized for this neighborhood.

The Hill

There were several focus sites noted in The Hill neighborhood. Responses in Poll Everywhere indicated that 32% of participants desired small-scale multifamily and 30% preferred large-scale multifamily in the neighborhood in general. Notes in the chat included large and mixed use would be appropriate for the Hill.

Key themes noted by participants considering existing/future parking needs and implications of sea level rise on potential developments in this neighborhood.

The following sites were noted by participants for removal from the Housing Element:

- 31
- 32
- 78
- Areas around Martin Luther King, Junior Park

New Town

There were four focus sites noted in the New Town neighborhood. Responses in Poll Everywhere indicated that 40% of participants desired small-scale multifamily in the neighborhood.

Key themes were noted by participants include preservation of City Hall and the Waterfront as well as including Cypress Bridge as an opportunity site for development.

The following sites were noted by participants for removal from the Housing Element:

- 12
- 16
- 21
- 26
- 31
- 48

- 49
- 50
- 52

Monte Mar Vista/Toyon Terraces

There were no focus sites nor opportunity sites noted in the Monte Mar Vista/Toyon Terraces neighborhoods. Responses in Poll Everywhere indicated that 47% of participants desired large-scale multifamily housing, 35% wanted small-scale multi-family housing, followed by 10% for single-family housing and 8% for mixed-use development in the neighborhood.

Since there were no opportunity sites in the Monte Mar Vista/Toyon Terraces neighborhood, there were no major themes or discussions from participants nor were there any sites participants wanted added to the neighborhood for development.

Spring Street Valley

There was one focus site in the Spring Street Valley neighborhood. Responses in Poll Everywhere indicated that 52% of participants desired small-scale multifamily and 35% wanted large-scale multifamily in the neighborhood in general. Within the focus site, site 65, 67% of participants desired small-scale multi-family housing in the area.

Key themes that were noted by participants include differing opinions on site 65, support for both no housing and large-scale multi-family housing. Participants also suggested limiting any housing development adjacent to boatyards or light industries.

Sites 64 and 65 were noted by participants for removal from the Housing Element.

Marinship

Within the Marinship neighborhood, there were six focus areas that have been identified for development. From the Poll Everywhere responses, participants were equally split amongst the types of development they desired. The responses indicated that mixed-use housing was the most desired at 30%, followed by 28% of participants responding with the "no housing" choice, 22% of respondents want large-scale multi-family housing, and 17% of participants chose small-scale multi-family housing. Notes in the chat showed that many participants did not want any housing developed in the Marinship neighborhood.

The following key themes were noted by participants:

- No housing in Marinship
- No development on or around the waterfront
- Traffic concerns from development in the neighborhood
- Support for development of Harbor Drive

The following sites were noted by participants for removal from the Housing Element:

- 67
- 68
- 69
- 70
- 71
- 72

Nevada Steet Valley

There were six focus sites noted in the Nevada Street Valley neighborhood. Responses in Poll Everywhere indicated that 42% of participants desired small-scale multifamily in the neighborhood. Notes in the chat included a desire for including Cypress Ridge for development and preserving certain areas like the City Hall and Waterfront.

Key themes were noted by participants included preservation of the MLK dog park and support for small-scale and mixed-used development around the schools on the MLK site.

The following sites were noted by participants for removal from the Housing Element:

- 75
- 76
- 77
- 78
- 84
- 85
- 87

Neighborhoods where additional sites should be located include Cypress Ridge and the Schoonmaker.

Poll results from each General Plan map area and potential site can be found in Appendix A.

Next Steps

Thompson reviewed anticipated timing for upcoming community engagement activities, which include:

- Public Review Draft Housing Element – August 2022
- Town Hall Workshop #3 – August 2022
- HEAC Meeting #7 – May 23, 2022

Public Comment

Jenna Tourjé invited members of the public to provide public comments. A total of 18 members of the public provided public comments or asked a question. A summary of the comments is included below. Public comments are captured in full in Appendix B.

- Marinship: Many community members raised concerns about building housing in the Marinship near the working waterfront area. Members of the public stated that the Marinship and the preservation of the working waterfront is vital to Sausalito's economy, therefore the history of building housing in the neighborhood has shown to push the waterfront industry further from Sausalito. Other members of the public stated that the Marinship neighborhood is a viable area for housing, citing that noise concerns are not of concern. Proponents of housing in the Marinship neighborhood recommended small-scale multifamily housing to provide live-work housing for service workers who are employed in the working waterfront economy.
- Consideration of other opportunity sites: Members of the public requested that city staff investigate other possible opportunity sites throughout the city. Areas that were repeated stated were Cypress Ridge, the Machine Shop, and public lands as viable areas of land to build housing. Participants urged to spread the new housing development throughout the city so that neighborhoods like MLK, a highly populated area of the city, avoid becoming denser.
- City's infrastructure: Members of the public inquired about how the addition of 700 housing units was going to impact the infrastructure of the City of Sausalito. Participants shared their concerns around putting additional stress on the current infrastructure and requested the City to provide information increased housing impacts on sewage, traffic, flood plains and other affected infrastructure.

Appendix A: Poll Everywhere Zoom Chat Responses

The Hill

- Key notes from chat:
    - *Housing type*
        - Large scale multi and mixed use (x6)
        - Every neighborhood should participate and share responsibility.
        - Mixed Use and large scale for city owned parking lots
    - *Bridgeway*
        - Mixed use for Bridgeway
        - Some of the large vacant houses above Bridgeway should be redeveloped into multi-family homes.
    - *Parking*
        - What about parking needs? Parking is tight?
    - *General development comments*
        - Very difficult to build, all within 100 feet of shoreline
        - The working waterfront should not be developed for additional housing, nor should it be encroached upon. It is a major and indispensable component of Sausalito's heritage, character and economic dynamism.
        - What controls - city voter initiative or the state coming in and overriding with state mandated re-zoning?
        - Why is there a NO HOUSING choice?? You can't tell how many are responding - this is not good.
- Sites requested to be added or removed
    - MLK (x3)
    - 78 (x2)
    - Remove if flooding expected before 25 years due to sea level rise (x2)
    - 31
    - 32

New Town

- Key notes from chat:
    - *Preservation of City Hall and Working Waterfront*
        - Site 52, preserve city hall, integrating large scale multi family
        - Working Waterfront should not be developed for so many reasons, it is your tax base, sea level rise levels, and the destruction of small business, the essence of Sausalito, as well as the artist community!
        - Don't cannibalize city hall or the Marinship
        - Please keep 52, multi-unit housing
        - Keep City Hall and Library

    - *Development of Cypress Ridge*
        - Cypress Ridge is a viable site for development and the addition or removal should be decided by the HEAC, not the Council (x2)
    - *General Development Comments*
        - Large scale multifamily throughout. Mixed use second story residential on Caledonia
        - Site 47 large scale multi family
- Sites requested to be added or removed:
    - Working waterfront should be removed (x3)
    - Remove City Hall (x2)
    - Remove sites 48, 49, 50, 52

Monte Mar Vista/Toyon Terraces

- Key notes from chat:
    - Remember the traffic impact everywhere. Toyon is a deadens street with limited access
    - All neighborhoods including Monte Mar should be asked and elected to accommodate their fair share of housing, including some large scale multi family
    - Do not let anyone in any area buy 2 lots for one larger home

Marinship

- Key notes from chat:
    - No housing in the Marinship (x5)
    - No housing next to boatyard (x3)
    - Limit any potential housing developments to the eastern side of Bridgeway (x3)
    - Protect existing uses of the area, such as maintaining boat yard access as well as the areas industrial, live/work, and historical character (x3)
    - 1 Harbor Drive has provided comment to the HEAC noting they are not interested in developing housing on their property (x2)
    - Marinship and areas adjacent to it will be prone to sea level rise impacts
- Sites requested to be added or removed:
    - Remove site 67 (x10)
    - Remove site 68 (x15)
    - Remove site 69 (x12)
    - Remove site 70 (x15)
    - Remove site 71 (x7)
    - Remove site 72 (x5)
    - Continue analysis of all potential sites (x3)
    - Remove sites next to boatyard as it would result in incompatible uses and would be prone to sea level rise (x2)

Spring Street Valley

- Key notes from chat
    - Competing views on site 65 – attendees were both in favor of large-scale multifamily development while others indicated this site should not be considered for housing
    - Avoid development adjacent to boatyards and light industry
- Sites to be added or removed
    - Mixed use near Bridgeway
    - Remove sites 64 and 65
    - Varying support for considering all or a portion of Cypress Ridge for potential housing developments

Nevada Street Valley

- Key notes from chat:
    - Develop housing in a manner that protects Martin Luther King, Junior Park should be around the park not replace it (x5)
        - This could include large scale multifamily housing that replicates the design and density of Rotary Housing
    - Develop housing adjacent to school district property, particularly mixed-use developments
- Sites requested to be added or removed
    - Remove sites within Martin Luther King, Junior Park (x9)
    - Remove sites within the Dog Park (x9)
    - Remove 75 (x3)
    - Remove 76 (x3)
    - Remove 77 (x2)
    - Remove 78 (x2)
    - Remove 84 (x7)
    - Remove sites 85 and 87
    - Keep sites 73 75, 76, 73, 77, 78, 83, 85, 86
    - Keep 73, 75, 76, 77, 78, 83, 86
    - Keep all sites under consideration (x2)

General Chat Comments

- Live/work opportunities should be considered around the Schoonmaker property.
- Protect all of Cypress Ridge as it has previously been designated as permanent open space.
- Cypress ridge should be considered as it is underused and ripe for a giant apartment building.
- Every part of the city should take their fair share of higher density multifamily housing.

- Please don't concentrate the majority of the very low- and low-income units at the north end of town as the maps may suggest. Income diversity is essential in all areas, particularly in opportunity sites accommodating many units.
- Please pursue water-based housing with BCDC.
- The working waterfront needs to be protected, and it should stay commercial waterfront, not rental for someone's party, play area. That has happened and it is wrong.
- Concerns related to development adjacent to the intersection of Sausalito Blvd. and Edwards Avenue:
    - The area is already densely overpopulated and has limited areas available for public parking.
    - There are no sidewalks which is a pedestrian safety issue for those already living there.
    - Existing infrastructure (sewer and power lines) are in disrepair and would be further taxed with additional residents.
    - There is a history of landslides on Hurricane Gulch and adding more units on a steep slope increases bad egress and landslide potential.
    - Additional housing will means less trees and subsequently less privacy for residents.

Appendix B: Public Comment Period Comments, Questions, and Responses

Public Comment

Jenna Tourjé invited members of the public to provide public comments. The comments made during the public comment period are below:

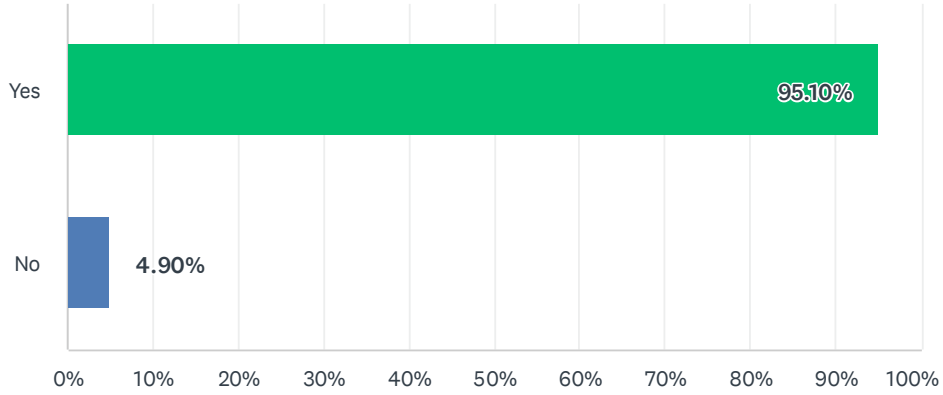
- Question (Q): Will there be any opportunity for in-person public meetings or will it all be over Zoom?
    - Response (R): The City Council has adopted a resolution to continue conducting meetings remotely due to health and safety concerns for the public. The City Council does accept these resolutions monthly and are adopting them. If you would like to make a comment, I recommend attending a City Council meeting and making public comment.
- Comment (C): Request that Cypress Bridge be put back into the list of potential housing sites. It was removed due to a conservation easement by the City Council. Also, I would like to request including the Machine Job should be included as a potential housing site with the understanding that the historical designation can actually be removed for it to become a housing site.
- C: Marinship is a vibrant financial neighborhood, if we put housing into the neighborhood, it will go away. See what is in the Marinship before placing housing.
- C: Speaking on behalf of the entire Gordon Street neighborhood, we have put a list of concerns together about why site 65 should not be developed. We reached out to the owners of the property and asked them what their plans were, and they stated they have no plans to put residential units on the property.
- Q: Is the HEAC an independent body or is it under the jurisdiction of the City Council? Cypress Ridge should be considered for development, MLK and the dog park should not be considered.
- C: Concerned about the city's infrastructure, who is going to pay to put in new sewer lines and new roads? I am very concerned about what will happen when there is an addition of 700 new units into the city.
- C: I live in the southern end of the Marinship and was looking at the plans for the Marinship and realized that the Marinship would be a perfect place for live-work small-scale housing. The term mixed-use in the Marinship would mean live-work.
- C: A businessowner in Sausalito for 30 years and I wanted to know more about the new housing in relation to infrastructure, utilities, flood maps, and traffic and other things that have not been addressed yet. Hoping to hear more about this in great detail.
- C: My preference is not to have development in waterfront area and Marinship, that should be our last option. We need to define buffer spaces like 100 feet from current industrial or marine use. We should not have any housing development within 400 feet of the waterfront. That leaves a strip along Bridgeway that is mainly commercial and would be appropriate for small-scale live-work housing.
- C: I was a renter at the Marinship for 5 years. There is already housing in the Marinship and we should consider building more housing there as the noise is not that bad. Most of us work from home so they are having a hard time renting out existing housing. It is a nice land that makes for amazing housing.

- C: Three things I want to say: the housing next to the boatyard is not livable if you consider the businesses in the Marinship. The Marinship plays a vital aspect in the City's economy. There are areas in the North area district that can be developed. I recommend you look at the Sensible Sausalito's plan that identifies housing for over 900 units and was looked at in the last HEAC agenda. I also suggest creating a working group to finish completing the Housing Element draft.
- C: The Arques property is in the Bridgeway strip. Rejecting the Arques property does not make sense and can be added to the RV property which is a little strip that would not affect industrial properties. Portions of Cypress Ridge should be opened to consideration. Any consideration of properties along the waterfront should not be disregarded due to sea level rise as those properties can be mitigated.
- C: The Machine Shop was not considered in addition to other sites owned by Utility companies. I want to know what is possible in terms of those sites.
- C: There are certain number of things we are ignoring in this process. We are ignoring the PCB toxins found at the Machine Shop and Libertyship Way. We are ignoring the economics of this decision, 1300 more people into the city. Most of all we are ignoring the sea-level rise. Mitigating a shipway is not possible so that really needs to be taken into account.
- C: The goal here is to provide housing to serve the community is it is important for us to not eliminate possible sites where the owners have said they are interested in possible development of types of development, and not give much attention to sites where the owner has said they do not want development. Even if we do not build on them, there will be some enforcement over time from the state, so we need to be practical. In terms of the City property, I understand there is government funding that can help with building low-income and senior housing development if cities can provide the properties. MLK park already has the highest density of properties in the city and to focus another 400 units in that area does not make sense. We should not be using the issue of sound to not build housing in areas.
- C: The history shows the consistent nature of industrial and working waterfront operations are being driven into oblivion. Planners and developers put people into the position where they are living next to the working waterfront and have to litigate and drive the working waterfront industry out. Let's focus on public property where we can have affordable housing and meet the needs of the community.
- C: What I appreciated about the study tonight was the way you asked about various areas throughout the town. I want to endorse a lot of the work that has been done by Sensible Housing Sausalito at sensiblehousingsausalito.com. The website says something about a fair share of housing rather than clustering all 700 units on one spot to spread out the housing throughout town. Other areas throughout town are able to support more housing. The City owned properties are ideal for affordable housing, for live-work housing. I love the idea of schools having housing for teachers. Rather than building huge buildings we need to adopt what previous Housing Elements have done and spread-out housing throughout the City. We need to put housing above retail. Perhaps utilize the bus-barn near MLK. Put housing in sensible areas and no one area is overwhelmed so we preserve Sausalito's inherent charm.

- C: If you love seeing boats or taking a boat out you have to keep in mind that the working waterfront is going to keep your boat going. If they are wiped out you are not going to boat, you're not going to have an engine, sails, or have repairs. Those resources are there. You really need to watch the movie. As a teacher, if I had to live off my pension, I would not be able to live here. I did buy a houseboat in the harbor, but I would not be able to buy one now. We need service people. We need teachers to have housing, we need boats, the median income is way too high. Therefore, service people are not able to live here.

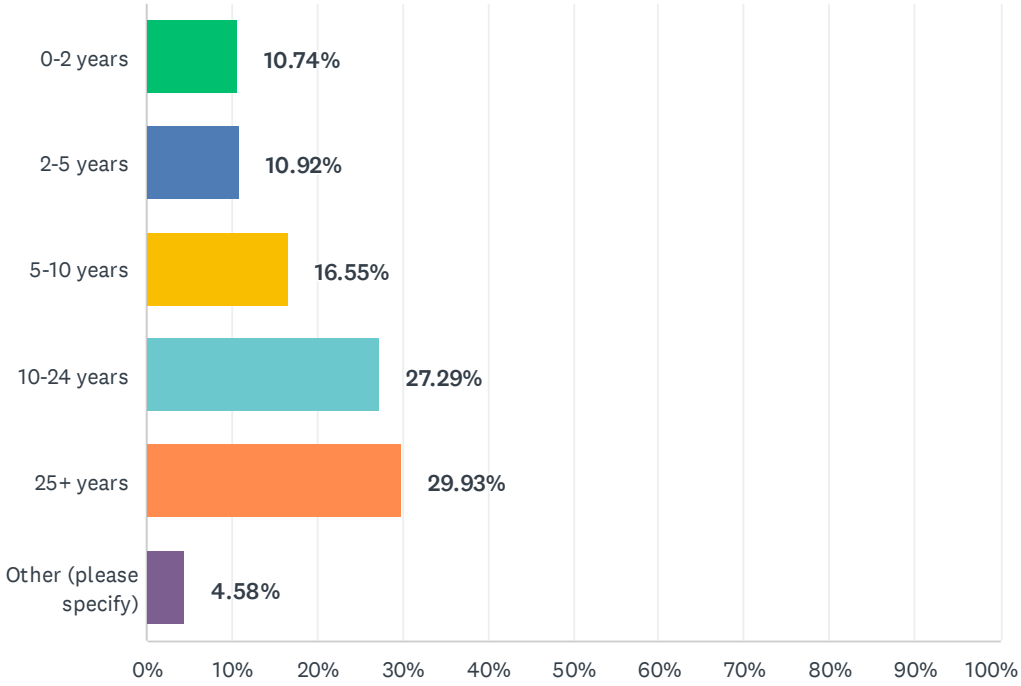
Q1 Do you live in Sausalito?

Answered: 612 Skipped: 0



Q2 How long have you lived in Sausalito?

Answered: 568 Skipped: 44



#	OTHER (PLEASE SPECIFY)	DATE
1	36 Years	4/18/2022 3:53 PM
2	32 tears	4/18/2022 12:35 PM
3	50 years	4/14/2022 10:33 AM
4	63 years	4/13/2022 11:32 AM
5	30	4/12/2022 9:36 PM
6	63 years	4/12/2022 1:39 PM
7	have owned for 10 yrs but moved here permanently a year ago	4/12/2022 12:27 PM
8	40 years	4/9/2022 3:12 PM
9	Have owned property in Sausalito for 35 years. Moved into that property 4 years ago.	4/9/2022 9:53 AM
10	52 years	4/6/2022 8:28 PM
11	over 40 years old	4/6/2022 8:16 PM
12	50 years	4/2/2022 1:17 PM
13	53 years	3/25/2022 5:35 PM
14	50	3/25/2022 3:22 PM
15	34 yrs	3/25/2022 12:20 PM
16	22 years	3/22/2022 2:35 PM

17	71 years	3/19/2022 10:50 AM
18	22 years	3/18/2022 7:59 PM
19	50 years	3/18/2022 11:06 AM
20	55 years	3/16/2022 4:23 PM
21	born and raised	3/14/2022 4:34 PM
22	50	3/14/2022 2:14 PM
23	70 years	3/12/2022 11:10 AM
24	52 years	3/12/2022 10:51 AM
25	Over 70+ yrs.	3/12/2022 10:35 AM
26	48	3/11/2022 8:01 PM

Q3 Do you currently own or rent your home?

Answered: 568 Skipped: 44

ANSWER CHOICES	RESPONSES	
I own my home	74.47%	423
I rent my home	24.30%	138
I live with extended family or with another household	0.35%	2
I rent a room in a home	0.70%	4
I am currently without permanent shelter	0.18%	1
TOTAL		568

Q4 Select the type of housing that best describes your current home.

Answered: 568 Skipped: 44

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	42.61%	242
Duplex/attached home	24.30%	138
Multi-family home (apartment)	17.08%	97
Houseboat/Live-aboard	7.57%	43
Accessory Dwelling Unit, granny flat, guest house	1.41%	8
Mobile home	0.18%	1
Currently without permanent shelter	0.00%	0
Other (please specify)	6.87%	39
TOTAL		568

#	OTHER (PLEASE SPECIFY)	DATE
1	One room apartment	4/18/2022 12:35 PM
2	Multi-family apartment	4/18/2022 10:19 AM
3	condo	4/17/2022 4:06 PM
4	HOA with multiple units with up to three attached units in any single building dense housing	4/16/2022 2:40 PM
5	Condo/PUD	4/13/2022 7:36 PM
6	One room apartments	4/6/2022 8:28 PM
7	Condominium	3/28/2022 6:42 PM
8	Condo	3/28/2022 6:39 PM
9	Condominium	3/28/2022 4:33 PM
10	Condo	3/28/2022 9:19 AM
11	Rent apartment in Sausalito condo complex	3/28/2022 8:30 AM
12	Condo mixed single family and duplex 12 units	3/27/2022 3:54 PM
13	Condo	3/27/2022 1:08 PM
14	Single family apartment	3/27/2022 12:21 PM
15	Condo/Townhouse	3/26/2022 9:34 AM
16	Condo	3/26/2022 7:19 AM
17	condominium	3/25/2022 4:38 PM
18	condo	3/25/2022 2:47 PM
19	Condominium	3/25/2022 12:48 PM
20	condo	3/25/2022 10:05 AM
21	Three unit condominium	3/25/2022 9:50 AM

22	Condo	3/21/2022 9:54 AM
23	townhouse	3/19/2022 9:47 AM
24	Condo	3/18/2022 7:59 PM
25	Townhouse	3/18/2022 12:30 PM
26	dumb survey: I reside in a single family with ADU, and au pair unit.	3/18/2022 10:06 AM
27	Multi Family condo	3/16/2022 8:12 PM
28	Condominium	3/14/2022 8:58 PM
29	Live/Work warehouse	3/14/2022 7:11 PM
30	Single Family Home with an ADU	3/14/2022 7:03 PM
31	HOA with multiple units	3/13/2022 2:32 PM
32	Planned Urban Development (PUD): 2 attached homes w/ individual home ownership and co-ownership of land.	3/12/2022 2:10 PM
33	codominium	3/12/2022 11:36 AM
34	apt	3/12/2022 10:51 AM
35	I think the proper name is floating home - not houseboat which is a different type of craft.	3/12/2022 9:18 AM
36	condominium in a condo complex	3/12/2022 12:01 AM
37	Two houses on one lot. One is a rental and we live in the other.	3/11/2022 10:26 PM
38	condo in a 6 unit building)	3/11/2022 5:08 PM
39	condo	3/11/2022 4:56 PM

Q5 How would you rate the physical condition of the residence you live in?

Answered: 568 Skipped: 44

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	62.85%	357
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	20.77%	118
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	10.21%	58
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	5.63%	32
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.53%	3
TOTAL		568

Q6 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 564 Skipped: 48

ANSWER CHOICES	RESPONSES	
Room addition	9.75%	55
Roofing, painting, and general home repairs	37.94%	214
HVAC, solar, and electrical	23.05%	130
Landscaping	22.52%	127
Does not apply	41.31%	233
Other (please specify)	14.36%	81
Total Respondents: 564		

#	OTHER (PLEASE SPECIFY)	DATE
1	Plumbing repairs, mold growth needs addressing	4/15/2022 9:58 PM
2	Covered parking	4/15/2022 7:12 AM
3	Kitchen / Bath upgrade, New Flooring	4/14/2022 5:53 PM
4	done	4/12/2022 5:58 PM
5	Garage addition	4/12/2022 2:03 PM
6	currently have a permit to replace siding on detached garage	4/11/2022 8:22 AM
7	CONVERT OFFICE SPACE INTO A BEDROOM	4/10/2022 9:37 PM
8	Remodel kitchen and bathroom	4/10/2022 1:47 PM
9	Misc. maintenance items	4/9/2022 3:12 PM
10	Just completed a major reconstruction and upgrade.	4/9/2022 9:53 AM
11	HOA	4/9/2022 7:54 AM
12	New bathroom, kitchen	4/9/2022 7:31 AM
13	Kitchen upgrade	4/8/2022 11:48 PM
14	Structure/wall improvements	4/8/2022 9:37 PM
15	Have solar and are in the process of getting battery back-up for it.	4/8/2022 7:24 PM
16	Adding Garage	4/8/2022 6:56 PM
17	Remodeling	4/7/2022 11:05 PM
18	modest upgrade	4/6/2022 8:16 PM
19	Windows	4/5/2022 10:20 AM
20	tear down and build new	4/4/2022 1:30 PM
21	during covid we completed general home repairs, roofing, painting etc. now mostly maintenance and LS needs	4/3/2022 2:22 PM
22	We have already made an ADU on our property	4/2/2022 1:17 PM

23	Full-house surge protector, seismic upgrade	4/1/2022 9:27 AM
24	Full excavation of lower floor	3/31/2022 2:01 PM
25	Added solar panels this year	3/29/2022 7:49 PM
26	ADU	3/28/2022 8:29 PM
27	Foundation	3/28/2022 7:29 PM
28	water filtration system, energy efficient appliances, possible limited remodel	3/28/2022 6:42 PM
29	Bathroom remodel and plumbing	3/28/2022 5:15 PM
30	Remodeling of bathroom	3/28/2022 5:08 PM
31	New flooring, kitchen, bathroom	3/28/2022 9:30 AM
32	Tree trimming	3/27/2022 4:03 PM
33	Kitchen	3/27/2022 12:29 PM
34	The HOA decides	3/26/2022 5:52 PM
35	Kitchen remodel	3/25/2022 8:46 PM
36	bathroom partial remodel	3/25/2022 4:38 PM
37	Remodel kitchen, replace windows	3/25/2022 2:57 PM
38	New roof and solar panels	3/25/2022 12:25 PM
39	Condo, homeowners association. We continue to maintain our property	3/23/2022 3:51 PM
40	expand decks	3/20/2022 8:59 PM
41	i am part of an HOA and the overall landscaping, property infrastructure and overall presentation all need attention.	3/20/2022 3:45 PM
42	Finishing the basement to become an ADU	3/19/2022 11:43 AM
43	none of the above	3/18/2022 8:45 PM
44	I live in a condo where I wish we got solar power since the electric heating is super expensive. I also hope we get electric chargers for cars.	3/18/2022 7:59 PM
45	ADU	3/18/2022 5:14 PM
46	new roof with solar panels, back-up battery and heat pump system being installed this Spring/Summer	3/18/2022 11:06 AM
47	replace driveway pavement	3/18/2022 9:33 AM
48	plumbing	3/17/2022 9:48 AM
49	ADU	3/16/2022 4:27 PM
50	Interior upgrades	3/14/2022 8:58 PM
51	ADU	3/14/2022 7:56 PM
52	Renovation	3/14/2022 6:50 PM
53	Am a renter. Would love to add a story if I owned it.	3/14/2022 5:36 PM
54	new foundation, updating electrical and plumbing	3/14/2022 4:34 PM
55	full renovation	3/14/2022 3:01 PM
56	Basement ADU	3/14/2022 2:19 PM
57	Covered car port	3/14/2022 2:11 PM
58	about to start renovation of kitchen, bath, electrical and unsafe internal staircases	3/14/2022 2:07 PM
59	Live on a sailboat	3/14/2022 1:29 PM

60	We rent	3/14/2022 10:18 AM
61	Just interior remodels.	3/13/2022 3:01 PM
62	basement foundation	3/13/2022 2:04 PM
63	done	3/12/2022 8:41 PM
64	Always kept in running (engine) and sailing condition in a berth.	3/12/2022 3:19 PM
65	Kitchen remodel	3/12/2022 1:20 PM
66	bathroom remodel	3/12/2022 11:36 AM
67	remodeling bathrooms, etc	3/12/2022 10:57 AM
68	n/a	3/12/2022 10:51 AM
69	Repairs	3/12/2022 10:35 AM
70	not decided	3/12/2022 10:33 AM
71	Complete renovation in last twelve months	3/12/2022 9:18 AM
72	Utility upgrades	3/12/2022 1:37 AM
73	Kitchen or bathroom upgrade	3/12/2022 12:01 AM
74	Apt poorly maintained	3/11/2022 10:39 PM
75	Upgrade kitchen & bath when current tenant leaves.	3/11/2022 10:26 PM
76	Replaced all flooring and lighting. Slowly updating each room.	3/11/2022 9:50 PM
77	New kitchen	3/11/2022 8:31 PM
78	HOA takes care of this maintenance	3/11/2022 7:02 PM
79	Interior upgrades	3/11/2022 6:55 PM
80	It’s difficult to get financing to upgrade boats/liveaboards, and even with financing there aren’t places for the work to be done. A boatyard where people could do their own work without paying hundreds per day (the fees for boatyards where staff do the work) would be useful	3/11/2022 4:52 PM
81	Foundation	3/11/2022 4:47 PM

Q7 Which of the following best describes your household type?

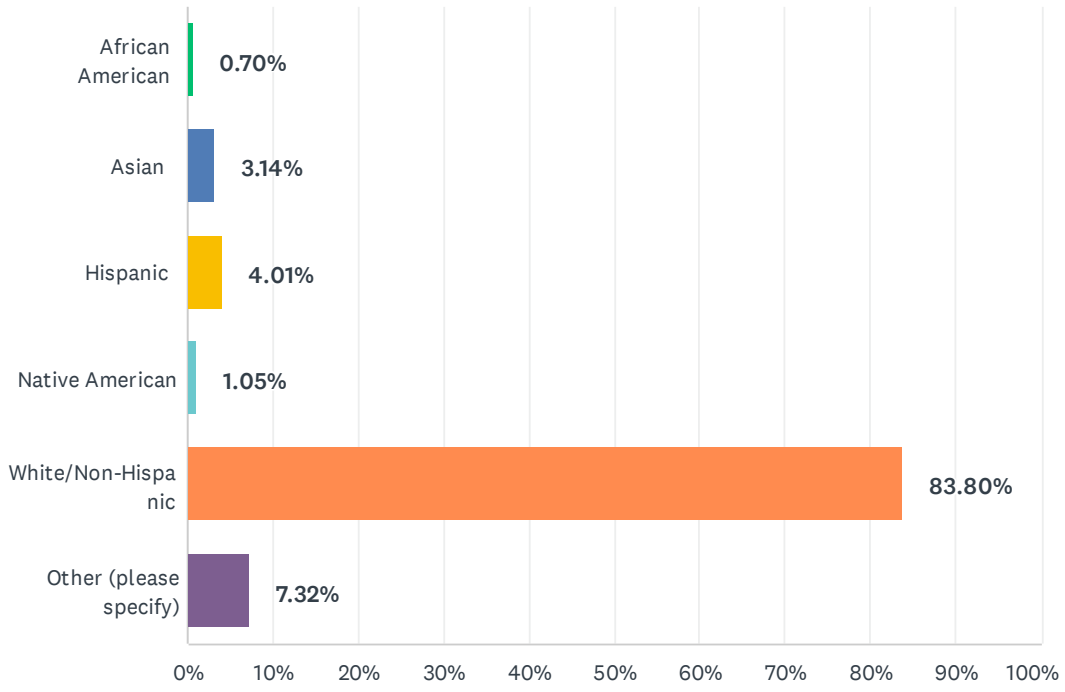
Answered: 593 Skipped: 19

ANSWER CHOICES	RESPONSES	
Single person household	33.56%	199
Single parent with children under 18	2.02%	12
Single person living with roomates	0.84%	5
Couple	45.87%	272
Couple with children under 18	11.13%	66
Couple living with roommates	0.67%	4
Adult head of household (non-parent) with children under 18	0.67%	4
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	2.70%	16
Other (please specify)	2.53%	15
TOTAL		593

#	OTHER (PLEASE SPECIFY)	DATE
1	Senior Apt. .	4/18/2022 1:33 PM
2	we also work out of our home	4/14/2022 10:23 AM
3	Couple with rental unit with a couple.	4/12/2022 7:29 PM
4	single person household with R-2 apartment rental on basement level	4/12/2022 8:04 AM
5	NA	4/11/2022 12:33 PM
6	Rather not say	4/6/2022 8:16 PM
7	Live in house in east bay	3/31/2022 2:14 PM
8	Single 84 year old invalid with 24/7 live in care giver	3/25/2022 9:50 AM
9	Couple living in main unit; tenant living in lower unit	3/18/2022 11:06 AM
10	Multi-gen with grandparent in ADU	3/14/2022 7:03 PM
11	Couple with children over 18	3/13/2022 11:19 AM
12	Owner occupied duplex	3/12/2022 3:30 PM
13	2 adults over 70	3/12/2022 3:19 PM
14	Couple living with 19 year old child	3/11/2022 5:46 PM
15	Single with Adult son	3/11/2022 5:18 PM

Q8 What is your race/ethnicity?

Answered: 574 Skipped: 38



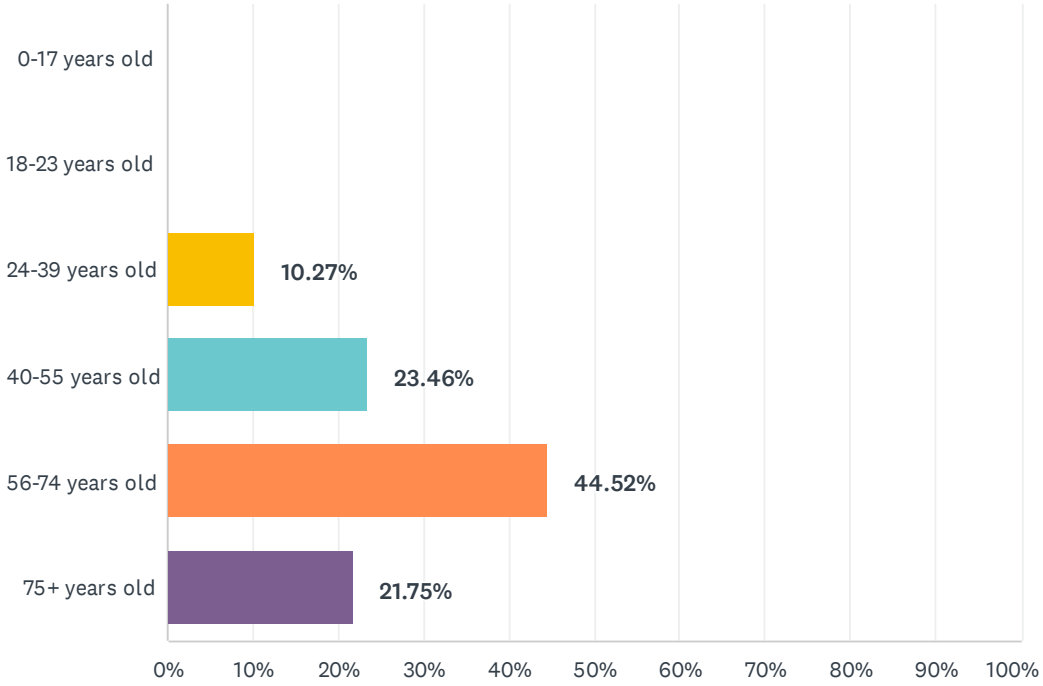
ANSWER CHOICES	RESPONSES	
African American	0.70%	4
Asian	3.14%	18
Hispanic	4.01%	23
Native American	1.05%	6
White/Non-Hispanic	83.80%	481
Other (please specify)	7.32%	42
TOTAL		574

#	OTHER (PLEASE SPECIFY)	DATE
1	Caucasian	4/18/2022 1:35 PM
2	Mixed race	4/15/2022 7:14 AM
3	Assyrian	4/15/2022 6:20 AM
4	Decline to State	4/14/2022 5:54 PM
5	Eastern european	4/14/2022 4:31 PM
6	American	4/14/2022 4:25 PM
7	prefer not to answer	4/13/2022 4:00 PM
8	N/A	4/11/2022 4:19 PM

9	two or more; mixed - please consider using proper language.	4/10/2022 10:16 PM
10	Not your business	4/9/2022 10:18 AM
11	Not of your concern	4/9/2022 9:38 AM
12	American	4/8/2022 8:55 PM
13	Asian Indian	4/8/2022 6:57 PM
14	Rather not say	4/6/2022 8:17 PM
15	eeee	4/2/2022 11:39 AM
16	Middle eastern	3/31/2022 1:26 PM
17	decline to state	3/31/2022 11:47 AM
18	Irish	3/29/2022 9:49 PM
19	White/asian	3/28/2022 8:51 PM
20	Two or More Races	3/28/2022 6:54 PM
21	multicultural	3/28/2022 12:00 PM
22	World citizen	3/27/2022 12:00 PM
23	prefer not to answer	3/25/2022 8:32 PM
24	NA	3/25/2022 7:14 PM
25	Various	3/25/2022 6:53 PM
26	1 white & 1 Hispanic	3/25/2022 12:49 PM
27	Europe/asian	3/23/2022 3:53 PM
28	prefer not to say	3/20/2022 3:38 PM
29	Euro-American	3/19/2022 7:55 PM
30	Decline	3/16/2022 2:46 PM
31	Multi-racial	3/14/2022 9:19 PM
32	human mix	3/14/2022 3:04 PM
33	prefer not to say	3/14/2022 10:10 AM
34	Hellenic	3/13/2022 5:35 PM
35	prefer not to say	3/12/2022 2:39 PM
36	Not applicable	3/12/2022 11:12 AM
37	not relevant	3/12/2022 10:34 AM
38	LatinX	3/11/2022 7:37 PM
39	None of your business	3/11/2022 6:29 PM
40	White Hispanic	3/11/2022 5:46 PM
41	Mixed	3/11/2022 4:54 PM
42	Mixed race	3/11/2022 4:52 PM

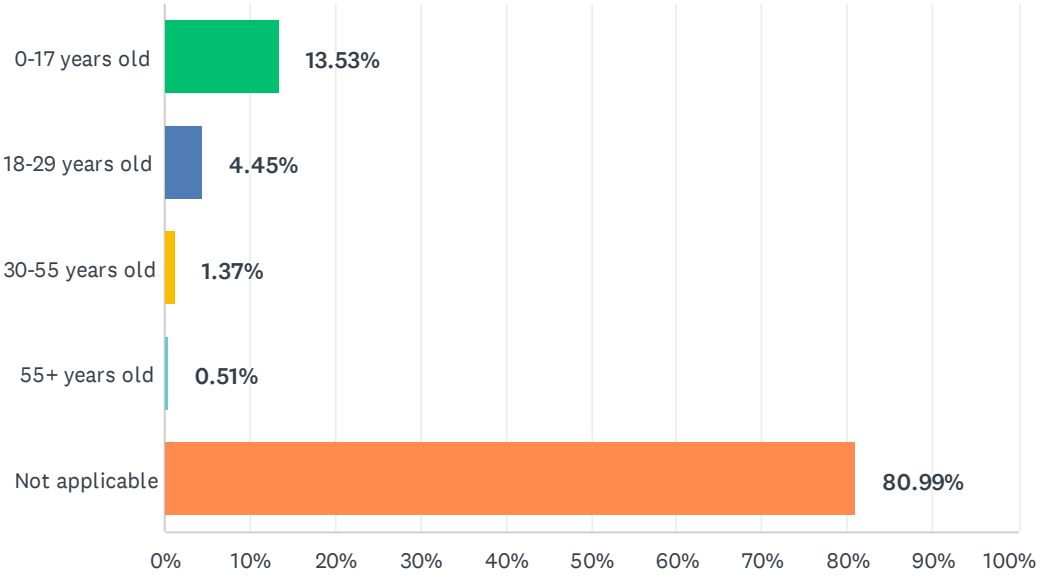
Q9 What age range most accurately describes you?

Answered: 584 Skipped: 28



Q10 What age range describes your child(ren) that are living at home?

Answered: 584 Skipped: 28



Q11 What is your relationship to Sausalito? Check all that apply.

Answered: 584 Skipped: 28

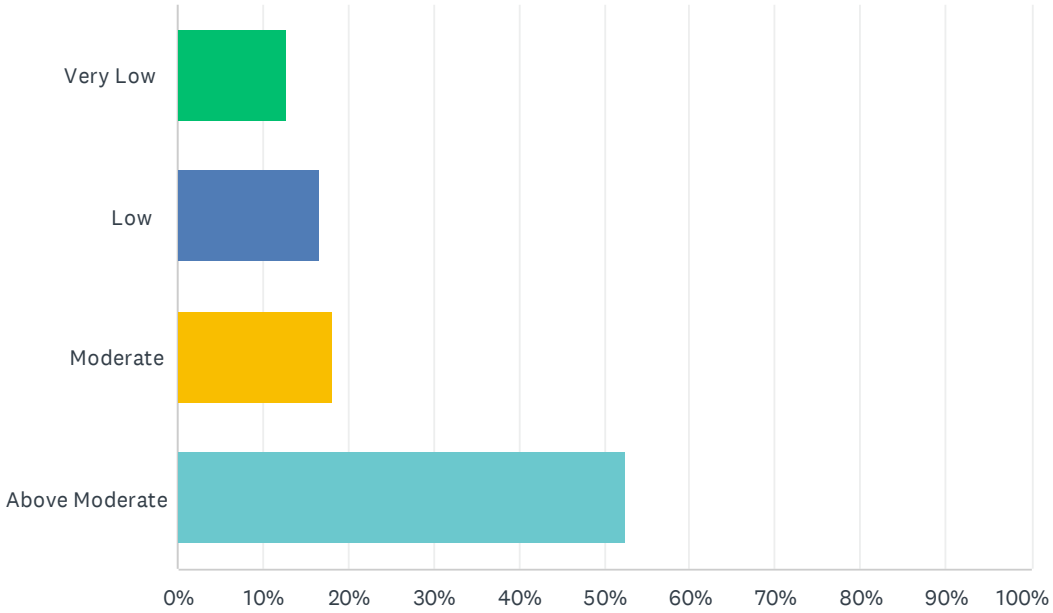
ANSWER CHOICES	RESPONSES	
Homeowner	71.75%	419
Renter	24.14%	141
Property owner (not including your primary residence)	5.65%	33
Own a business in Sausalito	10.10%	59
Employee of a business in Sausalito	3.42%	20
City employee	1.03%	6
Other (please specify)	7.02%	41
Total Respondents: 584		

#	OTHER (PLEASE SPECIFY)	DATE
1	Renter who is moving to a newly purchased home in Sausalito	4/15/2022 9:59 PM
2	Volunteer	4/15/2022 5:50 PM
3	Consultanr	4/15/2022 7:04 AM
4	Taxpayer	4/14/2022 4:25 PM
5	Work from home in Sausalito	4/13/2022 10:02 PM
6	Used to live (rent) in Sausalito. Highly likely to move back there at some point over the next 10 years. We currently live in Mill Valley.	4/12/2022 1:56 PM
7	resident in home owned by my children	4/12/2022 11:01 AM
8	Looking into buying a house here	4/11/2022 6:27 PM
9	Retired from sausslito business	4/8/2022 9:30 PM
10	Lived there 35 plus years, now rent former home	4/8/2022 8:55 PM
11	Member of a city commission	4/8/2022 7:54 PM
12	Church member and Woman's Club member	4/4/2022 2:03 PM
13	city volunteer	4/3/2022 2:23 PM
14	Civic activist	3/31/2022 6:24 PM
15	I maintain a boat at Pelican Harbor	3/31/2022 11:45 AM
16	live on boat	3/30/2022 2:13 PM
17	Houseboat owner	3/29/2022 6:31 AM
18	non-profit service provider	3/28/2022 5:38 PM
19	Have an art studio here in town	3/28/2022 4:35 PM
20	Planning Commossioner	3/27/2022 6:10 PM
21	volunteer	3/26/2022 7:20 AM
22	Retired City Employee	3/25/2022 5:37 PM

23	Sausalito has been my home since 2004. I work locally	3/25/2022 4:53 PM
24	Retired former Sausalito business owner	3/25/2022 9:52 AM
25	Public agency serving Sausalito employee	3/21/2022 9:12 AM
26	educator	3/19/2022 7:55 PM
27	Boat Owner, Cooperative Residential Property	3/18/2022 9:39 PM
28	also retired employee of a business in Sausalito	3/18/2022 11:08 AM
29	Family	3/18/2022 10:38 AM
30	Live there for many years	3/16/2022 4:27 PM
31	investor in multiple businesses in Sausalito	3/15/2022 6:06 PM
32	Former property owner, former mayor and city council member	3/14/2022 5:37 PM
33	Native	3/13/2022 2:05 PM
34	Work	3/12/2022 3:21 PM
35	Community member	3/12/2022 2:14 PM
36	self employed	3/12/2022 10:34 AM
37	Artist	3/12/2022 7:29 AM
38	Own boat, month to month berth	3/11/2022 6:52 PM
39	Work out of house	3/11/2022 5:47 PM
40	Currently renting but homeowner for over 40 years	3/11/2022 5:19 PM
41	Sausalito Rotary Club member, active Parks and Rec volunteer, previously was a teacher at the Sausalito Nursery School and went to the public schools here from ages 2 - 14, as did both my daughters, now 22 and 23 yo.	3/11/2022 5:13 PM

Q12 Which income group is your household in based on household size? See chart below.

Answered: 584 Skipped: 28



ANSWER CHOICES	RESPONSES	
Very Low	12.84%	75
Low	16.61%	97
Moderate	18.15%	106
Above Moderate	52.40%	306
TOTAL		584

Q13 If you wish to own a home in Sausalito but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Answered: 566 Skipped: 46

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Sausalito	19.96%	113
I do not currently have the financial resources for the down payment and/or mortgage payment	10.25%	58
I cannot find a home that is an adequate size in Sausalito	1.77%	10
I cannot currently find a home that suits my living needs, such as accessibility accommodations, in Sausalito	0.71%	4
I cannot currently find a home that suits my quality standards in Sausalito	2.47%	14
Not applicable	75.62%	428
Total Respondents: 566		

Q14 If you wish to rent a home in Sausalito but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)

Answered: 566 Skipped: 46

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target rental cost in Sausalito	5.83%	33
I cannot find a home that is an adequate size in Sausalito	1.24%	7
I cannot find a home that suits my living needs, such as accessibility accommodations, in Sausalito	0.53%	3
I cannot currently find a home that suits my quality standards in Sausalito	0.88%	5
Not applicable	93.46%	529
Total Respondents: 566		

Q15 Do you think that the range of housing options currently available in the City of Sausalito meets your needs?

Answered: 566 Skipped: 46

ANSWER CHOICES	RESPONSES	
Yes	65.55%	371
No (please specify)	34.45%	195
TOTAL		566

#	NO (PLEASE SPECIFY)	DATE
1	NA	4/18/2022 3:55 PM
2	NA	4/18/2022 1:40 PM
3	Housing for seniors w/very low income's	4/18/2022 10:22 AM
4	Too few new homes availble for rent, rates are too high for the older homes and townhouses currently available.	4/18/2022 8:51 AM
5	single family homes are $1M plus	4/17/2022 4:21 PM
6	There’s not enough family housing under $2M	4/15/2022 10:00 PM
7	There are no housing options.	4/15/2022 8:55 PM
8	Too expensive.	4/15/2022 5:12 PM
9	Housing meeting price and quality parameters not available.	4/15/2022 2:40 PM
10	Na	4/15/2022 10:51 AM
11	It's not a wide enough range of housing, in general	4/15/2022 7:15 AM
12	Lucky to live here - can’t afford what’s available	4/15/2022 6:21 AM
13	We need much more housing of all kinds.	4/14/2022 9:07 PM
14	Not enough single family homes and too many apartments	4/14/2022 2:06 PM
15	My needs but not needs of many people	4/14/2022 1:57 PM
16	Too expensive to own	4/14/2022 3:24 AM
17	Both rent & house prices are way too high	4/13/2022 10:05 PM
18	I would like to own an unattached home not a condo but there are no affordable options	4/13/2022 7:38 PM
19	can't afford it	4/13/2022 4:01 PM
20	too expensive rent	4/13/2022 11:35 AM
21	need assisted living and/or memory care for my spouse	4/12/2022 5:37 PM
22	My children can not afford to live here.	4/12/2022 2:06 PM
23	Not applicable	4/12/2022 1:19 PM
24	our current home is very small but cannot afford to buy larger	4/12/2022 12:29 PM
25	not for very low income	4/12/2022 11:05 AM
26	need more small single family homes developed	4/12/2022 11:03 AM
27	Could use some lower maintenance shared yard homes	4/11/2022 11:48 PM

28	Too expensive	4/11/2022 10:39 PM
29	Too expensive	4/11/2022 10:15 PM
30	No affordable housing	4/11/2022 4:52 PM
31	Most homes need upgrading / or out of price range	4/10/2022 10:19 PM
32	too expensive	4/10/2022 9:44 PM
33	We are only getting older and don't see that there are facilities to accomodate us as we age.	4/10/2022 7:14 PM
34	rent is to high	4/10/2022 10:10 AM
35	Our housing shortage excludes people from our community unnecessarily	4/10/2022 8:30 AM
36	I need more affordable housing and rent control.	4/9/2022 9:01 PM
37	Nothing remotely affordable for me	4/9/2022 2:02 PM
38	Not enough moderate priced rentals	4/9/2022 1:52 PM
39	Sooo expensive	4/9/2022 12:14 PM
40	Tiny homes are not permitted.	4/9/2022 10:48 AM
41	Not enough rentals of decent quality	4/9/2022 8:36 AM
42	Very expensive	4/9/2022 7:33 AM
43	Have no idea...now live in and love Chico	4/8/2022 8:56 PM
44	It's too expensive here and there's not enough yard space for kids to play	4/8/2022 8:54 PM
45	too expensive for seniors	4/8/2022 8:21 PM
46	Affordability in purchasing or renting is problem.	4/8/2022 8:01 PM
47	So overpriced	4/8/2022 7:32 PM
48	I'm concerned about potentially needing assistance with my health and/or daily living in the future. If so, I will need to leave Sausalito to obtain that type of care.	4/8/2022 7:12 PM
49	Need Full range of options for Senior Housing particularly assisted living	4/8/2022 6:46 PM
50	I am able to rent here, but could not afford to purchase a home here, or anywhere in the Bay Area	4/8/2022 1:24 PM
51	I am a senior citizen who will require assisted living in the future.	4/8/2022 12:48 PM
52	Everything is expensive	4/7/2022 11:07 PM
53	It is far too expensive for me to live in Sausalito.	4/5/2022 12:21 PM
54	Housing options don't meet the needs of others.	4/4/2022 3:34 PM
55	doesn't support enough diversity	4/3/2022 7:32 PM
56	high cost rent for an adequately sized one bedroom	4/3/2022 5:36 PM
57	my housing meets MY needs, but city options do not meet needs of ALL	4/3/2022 2:25 PM
58	We need more senior housing in the flats	4/3/2022 11:36 AM
59	We could not afford to stay in Sausalito if we ever lost the apartment we rent. Prices are too high, we've been here so long that our rent hasn't gone up as much as new rentals.	4/2/2022 12:57 PM
60	Need more inventory	4/2/2022 11:26 AM
61	need senior housing for above moderate income	4/2/2022 8:32 AM
62	Range does not meet needs of workers	4/1/2022 2:38 PM
63	There are not enough affordable housing options in Sausalito.	4/1/2022 10:32 AM

64	would like to see availability of assisted living facility	4/1/2022 9:48 AM
65	Housing purchase price too expensive.	3/31/2022 6:26 PM
66	Too exoensive	3/31/2022 2:17 PM
67	Not enough affordable housing especially for work force.	3/31/2022 11:54 AM
68	too expensive	3/30/2022 2:14 PM
69	Nothing for downsizers. So we stay in too big homes	3/29/2022 9:50 PM
70	Sausalito has very limited housing	3/29/2022 4:50 PM
71	Fearful i will lose my housing and have to leave sausalito	3/29/2022 4:02 PM
72	Very few 4 bedroom homes	3/29/2022 6:33 AM
73	I do not need housing, you did not give me the N/A option	3/28/2022 5:53 PM
74	More single family homes	3/28/2022 5:17 PM
75	The range of housing options would not meet my needs if I were to leave the place I'm renting which is at below market rents.	3/28/2022 9:32 AM
76	Appropriate choices re $$ and needs can be found but difficult.	3/28/2022 8:32 AM
77	not applicable	3/27/2022 6:13 PM
78	We are qualified for a $1.1 million house and there are literally no 3 bedrooms in this range	3/27/2022 5:35 PM
79	I would like to have more space on a level floor but I can’t afford to buy or rent even though I own a small house.	3/27/2022 1:51 PM
80	Too expensive	3/27/2022 12:41 PM
81	Need new construction residences. Housing stock in the majority old	3/27/2022 8:05 AM
82	Lack of supply. I would consider buying land to build a home.	3/26/2022 4:29 PM
83	Too expensive	3/26/2022 1:36 PM
84	very high cost	3/26/2022 10:19 AM
85	Cannot afford it	3/26/2022 9:35 AM
86	Now enough small (2 bdrms) single family homes	3/26/2022 12:29 AM
87	Very small spaces, not including pets, no kitchen and pricing is 2.5 times the cost of rent. Plus deposits etc. if deposit and 2.5 times that makes moving in over $10,000 up front	3/25/2022 10:19 PM
88	Too expensive	3/25/2022 7:54 PM
89	Too expensive	3/25/2022 7:14 PM
90	Reasonably priced senior community	3/25/2022 5:38 PM
91	Not enough housing, and prices are inflated	3/25/2022 5:09 PM
92	No inventory	3/25/2022 5:04 PM
93	Cannot afford to level up to a bigger space for 5 person family	3/25/2022 5:01 PM
94	I live on limited income. The rents in Sausalito are way too high.	3/25/2022 4:55 PM
95	SFD's are out of price range	3/25/2022 4:37 PM
96	Need low income marina	3/25/2022 4:36 PM
97	Need a larger space but can't afford.	3/25/2022 2:59 PM
98	Need larger, multi-generational housing and housing for moderate income families	3/25/2022 12:50 PM
99	I support more housing in Sausalito, if built near transit	3/25/2022 12:45 PM
100	I couldn’t afford to purchase or rent	3/25/2022 12:36 PM

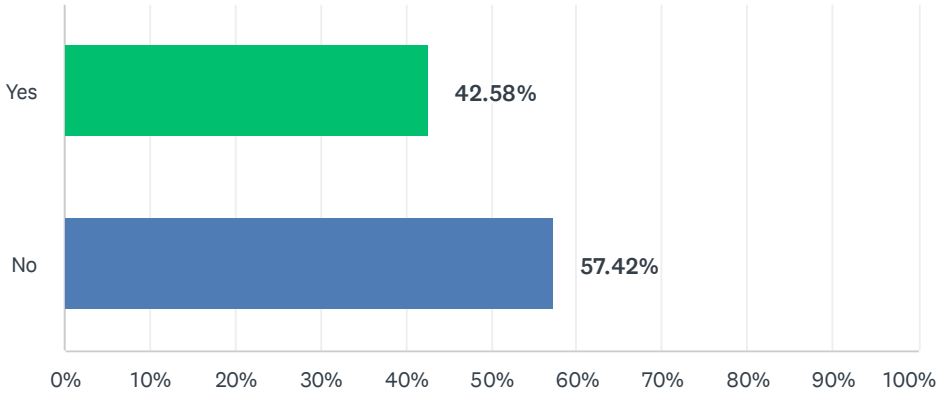
101	Overly expensive	3/21/2022 8:13 PM
102	Everything is outrageously expensive.	3/21/2022 9:13 AM
103	Most of the properties are neglected and inefficient energy wasters	3/20/2022 3:47 PM
104	Too expensive	3/19/2022 7:57 PM
105	too expensive	3/19/2022 4:57 PM
106	No affordable housing for our employees	3/19/2022 12:11 PM
107	Housing costs are not affordable.	3/18/2022 9:41 PM
108	I own my home	3/18/2022 8:47 PM
109	We searched for a long time for a house with an ADU to give us more options for both living and income as we aged. This would still be our ideal.	3/18/2022 5:17 PM
110	for now, yes. later on: NO!!!	3/18/2022 4:54 PM
111	$$$	3/18/2022 2:19 PM
112	There is not nearly enough affordable housing for under-$100K/yr households.	3/18/2022 1:01 PM
113	No. Too expensive	3/18/2022 10:35 AM
114	Too expensive	3/17/2022 10:50 PM
115	There is nothing affordable	3/17/2022 9:50 AM
116	N/a	3/16/2022 3:39 PM
117	Most single family homes are over 2 million dollars	3/16/2022 2:48 PM
118	We are seeking a small, detached single family home for no more than $1.1 million.	3/16/2022 5:52 AM
119	We could not afford to move from our current situation. We do not pay current market value rent. If we did we would be priced out of Sausalito	3/15/2022 8:39 PM
120	Very limited real estate availability/stock. We would love to buy a house like the one we live in in north Sausalito but they are rarely available and go way over asking. Our landlord does.t want to sell but if we could buy this house we could renovate to make it large enough for our new baby.	3/15/2022 1:52 PM
121	Cost is so high	3/15/2022 11:03 AM
122	Expensive slumlords	3/15/2022 9:36 AM
123	need for	3/15/2022 9:27 AM
124	No affordable options with enough space.	3/15/2022 9:03 AM
125	Too little inventory	3/15/2022 12:47 AM
126	Need more single level homes	3/15/2022 12:06 AM
127	Not within price range, either too small or too big; not pet friendly	3/14/2022 10:28 PM
128	Prices are too high for single family homes (and all properties)	3/14/2022 9:21 PM
129	Sausalito lacks entry level homes for purchase. The cheapest available homes come with very expensive HOA fees. First time homebuyers cannot realistically consider Sausalito, which will ultimately force me to move away from a community that I love.	3/14/2022 9:01 PM
130	Meets mine but does not meet other people like me	3/14/2022 8:30 PM
131	If it wasnt for the COVID housing crisis in April 2020, we never would have been able to afford our home. We need more affordable condos/apartments for first time homebuyers	3/14/2022 7:59 PM
132	Not enough low-income choices	3/14/2022 7:13 PM
133	Not enough housing	3/14/2022 7:05 PM

134	Too expensive.	3/14/2022 5:38 PM
135	Prices are too high	3/14/2022 5:27 PM
136	Too expensive	3/14/2022 4:01 PM
137	Prohibitive prices, lack of housing with easy (walking) access to services	3/14/2022 3:02 PM
138	To many stairs or hill climbing	3/14/2022 3:01 PM
139	Laughable.	3/14/2022 2:35 PM
140	Even with the sale of an existing prop, there are few options for affordable 1-2 bedrooms	3/14/2022 2:23 PM
141	N/A	3/14/2022 2:07 PM
142	more diversity is needed	3/14/2022 1:32 PM
143	Expensive	3/14/2022 8:54 AM
144	I don't have enough for the deposit and housing prices too high	3/13/2022 7:56 PM
145	MUCH TOO EXPENSIVE - LIKE, CRAZY	3/13/2022 6:36 PM
146	crazy expensive now: I could not affford to begin a lease now, with 1st. last, security all due plus credit check fees!	3/13/2022 2:44 PM
147	Too expensive	3/13/2022 2:07 PM
148	If I didn't already own a house here I couldn't afford to move here	3/13/2022 12:46 PM
149	I do not think there is a range of available housing options in Sausalito.	3/12/2022 5:43 PM
150	.	3/12/2022 5:03 PM
151	Not affordable	3/12/2022 3:23 PM
152	Cost	3/12/2022 2:41 PM
153	Too few single level condos	3/12/2022 2:25 PM
154	politics	3/12/2022 2:24 PM
155	I've lived here for 34 years - I can't afford to buy anything.	3/12/2022 1:08 PM
156	additional rentals would be nice. If I needed to move, I doubt I could find something in my price range	3/12/2022 11:26 AM
157	Would like a larger place but can't afford	3/12/2022 11:16 AM
158	I'd like to see more low-moderate income housing	3/12/2022 11:01 AM
159	Expensive	3/12/2022 10:38 AM
160	not applicable	3/12/2022 10:36 AM
161	Too expensive	3/12/2022 8:06 AM
162	Cost. Would have to leave if options don't change.	3/12/2022 7:32 AM
163	Due to housing prices, we need more condominiums to make ownership more affordable.	3/12/2022 7:11 AM
164	Will need senior housing at some point.	3/12/2022 5:10 AM
165	Limited housing stock	3/12/2022 4:27 AM
166	There are very few 3-4 bedroom options and they tend to be extraordinarily expensive.	3/11/2022 10:54 PM
167	I would like more affordable rentals	3/11/2022 10:41 PM
168	Not enough	3/11/2022 10:37 PM
169	My daughter & her family could not afford to live here.	3/11/2022 10:32 PM
170	Senior housing if needed in future	3/11/2022 9:48 PM

171	high rent and low living standards	3/11/2022 9:20 PM
172	outrageous rents	3/11/2022 8:20 PM
173	I live in an apartment that has never been upgraded, therefore the rent is below what a comparably sized would be. I can't afford to move.	3/11/2022 7:40 PM
174	Obv not	3/11/2022 7:09 PM
175	Very few affordable rental options!	3/11/2022 7:01 PM
176	I could not find affordable housing if I had to move	3/11/2022 6:53 PM
177	My partner and I are in the above average income range but cannot afford to own a home here.	3/11/2022 6:35 PM
178	Not enough competition in the housing market; sellers can ask any price they want and people will offer above that.	3/11/2022 6:03 PM
179	There is not enough housing supply. Home prices are too high. Too large of homes taking up too much space which prevents additional housing inventory.	3/11/2022 5:52 PM
180	Housing stock creation has been stifled here in Sausalito since 1990.	3/11/2022 5:48 PM
181	To Expensive	3/11/2022 5:48 PM
182	need senior care / housing	3/11/2022 5:43 PM
183	It so incredibly expensive and I do not see the value	3/11/2022 5:30 PM
184	Hard to maintain a community without affordable housing, especially for seniors	3/11/2022 5:29 PM
185	Limited affordable housing	3/11/2022 5:21 PM
186	If I wanted to sell and move to another place in town, there'd be very few options in my price range.	3/11/2022 5:19 PM
187	Way too expensive for what is being offered. Rent amount and income are not alligned. My daughters cannot even afford a studio or a room. The only places available and affordable are in Marin City which is absolutely depressing and unsafe. This is very sad as we/they want to stay here but cannot. Due to the high rents, our family is forced to leave town and live elswhere, despite being multigenerational locals who are actively involved in the town, both personlly and professionally.	3/11/2022 5:16 PM
188	Too expensive	3/11/2022 5:08 PM
189	cannot do short term rentals (airbnb)	3/11/2022 5:06 PM
190	Real estate agents ruined the market	3/11/2022 5:00 PM
191	Too expensive	3/11/2022 4:57 PM
192	My houseboat is dilapidated but there are no affordable alternatives nearby. I work in Sausalito and would like to stay in the area. I earn $18/hour at a local business. Where can I live?	3/11/2022 4:54 PM
193	Need more affordable housing	3/11/2022 4:53 PM
194	Too pricey	3/11/2022 4:49 PM
195	yo	3/9/2022 10:55 AM

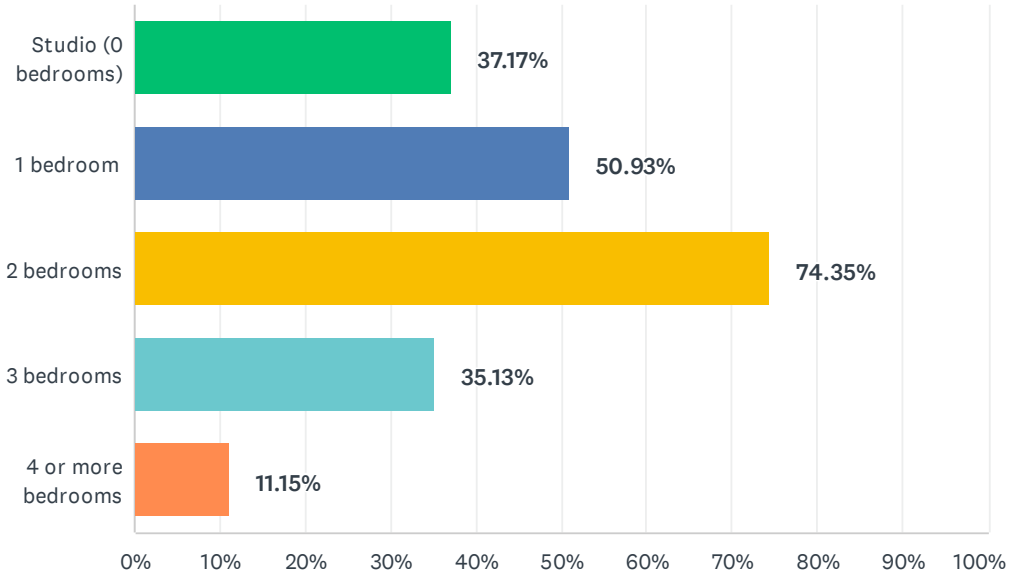
Q16 Do you think that the range of housing options currently available in the City of Sausalito meet the needs of the community?

Answered: 566 Skipped: 46



Q17 How many bedrooms are needed in new housing units in Sausalito? Select all that apply.

Answered: 538 Skipped: 74



Q18 If you live in Sausalito or own property in Sausalito, are you interested in converting a portion of your home or property to an accessory dwelling unit (ADU), an also known as a second unit, granny flat, in-law unit, or converted garage, or a junior accessory dwelling unit (JADU), which is an ADU that is located within your existing dwelling? Check all that apply. If you are interested in an ADU or JADU, please provide your name and address or assessor's parcel number.

Answered: 533 Skipped: 79

ANSWER CHOICES	RESPONSES	
Yes, I'd like to build a detached (separate from the existing residence) ADU	6.00%	32
Yes, I'd like to extend my home to also include an ADU	5.63%	30
Yes, I'd like to convert an area of my existing residence to a JADU	3.38%	18
No, I am not interested or this question does not apply to me	89.12%	475
Total Respondents: 533		

#	IF YOU ARE INTERESTED IN AN ADU OR JADU, PLEASE PROVIDE YOUR NAME AND ADDRESS OR ASSESSOR'S PARCEL NUMBER.	DATE
1	this question does not apply to me	4/18/2022 12:42 PM
2	Not interested at this time, but might consider adding a detached ADU at a future date	4/15/2022 10:49 PM
3	553 Sausalito Blvd, Sausalito CA 94965	4/15/2022 5:14 PM
4	426 Pine St. Sausalito, CA	4/15/2022 10:52 AM
5	Not an option	4/13/2022 7:39 PM
6	lot is too small to do	4/12/2022 6:00 PM
7	065-151-06	4/12/2022 12:31 PM
8	Michael Rosauer 230 Santa Rosa Ave. Sausalito, CA 94965 parcel # unknown	4/12/2022 11:06 AM
9	SAUSALITO DOES NOT NEED ANY ADDITIONAL HOUSING UNITS. Our fire safety and evacuation routes will be threatened worse than they are today. Our water supply, in times of severe drought threatened too. The livability and safety of Marin is on the line if we build an additional homes .	4/11/2022 4:22 PM
10	emmet yeazell 21 miller ave sausalito, ca	4/10/2022 10:12 AM
11	Alison hotchkiss 2 Lincoln drive Sausalito, ca 94965	4/10/2022 7:02 AM
12	No , I am not ! Your plan is the worst plan I have ever heard of for Sausalito, it will ruin our charming city . How long have you people owned property in Sausalito ?	4/9/2022 3:22 PM
13	26 Marin Ave. However, current zoning does not allow as floor area ratio limits will not allow for any addition.	4/8/2022 10:43 PM
14	We already have an ADU.	4/8/2022 9:42 PM
15	NA	4/6/2022 7:21 PM
16	We already have done this.	4/2/2022 1:20 PM

17	I wish I could but rent, if I did have a property in Sausalito, an ADU option would be my purchasing goal as a property buyer, not only here but anywhere.	4/1/2022 10:34 AM
18	There is no room for more people.Dangerous traffic problems in a fire if more people.	3/31/2022 7:13 PM
19	No	3/29/2022 9:51 PM
20	I am currently doing this. Please note that the approvals process is overly complicated, costly, and time consuming. If this is a priority then changes need to be made not simple proclamations made	3/28/2022 7:35 PM
21	I live in a very small (1 berm) apartment in a condo community so this solution does not apply to me.	3/28/2022 6:47 PM
22	Jim Zhu, 66 buckelew street. Sausalito Ca	3/27/2022 7:26 PM
23	Terrence Bryant Jenkins 5 Monte Mar Dr Sausalito CA 94965	3/26/2022 6:15 PM
24	Rebecca Bailin 815 spring Street	3/26/2022 2:37 PM
25	Interested if could afford detached home.	3/25/2022 3:01 PM
26	This would be up to the HOA. I believe we own the open land on Sacramento Street.	3/20/2022 3:49 PM
27	Not interested at this time. Possibly in the future.	3/19/2022 4:08 PM
28	Anne Komer 38 Lower Crescent Ave *note that we already have a building permit and are working on the ADU	3/19/2022 11:46 AM
29	Peggy Northrop 103 Marion Ave Sausalito	3/18/2022 5:18 PM
30	Mill Valley does this & it’s a total joke!	3/18/2022 4:56 PM
31	I currently have one ADU, and might be interested in expanding a small au pair unit with a kitchen and a little more space. However, I have a litigious and unstable neighbor who would interfere or object. I have kept rents very, very affordable (free for the au pair) and $2,300 for a furnished ADU all utilities included. AngelaGweber@aol.com, 75 Cloud View Rd, Sausalito, CA 94965	3/18/2022 10:14 AM
32	I live on a boat with barely enough room for my family.	3/17/2022 9:50 AM
33	Live on a hill…..no place to build or add on	3/16/2022 3:40 PM
34	Georgette Osserman 370 Sausalito Blvd. Sausalito 94965	3/16/2022 7:16 AM
35	20 crecienta dr	3/15/2022 12:51 AM
36	My lot would not be large enough to viably do this	3/14/2022 8:30 PM
37	43 Glen Court	3/14/2022 7:59 PM
38	I would like to but it is not financially feasible given the cost of building.	3/14/2022 4:46 PM
39	Sorry, we would be if we had a bigger lot size.	3/14/2022 3:57 PM
40	I'm more interested in my neighbors , 2 people in a 3500+, 4 bedroom house, with another house in sonoma. Same goes for my other neighbors too. How does their unfair use of space factor into this conversation?	3/13/2022 3:32 PM
41	111 Buchanan DR.	3/11/2022 9:39 PM
42	Dene Rogers 624 Main, Sausalito 94965	3/11/2022 5:58 PM
43	Carl Schwarcz, 67 Cazneau Ave	3/11/2022 5:43 PM
44	I don't have the capability living in a complex controlled by CC&Rs and a Homeowners' Association Board. The "Common Area" is not mine exclusively.	3/11/2022 5:15 PM

Q19 Recent changes in State law (Senate Bill 9) allow owners of lots zoned for single family use that meet certain eligibility requirements identified by State law (California Government Code Sections 65852.21, 66411.7) to 1) build two units on a lot (either single family residences or a duplex), and 2) to split the lot into two lots that meet specific size criteria, including a 1,200 s.f. minimum size, so that each lot can accommodate two units. If you live in Sausalito or own property in Sausalito, are you interested in developing a lot zoned for single family residential uses using the SB 9 provisions? Check all that apply. If you are interested in developing units under SB 9, please provide your name and address or assessor's parcel number.

Answered: 536 Skipped: 76

ANSWER CHOICES	RESPONSES	
Yes, I'd like to build another unit	3.73%	20
Yes, I'd like to split my parcel so that additional units can be built	2.61%	14
No, I am not interested or this question does not apply to me	94.96%	509
Total Respondents: 536		

#	IF YOU ARE INTERESTED IN SB 9 UNITS, PLEASE PROVIDE YOUR NAME AND ADDRESS OR ASSESSOR'S PARCEL NUMBER.	DATE
1	this question does not apply to me	4/18/2022 12:42 PM
2	Does not apply to me	4/18/2022 10:23 AM
3	Not interested at this time, but might consider in the future	4/15/2022 10:49 PM
4	I would like to expand my property but I'm unclear if SB-9 applies to me, given I have a duplex on an R-2.5 zone, not a single family house.	4/13/2022 6:24 PM
5	Michael Rosauer 230 Santa Rosa Ave. Sausalito, CA 94965	4/12/2022 11:06 AM
6	SAUSALITO DOES NOT NEED ANY ADDITIONAL HOUSING UNITS. Our fire safety and evacuation routes will be threatened worse than they are today. Our water supply, in times of severe drought threatened too. The livability and safety of Marin is on the line if we build an additional homes .	4/11/2022 4:22 PM
7	Not enough room and not enough surface area to build another unit.	4/8/2022 9:42 PM
8	417 Bonita	4/8/2022 7:44 PM
9	The reason we are not interested is because of the requirement to have separate access for the unit, which is not feasible on our lot	4/8/2022 6:47 PM
10	I live in the R3 zone and I only have a SF house with ADU. I should be allowed another unit.	4/3/2022 7:33 PM
11	See previous answer.	4/1/2022 10:34 AM
12	My lot is already zoned R3 and too small to add another unit	3/28/2022 7:35 PM
13	I'm a condo resident so this law does not apply to my current situation.	3/28/2022 6:47 PM

14	And I was then and remain now opposed to SB 9	3/27/2022 12:32 PM
15	I would like to understand available lots to build on since there is a lack of supply.	3/26/2022 4:31 PM
16	Rebecca Bailin 815 spring Street	3/26/2022 2:37 PM
17	Under different circumstances. Family is unable to afford bay area	3/25/2022 3:01 PM
18	I’m already in a duplex	3/25/2022 12:37 PM
19	Not up to me. I'm in an HOA.	3/20/2022 3:49 PM
20	My lot is already zoned for 2 units	3/19/2022 11:46 AM
21	Good luck with this one too!!!	3/18/2022 4:56 PM
22	As a potential renter, we are interested in this.	3/16/2022 5:53 AM
23	20 crecienta dr	3/15/2022 12:51 AM
24	You should separate the no option from the N/A option. That's a significant statistical difference and reflects the share homeowners who aren't interested vs. people who rent.	3/14/2022 9:03 PM
25	My lot would not be large enough to viably do this	3/14/2022 8:30 PM
26	Construction prices are so high that building a small rental is not economically feasible.	3/14/2022 7:07 PM
27	I would like to but it is not financially feasible given the cost of building.	3/14/2022 4:46 PM
28	We rent, but would not want to further subdivide. Ours is a beautiful old home that has already been subdivided into 3 dwellings. This is enough.	3/14/2022 10:24 AM
29	In addition to the current, unfair and inefficient utilization of housing stock mentioned in the question before, I'm more concerned about how this extra stock will not instantly be sold to the same finance class at inflated rates, essentially more chips for their casino instead of actually providing affordable housing stock for people who actually need it	3/13/2022 3:32 PM
30	SB9 is trash.	3/11/2022 6:31 PM
31	Dene Rogers 624 Main, 94965	3/11/2022 5:58 PM
32	Yes, am planning on it. And publishing a guidebook for residents of Marin county to take advantage of all SB measures that accommodate multi-unit housing in affluent, white Marin municipalities in particular.	3/11/2022 5:49 PM
33	This doesn’t apply to me. But it would be nice to involve BCDC so there could be: 1. More liveaboards allowed/encouraged at existing marinas 2. New docks built for liveaboards. How about a habitat for humanity type program but for building houseboats, creating both housing and an increased pool of workers to work on houseboats?	3/11/2022 4:56 PM

Q20 To meet its housing allocation of 315 units for very low and low income households, the City of Sausalito must identify sites to accommodate these units. Which development types do you prefer for meeting Sausalito's very low and low income allocation? Please identify 3 or more.

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES	
Single family homes	18.86%	93
Duplex, triplex, and fourplex	45.23%	223
Townhomes or condominiums (ownership)	45.03%	222
Apartments (rental)	62.68%	309
Mixed use housing (housing located on the same parcel as non-residential uses, such as offices, restaurants and retail, and services)	67.14%	331
Accessory dwelling units	47.87%	236
Housing for seniors	69.17%	341
Supportive or transitional housing for the unhoused	26.77%	132
Other (please specify)	11.97%	59
Total Respondents: 493		

#	OTHER (PLEASE SPECIFY)	DATE
1	Townhomes and apartments that make more effective use of Marin City	4/16/2022 4:11 PM
2	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
3	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
4	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
5	Everything!	4/14/2022 9:09 PM
6	Convert hangar waterfront buildings to studios/apartments	4/14/2022 2:16 PM
7	limited anchor outs	4/14/2022 10:30 AM
8	Leverage the legislation mentioned earlier to expand in existing residential neighborhoods with minimal impact to the town.	4/13/2022 6:33 PM
9	memory care	4/12/2022 5:41 PM
10	All of the above. Supportive or transitional housing for the unhoused should to eligible to employed persons only	4/12/2022 11:14 AM
11	Tiny home village	4/12/2022 9:19 AM

12	I am opposed to adding more housing in this small town. There is no room for more people and cars	4/10/2022 1:52 PM
13	build apartments on the federal land at Cavallo Point	4/10/2022 10:14 AM
14	Tiny homes	4/9/2022 11:12 AM
15	Sausalito does not need more bldgs!	4/9/2022 10:26 AM
16	We do not have enough land or resources. This is un realistic. Water, sewage, garbage, parking , markets.	4/9/2022 12:25 AM
17	More water based housing and live aboards	4/8/2022 9:09 PM
18	Teachers	4/8/2022 8:44 PM
19	why should current residents even be allowed to prefer any of these? I selected all of them.	4/3/2022 7:35 PM
20	floating homes	4/1/2022 5:42 PM
21	All housing options should be integrated into our neighborhoods. It not realistic to think that on my half lot that i will build a second unit. However, I would love an apartment building to be built in Lagendorf Park.	3/29/2022 8:08 PM
22	Assisted living	3/29/2022 4:06 PM
23	That is it. No more.	3/27/2022 7:35 PM
24	Increase the number of live aboard boats in each Marina	3/27/2022 4:11 PM
25	Boats	3/27/2022 12:36 PM
26	Floating homes	3/26/2022 8:05 PM
27	N/A	3/26/2022 4:34 PM
28	Water based housing	3/26/2022 7:26 AM
29	Retired cruise ship docked at the waterfront	3/25/2022 7:02 PM
30	Marina	3/25/2022 4:40 PM
31	Whatever the market dictates	3/25/2022 1:47 PM
32	I only support mixed use developments, they are best for community building at scale	3/25/2022 12:50 PM
33	Sausalito is not a "low income" area, nor should it be.	3/25/2022 11:51 AM
34	Too many people already for the area and services. Water, sewer, etc. are already challenging issues. No more people!	3/19/2022 12:39 PM
35	parking lots &/or trailer parks?!	3/18/2022 5:02 PM
36	Artist live work housing	3/18/2022 10:43 AM
37	only ADU's	3/18/2022 10:20 AM
38	Low income housing scattered around Sausalito to integrate the population as to income/race/etc.	3/15/2022 3:22 PM
39	We are in the above moderate income bracket and still cannot afford a home in Sausalito, so not sure how this solution helps.	3/15/2022 1:55 PM
40	No reason why we as a community cant invest in transitional housing while using modular construction to help minimize costs	3/14/2022 8:37 PM
41	Houseboats	3/14/2022 4:58 PM
42	Please DO NOT Group all low income housing together as it may generate high / concentrated crime as in Marin City. It's better to spread/distribute all in a Mix Income form to generate more equitable community.	3/14/2022 4:18 PM
43	Yurts	3/14/2022 3:05 PM

44	Tiny houses	3/14/2022 8:59 AM
45	Rentals only if the rent is capped in perpetuity	3/13/2022 3:34 PM
46	Large floating condominium complex (s). No sea level or earthquake problems. See San Fransisco floating fire house. Contact me for more information. Kim 415 250 5169	3/13/2022 2:17 PM
47	Zip Code Village Housing (ZVH), available exclusively to 94965 essential workers, etc.	3/13/2022 2:15 PM
48	..	3/12/2022 5:06 PM
49	More floating homes?	3/12/2022 9:24 AM
50	Spend your time fighting the state mandate. 724 units is absurd. This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
51	Annex Marin City	3/12/2022 4:31 AM
52	Increase Sausalito city limits	3/11/2022 9:25 PM
53	Congregate	3/11/2022 8:14 PM
54	Maybe we can just pay the fine. Not every town has to be affordable. When I couldn't afford to live here I lived somewhere else. Communism has been already tried	3/11/2022 7:14 PM
55	Sausalito shouldn’t bend over backwards to meet awful blanket abag goals.	3/11/2022 6:35 PM
56	There are many small, no-frills cottages, apt bldgs, and duplexes throughout town that appeared to have been built for lower income residents back in the day. It'd be nice if some of those could be converted to sell or rent below market rates so that teachers, nurses, business owners, electricians, etc. could have more choices suited to their budgets. Also, is there a way to designate certain marinas or slips in marinas for low income residents that want the boat life?	3/11/2022 5:54 PM
57	We need all housing types.	3/11/2022 5:51 PM
58	Senior Housing - Moderate income	3/11/2022 5:25 PM
59	None! No more development ! It will just cause more congestion	3/11/2022 5:21 PM

Q21 To meet its housing allocation of 114 units for moderate income households, the City of Sausalito must identify sites to accommodate these units. Which development types do you prefer for meeting Sausalito's moderate income allocation? Please identify 3 or more.

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES	
Single family homes	29.82%	147
Duplex, triplex, and fourplex	56.80%	280
Townhomes or condominiums (ownership)	60.24%	297
Apartments (rental)	55.58%	274
Mixed use housing (housing located on the same parcel as non-residential uses, such as offices, restaurants and retail, and services)	61.26%	302
Accessory dwelling units	44.02%	217
Housing for seniors	60.24%	297
Supportive or transitional housing for the unhoused	11.56%	57
Other (please specify)	8.72%	43
Total Respondents: 493		

#	OTHER (PLEASE SPECIFY)	DATE
1	Townhomes and apartments that make more effective use of Marin City	4/16/2022 4:11 PM
2	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
3	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
4	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
5	Everything!	4/14/2022 9:09 PM
6	This city doesn't have and can't afford the infrastructure upgrade to handle this increase.	4/14/2022 10:30 AM
7	Leverage the legislation mentioned earlier to expand in existing residential neighborhoods with minimal impact to the town.	4/13/2022 6:33 PM
8	memory care	4/12/2022 5:41 PM
9	Tiny Homes	4/9/2022 11:12 AM
10	NO more bldgs	4/9/2022 10:26 AM
11	More cars, water, garbage, not to mention the more building in Sausalito the traffic!	4/9/2022 12:25 AM
12	Live aboards	4/8/2022 9:09 PM
13	other	4/8/2022 9:07 PM

14	Teachers	4/8/2022 8:44 PM
15	The City needs to focus on all areas of opportunity, not survey current residents who never want anything to change	4/3/2022 7:35 PM
16	floating homes	4/1/2022 5:42 PM
17	Assisted living for seniors	3/29/2022 4:06 PM
18	No more	3/27/2022 7:35 PM
19	Do not build in the Marinship	3/27/2022 4:11 PM
20	Boats	3/27/2022 12:36 PM
21	Floating homes	3/26/2022 8:05 PM
22	N/A	3/26/2022 4:34 PM
23	Water based housing	3/26/2022 7:26 AM
24	Houseboats	3/25/2022 6:23 PM
25	Marina	3/25/2022 4:40 PM
26	Convert commercial)industrial space in creative, environmental sound ways	3/25/2022 3:08 PM
27	I only support mixed use developments, they are best for community building at scale	3/25/2022 12:50 PM
28	No more people. Too crowded already with limited water, sewer and open space.	3/19/2022 12:39 PM
29	Artist live work	3/18/2022 10:43 AM
30	nothing other than ADU's	3/18/2022 10:20 AM
31	We are in the above moderate income bracket and still cannot afford a home in Sausalito, so not sure how this solution helps.	3/15/2022 1:55 PM
32	Again, modular construction is a viably option to help minimize costs	3/14/2022 8:37 PM
33	I don’t understand why we have to carve out special housing for moderate incomes—don’t we already provide some of that via condos/THs and tiny cottages?	3/14/2022 2:32 PM
34	tiny houses	3/14/2022 8:59 AM
35	Again only if rent capped	3/13/2022 3:34 PM
36	Floating condominium complex(s).	3/13/2022 2:17 PM
37	Zip Code Village Housing (ZVH): "Commute-free" housing for those who work here.	3/13/2022 2:15 PM
38	..	3/12/2022 5:06 PM
39	This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
40	See previous	3/11/2022 6:35 PM
41	Marina slips	3/11/2022 5:54 PM
42	We need them all. We have a "missing middle" problem here.	3/11/2022 5:51 PM
43	No more development	3/11/2022 5:21 PM

Q22 To meet its housing allocation of 295 units for above moderate income households, the City of Sausalito must identify sites to accommodate these units. Which development types do you prefer for meeting the Sausalito's above moderate income allocation? Please identify 3 or more.

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES	
Single family homes	45.03%	222
Duplex, triplex, and fourplex	60.85%	300
Townhomes or condominiums (ownership)	71.40%	352
Apartments (rental)	46.86%	231
Mixed use housing (housing located on the same parcel as non-residential uses, such as offices, restaurants and retail, and services)	53.96%	266
Accessory dwelling units	32.45%	160
Housing for seniors	52.33%	258
Supportive or transitional housing for the unhoused	8.52%	42
Other (please specify)	7.91%	39
Total Respondents: 493		

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	4/18/2022 3:57 PM
2	Townhomes and apartments that make more effective use of Marin City	4/16/2022 4:11 PM
3	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
4	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
5	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
6	Everything!	4/14/2022 9:09 PM
7	None	4/14/2022 12:23 PM
8	This city doesn't have and can't afford the infrastructure upgrade to handle this increase.	4/14/2022 10:30 AM
9	memory care	4/12/2022 5:41 PM
10	Tiny Homes	4/9/2022 11:12 AM
11	NO more bldgs	4/9/2022 10:26 AM
12	This is absurd. With 724 units and a minimum of 2 people per household. Where will they park? The infrastructure of Sausalito can’t handle this. It would create gridlock th	4/9/2022 12:25 AM
13	Floating homes!	4/8/2022 10:49 PM

14	Again, all options should be on the table. Why ask for resident preferences? Current residents have demonstrated over and over again that they don't want any change.	4/3/2022 7:35 PM
15	floating homes	4/1/2022 5:42 PM
16	They can live in homes	3/31/2022 5:51 PM
17	I really don’t think we need more of these. The town is FULL of above moderate residences	3/28/2022 4:45 PM
18	Do not build homes in the Marinship	3/27/2022 4:11 PM
19	None	3/27/2022 12:36 PM
20	Houseboats	3/26/2022 8:05 PM
21	N/A	3/26/2022 4:34 PM
22	Water based housing	3/26/2022 7:26 AM
23	Houseboats	3/25/2022 6:23 PM
24	Marina	3/25/2022 4:40 PM
25	I only support mixed use developments, they are best for community building at scale	3/25/2022 12:50 PM
26	vacation homes elsewhere…	3/18/2022 5:02 PM
27	sole ADU's	3/18/2022 10:20 AM
28	We are in the above moderate income bracket and still cannot afford a home in Sausalito, so not sure how this solution helps.	3/15/2022 1:55 PM
29	Again, modular construction is a viably option to help minimize costs	3/14/2022 8:37 PM
30	As above	3/14/2022 4:18 PM
31	I don’t understand why we’d develop for mod hi incomes? Isn’t the purpose to help those who can’t afford current mkt rates?	3/14/2022 2:32 PM
32	Floating condominium complex(s)	3/13/2022 2:17 PM
33	Zip Code Village Housing (ZVH). Commute-free housing for people who work here.	3/13/2022 2:15 PM
34	..	3/12/2022 5:06 PM
35	housing on the water	3/12/2022 12:27 PM
36	This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
37	Family housing	3/11/2022 7:12 PM
38	See previous	3/11/2022 6:35 PM
39	Please no more development	3/11/2022 5:21 PM

Q23 In order to accommodate additional units, it is anticipated that City of Sausalito will need to increase the number of units allowed on various sites in Sausalito. Which of the following methods do you most prefer for increasing the capacity for housing? Please choose at least 3.

Answered: 493 Skipped: 119

ANSWER CHOICES	RESPONSES	
Conversion of select parcels with commercial, office, and/or industrial uses to residential	74.04%	365
Conversion of select parcels with commercial, office, and/or industrial uses to mixed use	86.61%	427
Increased heights to accommodate more units per acre	30.22%	149
Reducing setbacks and open space requirements to allow more units on a parcel	29.41%	145
Reducing parking requirements to allow more units on a parcel	35.50%	175
Identifying select City-owned properties (potentially City Hall, fire department, corporation yard) to allow residential uses	44.22%	218
Identifying select City parks to allow residential uses	10.95%	54
Identifying designated open spaces areas to allow residential uses	26.37%	130
Other (please specify)	22.72%	112
Total Respondents: 493		

#	OTHER (PLEASE SPECIFY)	DATE
1	NA	4/18/2022 2:58 PM
2	I don't know	4/18/2022 1:21 PM
3	There is plenty of open land on Wolfback Ridge -- run a local bus line up there if necessary	4/17/2022 4:34 PM
4	Only areas west of Bridgeway, no sea-level or waterfront parcels.	4/16/2022 4:11 PM
5	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:50 PM
6	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:58 PM
7	Absolutely NOT increased heights. Would destroy Sausalito. And NOT reducing open space, city parks or parking. It would eliminate what's so beautiful about Sausalito.	4/15/2022 5:22 PM
8	Fight the state	4/15/2022 5:18 PM
9	It would be helpful to how many units we can generate by converting parcels to mixed use or commercial to residential before we start converting city building, parks, or open spaces	4/15/2022 10:56 AM
10	None of the above!!! Considering water shortages, mudslides and wildfire evacuation risks, the City should contest this requirement and join forces with other at-risk cities to file a lawsuit against the state if necessary to protect the safety of existing residents.	4/15/2022 10:41 AM
11	This is a very difficult question to answer because positives and negatives need to be weighed in prior to moving forward. Plan needs to be developed to support residents business owners and tourists that visit.	4/15/2022 6:25 AM
12	Marinship should be priority #1 even with development challenges.	4/14/2022 9:55 PM

13	Conversion of Marinship area to residential	4/14/2022 9:54 PM
14	None	4/14/2022 12:23 PM
15	City-owned properties ok as long as it DOES NOT include MLK/Willow Creek Academy campus	4/14/2022 11:27 AM
16	expand houseboat marinas, convert single family to duplex, adus	4/14/2022 10:46 AM
17	This city doesn't have and can't afford the infrastructure upgrade to handle this increase.	4/14/2022 10:30 AM
18	granny units	4/13/2022 6:33 PM
19	I think Sausalito should fight against this far harder than they have done.They should unit with other small towns to do it.	4/12/2022 6:06 PM
20	industrial space	4/12/2022 1:52 PM
21	allowing people to expand their homes, add ADU's and not have such a huge property tax burden afterward by offering property tax breaks to those who spend the $ to do this!	4/12/2022 12:36 PM
22	Conversion of large single family homes into condominiums or apartments	4/12/2022 11:14 AM
23	Provide temporary housing in the West side of the Marinship. Rising tides due to climate change will need to remove this housing in the next few decades.	4/12/2022 8:44 AM
24	I am opposed to housing increases. There is no room for more people and cars in this small town.	4/10/2022 1:52 PM
25	vacant federal land at Cavallo Point	4/10/2022 10:14 AM
26	Rehab Marinship industrial area; Sea level rise & housing shortage: Singapore & Netherlands plan for floating homes!	4/9/2022 11:12 AM
27	NO more bldgs.	4/9/2022 10:26 AM
28	If you take away the parks and build buildings the families of Sausalito will not have a place in this town. They will leave.	4/9/2022 12:25 AM
29	Expand marinas for additional floating homes.	4/8/2022 10:49 PM
30	Limiting new units to people with primary residence in Sausalito to avoid people with secondary residence from acquiring housing.	4/8/2022 9:47 PM
31	No conversion of working waterfront areas to residential	4/8/2022 9:38 PM
32	NO HOUSING in Industrial zoned uses.	4/8/2022 7:36 PM
33	NA	4/6/2022 8:34 PM
34	NA	4/6/2022 7:24 PM
35	MARINSHIP	4/3/2022 7:35 PM
36	I had to choose three but only two are acceptable	4/3/2022 5:30 PM
37	do not alter the police or fire buildings for residential uses. too much money, needed equipment etc has gone into the development of these buildings and it should not be de commissioned.	4/3/2022 2:30 PM
38	providing space for floating homes	4/1/2022 5:42 PM
39	minimal increased height only where views are not an issue	4/1/2022 9:56 AM
40	Office use to residential and mixed use.	3/31/2022 6:32 PM
41	These are all bad ideas	3/31/2022 2:06 PM
42	Why are you including the fire department, Civic Center, and Corporation Yard when we have many parcels of land that could be used for housing. Are trying to scare us?	3/29/2022 8:08 PM
43	Utilizing space in the Marinship	3/29/2022 4:06 PM
44	Residential development of publicly owned space in and along the Marinship should be prioritized. Please do not build on public parks!	3/28/2022 8:34 PM

45	There are no open space or parks available in Sausalito to develop.	3/28/2022 4:45 PM
46	Water based housing	3/28/2022 3:41 PM
47	Do not build homes in the Marinship. If you get rid of industrial boat building then you will kill the Sausalito economy	3/27/2022 4:11 PM
48	Leave Open Space as Open Space.	3/27/2022 2:14 PM
49	This will RUIN whatever charm remains in the town	3/27/2022 12:36 PM
50	None of the above!	3/27/2022 12:32 PM
51	Do not, I repeat, do not use city parks or Marin ship!!!	3/27/2022 12:04 PM
52	Floating homes house boats	3/26/2022 8:05 PM
53	Looking to build on a lot.	3/26/2022 4:34 PM
54	houseboats	3/25/2022 8:33 PM
55	Restrict AirBNB type single and multi unit dwellings so that more units are available as rentals thus increasing supply and lowering rents. Apply fees to non-owner occupied second homes and use these fees to pay for affordable housing. Apply fees to multi to single unit dwellings to pay for affordable housing. Except for Marinship, allow conversion of upper level office into housing. Increase density along Bridgeway transportation corridor for affordable housing. Apply fees to sale of single family homes and extensive remodels to pay for affordable housing. Allow affordable housing on MLK school land. Allow for second story affordable housing above retail along Bridgeway corridor.	3/25/2022 7:27 PM
56	It’s stupid to make people select things they don’t want to choose just so you get a higher count on predetermined responses that they don’t agree with.	3/25/2022 7:02 PM
57	Convert parking lots to include housing above	3/25/2022 6:23 PM
58	The number required by the Housing Element should be filled in all over town. Do not turn Marinship or MLK Park into a massive housing project!	3/25/2022 4:47 PM
59	Allow legal liveaboards at low cost marinas	3/25/2022 4:40 PM
60	Do not identify public areas such as public parks or open space!!!	3/25/2022 3:08 PM
61	None of the above.	3/25/2022 1:47 PM
62	Do not take our parks for housing of any kind! Spread the required housing through out the city, not on single cites!!	3/21/2022 7:28 AM
63	Challenge the allocation to reduce the number of housing units "required" based on the building constraints of the City	3/20/2022 9:07 PM
64	Don’t take away from parks that people need. Use industrial areas that are vacant.	3/19/2022 12:39 PM
65	none	3/19/2022 10:57 AM
66	cavello	3/19/2022 9:51 AM
67	Sue the state for trying to destroy our community	3/18/2022 6:42 PM
68	hiring smart people to help us figure this out.	3/18/2022 5:02 PM
69	identifying long-term house shares and eliminate short-term rentals	3/18/2022 12:32 PM
70	none of the above.	3/18/2022 10:20 AM
71	Supportive of conversion to resi or mixed use of the industrial parcels (e.g., all the junkyards, self-storage, boat storage, etc. down by the water) but not commercial/office parcels (we need shops/restaurants to make this a nice place to live)	3/16/2022 7:52 PM
72	Convert Marinship buildings to residential	3/15/2022 12:54 PM
73	Boats	3/15/2022 9:39 AM
74	Add docking for additional boats	3/15/2022 12:10 AM

75	No conversions in Marinship!	3/14/2022 9:52 PM
76	Open marinas to more liveaboards by pushing BCDC to amend it's rules. Develop more houseboat marinas and slips.	3/14/2022 9:08 PM
77	No building on parkland	3/14/2022 9:08 PM
78	Developed part of the underutilized water front by the US Army Corps bldg	3/14/2022 8:37 PM
79	Please do not touch our parks!	3/14/2022 8:01 PM
80	Do something with the ruin of the 20 Liberty Ship Way - tool warehouse???	3/14/2022 7:11 PM
81	Prefer rehabbing dilapidated buildings off Liberty ship way or parking lot by spinaker	3/14/2022 7:06 PM
82	While I agree with mixed use or residential - I do not agree with changing industrial use to residential - only commercial and office use	3/14/2022 4:52 PM
83	Please DO NOT Group all low income housing together as it may generate high / concentrated crime as in Marin City. It's better to spread/distribute all in a Mix Income form to generate more equitable community.	3/14/2022 4:18 PM
84	Huge empty lawn at Cavallo Point. Federal land.	3/14/2022 3:05 PM
85	Leave industrial as industrial! No housing in Marinship near boatyards. Very careful selection of Marinship locations that would be suitable for housing, especially affordable worker housing.	3/14/2022 2:41 PM
86	Rezoning single residential parcels	3/14/2022 2:13 PM
87	tiny houses	3/14/2022 8:59 AM
88	Leave parks and open space alone and hands off marinship	3/13/2022 5:40 PM
89	Use our underwater streets to pile moor floating condominium complex(s)	3/13/2022 2:17 PM
90	keep your hands off of city parks, open space, city owned properties. increasing population and density need green space for mental and physical health. we need the green and trees for oxygen production, co2 and pollution reduction, and reduction of hard scape hot spots. Sausalito is still Lin debt for all of them. They should be used for what they were intended and promised.	3/12/2022 8:54 PM
91	,,	3/12/2022 5:06 PM
92	NOT MARINSHIP	3/12/2022 2:44 PM
93	Adding housing in Marinship and adjacent industrial areas	3/12/2022 2:29 PM
94	Housing on the water	3/12/2022 12:27 PM
95	Increase the density - units per acre as a way to add more housing.	3/12/2022 9:24 AM
96	Again, your time would be better spent by fighting to reduce the state allocations. This is an absurd queestion (ignore the 3 REQUIRED checks above)	3/12/2022 9:20 AM
97	Additional anchor outs and houseboats	3/12/2022 7:38 AM
98	Fast-tracking permits on construction projects for areas of disrepair (1745 -1751 Bridgeway)	3/12/2022 3:46 AM
99	Build housing on top of public parking lots.	3/11/2022 10:43 PM
100	Allow residential development in Marinship areas	3/11/2022 9:25 PM
101	Get rid of the tent cities and bums. It is demoralizing to have to tolerate those people.	3/11/2022 8:23 PM
102	Identify sites suitable for elevation increase and sea walls, rather than excluding them at the outset.	3/11/2022 8:14 PM
103	increasing the size of the houseboat community; converting dilapidated Marinship buildings into apartments/condos	3/11/2022 6:43 PM
104	None of the above these ideas are all awful	3/11/2022 6:35 PM
105	conversion of single family to duplex	3/11/2022 6:25 PM

106	Conversion of the empty office buildings in the marinship to mixed use. Identify mixed use options in the Marinship and along Bridgeway.	3/11/2022 5:55 PM
107	There are many small no-frills cottages, apt bldgs, and duplexes throughout town that appeared to have been built for low to moderate income residents back in the day. It'd be nice if some of those could be converted to sell or rent below market rates with a subsidy kickback to prop owners & landlords to make them whole, so that low and moderate income residents have more choices throughout town and in different neighborhoods and so that we don't have to build so many new structures. It would also be nice to give anchor-outs and devoted seamen/women, the option of lower-cost marina slips/live-aboard boats.	3/11/2022 5:54 PM
108	Mixed use or condominiums built over garages in existing parking locations that maintain visitor parking	3/11/2022 5:53 PM
109	I'm in favor of using the Corporation Yard and possibly City Hall if a good new site could be found for it but not the new Police/Fire department sites on Coloma.	3/11/2022 5:24 PM
110	Please no more development there isn't any room for it	3/11/2022 5:21 PM
111	Much space available in Marin City	3/11/2022 5:04 PM
112	The area near the ferry is being considered for a new park. Why not housing/mixed use? We should not reduce industrial space - if anything industrial space should be expanded. Concerting office space to mixed use could be good, but not concerting away from industrial.	3/11/2022 5:00 PM

Q24 How important are the following housing priorities to you and your family?

Answered: 479 Skipped: 133

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	62.53% 297	28.21% 134	6.95% 33	2.32% 11	475
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	48.63% 231	30.32% 144	16.84% 80	4.21% 20	475
Housing affordable to teachers	48.73% 231	32.07% 152	14.77% 70	4.43% 21	474
Senior housing - independent housing	46.32% 220	36.00% 171	12.21% 58	5.47% 26	475
Housing affordable to first responders (law enforcement, fire fighters, and emergency medical providers)	46.20% 219	34.39% 163	15.61% 74	3.80% 18	474
Provide housing to meet Sausalito's social and economic needs, including both existing and future residents, as well as employers	45.32% 213	33.62% 158	18.30% 86	2.77% 13	470
Housing affordable to working families	45.13% 213	36.23% 171	16.31% 77	2.33% 11	472
Rehabilitate existing housing	44.26% 208	38.72% 182	12.77% 60	4.26% 20	470
Ensure all persons and households have fair and equitable access to housing and housing opportunities	40.08% 190	30.80% 146	22.15% 105	6.96% 33	474
Create more mixed-use (commercial/office and residential) projects	37.61% 179	42.02% 200	16.18% 77	4.20% 20	476
Integrate affordable housing throughout the community to create mixed-income neighborhoods	35.36% 169	30.75% 147	29.71% 142	4.18% 20	478
Housing affordable to City employees	35.52% 168	39.11% 185	21.56% 102	3.81% 18	473
Senior housing - assisted living	34.53% 163	33.90% 160	22.88% 108	8.69% 41	472
Ensure that children who grow up in Sausalito can afford to live here	30.32% 144	33.89% 161	30.74% 146	5.05% 24	475
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	26.89% 128	27.73% 132	32.77% 156	12.61% 60	476
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	26.64% 126	36.79% 174	27.48% 130	9.09% 43	473
Lease-to-own housing (condominiums, apartments)	24.05% 114	38.61% 183	26.79% 127	10.55% 50	474
Provide housing with accessible features or universal design	23.72% 111	40.38% 189	26.50% 124	9.40% 44	468

Q25 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Sausalito?'

Answered: 479 Skipped: 133

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Teachers	46.44% 222	33.26% 159	13.39% 64	6.90% 33	478	1.81
First responders (law enforcement, fire fighters, and emergency medical providers)	45.49% 217	35.01% 167	12.58% 60	6.92% 33	477	1.81
Seniors	42.61% 196	33.26% 153	13.04% 60	11.09% 51	460	1.93
City employees	30.23% 143	41.01% 194	21.14% 100	7.61% 36	473	2.06
Single Parent Head of Households	24.36% 115	45.55% 215	20.13% 95	9.96% 47	472	2.16
Persons with a disability, including developmental	21.40% 101	41.53% 196	21.82% 103	15.25% 72	472	2.31
Homeless persons or at risk of homelessness	18.57% 88	28.48% 135	41.77% 198	11.18% 53	474	2.46
Unhoused	16.74% 79	26.48% 125	41.95% 198	14.83% 70	472	2.55
Large families (5 or more persons)	7.86% 37	33.55% 158	45.01% 212	13.59% 64	471	2.64
Farmworkers	7.19% 34	16.28% 77	58.14% 275	18.39% 87	473	2.88

#	OTHER (PLEASE SPECIFY)	DATE
1	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:51 PM
2	Artists, people who work in creative fields who add culture and creative spirit to this community.	4/15/2022 5:37 PM
3	Young professionals	4/14/2022 10:05 PM
4	But not in Marinship	4/14/2022 4:19 PM
5	young families with children	4/14/2022 11:32 AM
6	Regular families who have good paying jobs in SF or Marin but still do not meet the very high incomes required to be middle class in Marin County.	4/12/2022 2:04 PM
7	Those employed by Sausalito businesses	4/12/2022 11:20 AM
8	This question is worded oddly given the responses available - very important to not important	4/11/2022 10:12 AM
9	no more vacation rentals and second home buyers.	4/10/2022 10:17 AM
10	Tiny homes and floating homes.	4/9/2022 11:17 AM
11	Seniors in need of assistance with daily living.	4/8/2022 7:16 PM

12	It feels like privilege to even ask these questions in a survey. Who am I to deprioritize any of these groups?!?	4/3/2022 7:37 PM
13	Where is the space and WATER for all these new dwellings going to come from?	3/28/2022 4:51 PM
14	Keep Sausalito safe!	3/27/2022 12:37 PM
15	No accommodation for the homeless!	3/27/2022 12:06 PM
16	COMPOUND and that matters here: need additional housing types..OR...dedicated policies and programs to ensure they can access housing in Sausalito	3/25/2022 5:18 PM
17	Children of residents can't afford to live here!!	3/25/2022 3:11 PM
18	Impossible dreams	3/25/2022 1:55 PM
19	all the other cities need to help too.	3/18/2022 5:08 PM
20	Should there be additional taxes on investment properties in Sausalito?	3/15/2022 1:59 PM
21	Artist need Live/Work spaces	3/14/2022 7:18 PM
22	children that are born here cannot afford to stay here and continue to live here as adults	3/14/2022 4:55 PM
23	Tourism is critical for Sausalito, so would include the needs for workers in this field as Restaurants etc.	3/14/2022 4:24 PM
24	No vacation homes allowed.	3/14/2022 3:08 PM
25	I am not a fan of warehousing seniors together in a single unit.	3/14/2022 2:16 PM
26	Essential workers!	3/13/2022 2:19 PM
27	This is an absurd question that doesn't need to be addressed by the city.	3/12/2022 9:23 AM
28	I'm opposed to dedicated programs for specific groups. It is a slipery slope. Where do you draw the line? What makes one particular group more worthy than other groups?	3/12/2022 7:32 AM
29	People that want to live on boats	3/11/2022 9:03 PM
30	We don’t need to cater to any special interests let the market take care of it	3/11/2022 6:37 PM
31	Survey questions are in general rather generic and warrant modification to better reflects the realities of a capitalistic economy, the highly limited vacant land supply, and high demand for the city’s aesthetics	3/11/2022 6:00 PM
32	Most important to me are the folks like myself who cannot afford rents and have to move out of town or use 3/4th of their paychecks for rent.	3/11/2022 5:25 PM
33	My understanding is that many seniors already have housing, and the equity in their home should they choose to sell. Let’s focus on workers and families.	3/11/2022 5:02 PM

Q26 Do any of the following apply to you or someone in your household (check all that apply):

Answered: 476 Skipped: 136

ANSWER CHOICES	RESPONSES	
Ages 55 to 64	25.00%	119
Ages 65 or over	51.89%	247
Large family (5 or more people)	1.68%	8
Farmworker	0.63%	3
A single female head of household with children	2.94%	14
A single male head of household with children	1.68%	8
Children under 18	11.55%	55
Have a developmental disability	1.05%	5
Have a disability (non-developmental)	7.98%	38
First responder (law enforcement, fire fighters, and emergency medical providers)	2.31%	11
Teacher	4.62%	22
City employee	2.52%	12
None applicable.	17.02%	81
Total Respondents: 476		

Q27 What housing challenges have you experienced or anticipate experiencing?

Answered: 476 Skipped: 136

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	25.74% 121	74.26% 349	470
I struggle to pay my rent or mortgage payment.	17.87% 84	82.13% 386	470
My home is not big enough for my family or household.	13.43% 63	86.57% 406	469
My home is in poor condition and needs repair.	12.88% 60	87.12% 406	466
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	11.51% 54	88.49% 415	469
There is a lot of crime in my neighborhood.	9.89% 46	90.11% 419	465
I am concerned that I may be evicted.	7.08% 33	92.92% 433	466
I need assistance with understanding my rights related to fair housing.	4.08% 19	95.92% 447	466
I have been discriminated against when trying to purchase housing.	3.87% 18	96.13% 447	465
I need assistance finding rental housing.	3.66% 17	96.34% 448	465
I have been discriminated against when trying to rent housing.	2.37% 11	97.63% 453	464
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	0.86% 4	99.14% 460	464

Q28 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 461 Skipped: 151

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	18.00%	83
Independent living for someone with a disability	4.99%	23
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	10.20%	47
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	3.04%	14
Emergency shelter	0.22%	1
Supportive or transitional housing that provides services and support to avoid homelessness	1.30%	6
Supportive services to find and obtain housing.	1.95%	9
Daily living assistance and services to be able to live independently.	4.34%	20
Not applicable	77.01%	355
Other (please specify)	1.30%	6
Total Respondents: 461		

#	OTHER (PLEASE SPECIFY)	DATE
1	These are not my situation now but will be in the future	4/14/2022 4:24 PM
2	I will need assisted living for seniors in the future.	4/8/2022 1:19 PM
3	I'll need help if/when lease ends.	3/18/2022 5:12 PM
4	Supportive services for Aging in Home, over time	3/18/2022 11:26 AM
5	Independent living for someone with severe anxiety challenges	3/11/2022 6:02 PM
6	N/A	3/8/2022 12:30 PM

Q29 Have you encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.

Answered: 473 Skipped: 139

ANSWER CHOICES	RESPONSES	
No	95.35%	451
Yes (please specify)	4.65%	22
TOTAL		473

#	YES (PLEASE SPECIFY)	DATE
1	I'm a person of color. We get treated differently all the time in Marin and Sausalito, from stores to just walking down the street.	4/15/2022 7:47 AM
2	Classism is a very large problem in Southern Marin. I am in no other way marginalized but, due to the fact that I am not wealthy or from a wealthy family, it is not always easy to find the best jobs and best housing either.	4/12/2022 2:04 PM
3	Delayed maintenance or bad maintenance by landlords have created unhealthy living conditions and property managers look the other way	4/11/2022 5:05 PM
4	Intimidation by the landlord to expect little from the rental and pay alot for a dump.	4/10/2022 10:19 AM
5	Gay	4/9/2022 7:40 AM
6	economic discrimination	3/31/2022 6:35 PM
7	age related discrimination	3/30/2022 2:18 PM
8	I was a single mom with kids when I moved to Sausalito. How would I know if discrimination made some places I looked at unavailable?	3/29/2022 6:42 AM
9	Crime in Marin City has spilled into Sausalito.	3/27/2022 12:09 PM
10	Racist property manager	3/27/2022 8:13 AM
11	short term rental above me	3/26/2022 10:29 AM
12	Ageism with regard to my partner.	3/21/2022 9:19 AM
13	rich folks hate the poor.	3/18/2022 5:12 PM
14	unstable neighbor, and building permit issuance backlog	3/18/2022 10:24 AM
15	As a retired person...mortgage brokers.	3/14/2022 5:49 PM
16	Moved to Sausalito from Mexico as new LEGAL immigrant, with HIGH INCOME. It was very difficult to get a new lease despite good hiring company/position because of discrimination against Mexicans. I wished the City provided more support for individuals moving to the city. I was overcharged for many years until was able to move to a new home, also in Sausalito. The city should make more attempts at attracting new / incomers to our community to keep it thriving (vs only aging with a large proportion of already wealthy senior residents).	3/14/2022 4:32 PM
17	My landlord used intimidation to get me to move out when Covid first hit the area. I left out of fear and living with a friend now.	3/14/2022 3:11 PM
18	The neighbors - who think they are very important people - financially discriminate against my family because they don't think I have as much money as they do	3/13/2022 3:38 PM

19	Prices around here are a de facto "restrictive covenant." We are a sundown town. This is a failure of policy and vision.	3/13/2022 2:22 PM
20	Pet restrictions	3/12/2022 1:36 PM
21	my landlord uses intimidation to control my rent and my experience of living in "his" rental unit.	3/11/2022 9:28 PM
22	Bad policies that encourage zero oversight development and make Sausalito worse and benefit select groups at the expense of others	3/11/2022 6:39 PM

Q30 Please describe any additional housing comments or concerns you would like to share with the City of Sausalito.

Answered: 286 Skipped: 326

#	RESPONSES	DATE
1	WATER-just wondering where politicians believe water will appear to support all the housing they are mandating? Make use of existing housing footprints and leave the remaining wild spaces California has left.	4/18/2022 10:59 AM
2	Reconsider height restrictions in certain residential zones to allow for increased build heights and new construction/expansion to allow for additional rental units to accommodate housing needs. Avoid developing in designated open spaces unless as a last resort.	4/18/2022 9:17 AM
3	Instead of grouping all of the Very Low and Low Income families together -- not effective for either these families or the local neighborhood -- I hope Sausalito will create MIXED-INCOME HOUSING. Areas around Seattle have done this (my sister-in-law is a council president there) -- it has been extremely successful for both the families living in these sites and for the nearby communities.	4/17/2022 5:01 PM
4	Marinship should be off limits to new housing. Sea level rise, contaminated soil concerns and the displacement of affordable space for industrial, arts and maritime uses that make this area CRITICAL to preserve for a vibrant community that contributes to Sausalito specifically, and Marin County in general.	4/16/2022 4:19 PM
5	Sausalito is a built out City; it must seek changes in state law so that built out cities are not required to build housing it can not physically accomodate	4/16/2022 2:53 PM
6	We need a permanent solution for the homeless encampment that is safe for everyone in Sausalito. Furthermore, the city can’t afford to attract more homeless. Stop making it more attractive as a place to camp.	4/15/2022 10:08 PM
7	I strongly believe that zoning should not be changed to permit housing within, adjacent to, or impinging upon Sausalito's venerable, distinctive and irreplaceable working waterfront.	4/15/2022 6:01 PM
8	My concern is that all the housing will get pushed to the north end of town. I fear that the most affluent parts of town will not share the burden of the 715 units, and the parks and open spaces in the northern part of town will disappear.	4/15/2022 5:54 PM
9	I think we should prioritize the low income housing for artists, writers, people in creative fields and their families, who often do not make enough money to afford live in Sausalito, they add so much to our culture and make Sausalito what it is. We want more of that! Maybe a mixed use commercial and residential? Artist studio / co working as well as living spaces in same ones and buildings?	4/15/2022 5:42 PM
10	Do not develop housing on city parks, open space or City Hall. These are vital community resources that become more important as the population increases. Consider the impact that development will have on street parking in a neighborhood. Keep the streets driveable.	4/15/2022 5:29 PM
11	There are a lot of homes in Sausalito that are in disrepair that could be renovated and provide housing for multiple persons.	4/15/2022 2:54 PM
12	Important to spread new housing throughout the community, no major complexes. That has been a failed experiment known as “projects”. Priorities must be to maintain our prosperous industrial zone, not build on shorelines that will provide climate change mitigation in the future and CAREFULLY look at each site for new development. New units at market rate do nothing to add to housing for the people everyone is identifying needing housing. These are routinely mentioned: public safety employees, teachers, ways for seniors to stay in the community and children entering the job market who were raised in Sausalito and want to continue living here and the unhoused. That means low and very low due to our financially diverse, skewed household income categories in Marin County. No building on Cypress Ridge. This area was purchased by the community for open space. It has recreational benefits for quiet enjoyment	4/15/2022 8:32 AM

	as well as habitat for local wildlife. Don't go back on what the community paid for to enjoy the spot as is. Plus it is not near any services or regular transportation. The most important aspect is good design. We should not allow generic or poor surface construction like has been embraced in other communities just to get housing built. In 20 years all these developments are going to look shoddy and stand out as general housing projects often look. Thanks for the opportunity. This council is being watched closely to see that they are advised by ALL demographics in Sausalito who have hopefully provided their input here. Not everyone here is young and has large financial resources any longer but we have worked hard in the past to make Sausalito what they enjoy today. So everyone living here should have an equal voice at the table. Thanks for the opportunity. These results should be available, not condensed and edited by the consultant team or the City.	
13	Please do not take our school and park sites, specifically the old MLK campus, and turn it into housing. We need that schooling and park area for our community. We've already lost a park close to accommodate the unhoused who largely didn't even live here. Also stop pushing anchor outs off the water. Give them services and help them stay where we are. We wouldn't be in this mess if some members of council and NIMBY residents weren't so aggressive over trying to make those people disappear. They didn't disappear...they created a huge problem on land. I also think we already spend a lot of city resources on helping largely white, affluent seniors. They're here because racist housing policies for a long time gave white people privilege here. We're just extending that discrimination others by using so much of our city resources to keep subsidizing their affluence. Families, people of color and workers need help establishing themselves, not rich white people. And we need to take the blinders off in the Marinship. The blind refusal to look at any mixed use housing in the Marinship means that our parks and school sites are getting prioritized for destruction. We don't have to pave over the whole Marinship and turn it into housing, but we do need to give a little there.	4/15/2022 7:53 AM
14	Discussions need to be had and plans laid out to create positive change and impact for our community	4/15/2022 6:30 AM
15	We absolutely MUST preserve the charm of our small town. With the extraordinarily high number of units that need to be added, we cannot compromise our public and private waterfront views, our charming hillside streets, our green city parks / playgrounds, our small businesses/restaurants - these contribute directly to the beauty & community of this town and ultimately, make Sausalito such a desirable place to live and visit; we cannot take that away. I'd like to see if there's a creative way to convert some areas of Marinship into residential housing. This large area of our town should be utilized to the best of our ability to make improvements, while still maintaining it's unique history with mixed-use residential/business. Priority areas that are important to preserve: - Downtown Waterfront areas and anywhere along the Bridgeway waterfront - Robin Sweeny Park - Gabrielson Park - Dunphy Park - City Hall / library - all playgrounds - small businesses/restaurants & their parking needs - historical sites (churches, etc.)	4/14/2022 11:48 PM
16	First and foremost, I urge the City of Sausalito to continue challenging California's unfathomable requirement to shove 724 new housing units into our uniquely space-limited town. We have undevelopable federal land to our West and the Bay to our East. A ~20% increase in new housing over 10 years will damage Sausalito however it's done. I understand we've exhausted our formal appeal process but I believe this issue warrants legal challenges to the process to force another review of the process. If we ARE forced to adhere to this requirement, there are no perfect options. It seems to me if we are forced to disrupt an area of our town to build new housing, the Marinship seems the best possible location. While I appreciate there are potential structural, maritime, environmental, and even zoning issues with the Marinship, development there would actually improve Sausalito. All other locations will make Sausalito worse to varying degrees. We have acres of flat, underutilized space between Bridgeway and the waterfront. If we reimagine a new mixed-use vision, we can continue to support the maritime industry (subsidized rent, priority treatment, etc.), mitigate sea level rise issues through climate change friendly development and make a new vibrant mixed income neighborhood.	4/14/2022 11:30 PM
17	Just remove restrictions and allow building by right. Stop with the social engineering and the neighbor control. Land owners will add homes for new neighbors if we just get out of the way.	4/14/2022 9:14 PM
18	We should change some zoning codes so it's possible to easily split lots greater than 6000 sq ft	4/14/2022 7:45 PM
19	I'd like to see more housing so that more people can live in Sausalito. I think it would be wonderful to have 1,000 more people of all income levels being able to live here. It would	4/14/2022 6:58 PM

	create a vibrant community and more life and customers for restaurants, shops and bars.	
20	Please do not use MLK park, Dog parks, or recreation facilities for housing. Please distribute the new housing through out the town and not just in North Sausalito. Please consider the city owned North Lot near Dunphy Park (formerly the dirt pile) for new housing. Please provide a better granulated priority map for the housing element committee (ie: break up the larger sites into smaller divisions)	4/14/2022 6:16 PM
21	Stop the charade that Sausalito homeowners want to add more houses on residential single-family lots. Allow development of large parcels; stop promoting false narratives about "maritime" needs; stop lying about Marinship's "special" needs.	4/14/2022 4:36 PM
22	The State is requiring too many units to be built. Why do we want to encourage more population? Better that we provide better and fairer housing for those already here.	4/14/2022 4:28 PM
23	MLk Park property should not be used for housing, it would ruin the atmosphere of Sausalito, and the lawsuits will become onerous	4/14/2022 2:30 PM
24	Need to be more family friendly. Everything is geared towards a transient single community. Home have been broken down into such small units. Renters come and go. No sense of a neighborhood	4/14/2022 2:26 PM
25	We need to do a better job of attracting young families with children. And we need to keep the homeless camps in areas away from schools and playgrounds.	4/14/2022 11:36 AM
26	Any additional housing must maintain Sausalito's character.	4/14/2022 10:53 AM
27	Narrow congested streets in the hills already are a problem for emergency vehicles and evacuation. More units will just exacerbate this prob. Also, sea level rise and old city infrastructure are going to make this mandated expansion a fetid, out-of-control money pit for all involved.	4/14/2022 10:38 AM
28	Please do not take away open space and parks which provide enjoyment in our community. This is a reason many move from the city to enjoy a different quality of life.	4/14/2022 7:52 AM
29	The unhoused deserve good shelter! Also, there is more room on the bay for low cost boat houses.	4/13/2022 11:07 PM
30	I am not in favor of SB 9 and the State of CA forcing additional housing be built while not looking at the impact on the environment, traffic, and current building restrictions for Sausalito and the County of Marin.	4/13/2022 6:46 PM
31	survey was biased, forced a certain slant of answers	4/13/2022 6:39 PM
32	I already own a home in a mixed zoned area near city hall and can envision seeing more and more of that and taller structures along Bridgeway and Caledonia street as time goes by. As I think about adding housing density, I feel concerned about things like parking and traffic which could be partially mitigated with more public transit. I worry about congestion for day-to-day city activities like visiting the library or parks or trying to get out of town on Bridgeway if the population increases by as much as mandated.	4/13/2022 9:49 AM
33	This survey was too generic, in general, and even for CA!	4/12/2022 7:48 PM
34	People should live where they can afford. I would love to live in Belvedere, Tiburon, Ross, or Kentfield, but I cannot afford it. I do not expect them to accommodate me.	4/12/2022 6:15 PM
35	I have extensive experience of integrated low-2-high income housing within the same residential areas from Europe. Clusters turn bad and never work, integration is a viable solution. It brings equal opportunity and opens people’s minds and tolerance.	4/12/2022 4:45 PM
36	Very thorough survey addressing a lot of issues.	4/12/2022 2:32 PM
37	None	4/12/2022 2:22 PM
38	Sausalito	4/12/2022 2:06 PM
39	Help Seniors	4/12/2022 11:13 AM
40	More housing in Marinship. Demolish Machine Shop for multi-unit housing.	4/12/2022 9:55 AM
41	I am concerned about the impact of sea-level rise in making housing in Sausalito even more	4/12/2022 9:24 AM

	difficult to find.	
42	As we are growing older and not earning as much money, we —as renters—are concerned that we will eventually be priced out of the SAUSALITO that we love and have lived here for 20 years. There's not enough moderate senior housing or facilities for people who will eventually need assistance in daily living. Town is becoming only for the very wealthy and that's sad.	4/11/2022 10:30 PM
43	I believe in them and domain should be used to take land from mega mansions and churches to create affordable housing in our community	4/11/2022 5:07 PM
44	N/A	4/11/2022 11:08 AM
45	Street parking is already very limited & restricted during peak tourist season. I would find it difficult for residents to find parking if housing was built without the appropriate spots allocated. Inre number of bedrooms - ADU's that are studios are likely not going to accommodate families or the reality that many people will be working from home in some capacity. Units will need to have the appropriate square footage to be practical for future tenants. I support building additional units in areas such as Gate 5 road and other areas that are underutilized.	4/11/2022 10:17 AM
46	I do not see an acknowledgement by our community that there are no free lunches. As Thomas Sowell reminds us, there are no solutions, only tradeoffs. Every resident should first consider what they are willing to give up to get their first priority. Unfortunately the economics of development don't get repealed when someone has a wish list. Similarly scarce resources don't suddenly become plentiful just because some bureaucrats demand that we add more housing. If 700 units are for 1400 people, those people will all use electricity, water and sewage treatment and most will want to park a car on their premises.	4/11/2022 9:05 AM
47	We can't imagine that we'll have senior support in Sausalito when we're older and will need assisted care. We see many residents here having to move to other cities like San Rafael, Santa Rosa and Sonoma to find this type of housing. It's been frustrating to hear the push-back (including from our present Mayor) from converting any of the Marinship area into housing because of past precedence of it being only for marine business. We see this as living in the past and not accepting the changes that must occur. We see a lot of unused office space, a lot of "junk" and containers just taking up land usage. We really hope that there will be change in this city.	4/10/2022 7:47 PM
48	We need to consider nearly all locations within Sausalito as potential sites for housing, especially the Marinship. That location is a good housing site for many reasons, e.g., it is flat, near transit, near shopping, etc. The notion that we cannot have both housing and a working waterfront in the Marinship is a false dichotomy. We also need to consider so-called "open spaces" within city limits as those have been set aside largely to benefit proximate property owners rather than any true environmental reason. We are lucky to live next to the Golden Gate National Recreation Area, and the notion that we need to preserve "open space" (apart from existing parks) within city limits is a subterfuge. Like many other jurisdictions, Sausalito's emphasis on "saving" locations from development is a significant reason that we do not have housing equity in our society, and is among the drivers of systemic racism. We need to stop using sacred cows to prevent what needs to be done to address our housing crisis.	4/10/2022 4:39 PM
49	I am opposed to adding more housing in this tiny town. There is no room for more cars and people.	4/10/2022 1:56 PM
50	We love living in Sausalito and keeping it a smaller town/village is important to us. Since the town swells during summer/holidays, too many people for small space.	4/10/2022 10:36 AM
51	Need roads, water and safety to be done first. Build where structures already exist (above businesses, commercial properties sitting unused, no vacation homes).	4/10/2022 10:22 AM
52	Please don't displace the existing working waterfront. It's a vital part of the fabric of this town and should be integral to the housing planning process. Thank you	4/10/2022 8:58 AM
53	I own a single family Home and would consider co venting my concerns garage into an ADu but would need to understand what the addional costs would be to convert it and the am I required to rent it or what are the terms. In addition what is required with the existing structure. Insulation I assume and what else. Seems like a headache but open to hearing more. It's currently my office. I don't have heat in there or a bathroom but if I were to extend it I could make a cute in-law unit.	4/10/2022 7:14 AM
54	Sausalito has NO OPEN SPACE! Sausalito is a tiny community of steep hills with a tiny strip	4/9/2022 3:06 PM

	of waterfront land. The waterfront is yacht harbors and a support-community of small waterfront-related businesses. The two main streets in town -- Bridgeway and Caledonia, thrive with tourist shops, restaurants, community-support businesses and small offices. The rest of the town is on fully-developed hillsides -- residential dwellings and apartments. The only available SPACE for housing is within the current homes. I support programs that will allow the existing single-family homes to add "Granny Units" or subdivide to create small rental units. Sausalito does not have the SPACE to build any new single-family homes.	
55	Fearful of landlord raising my rent to unaffordable for me	4/9/2022 2:01 PM
56	I do not wish to see housing in the working waterfront/Marinship area.	4/9/2022 12:06 PM
57	I do not want more housing here. It’s nice and spacious and good for mental health. Adding more is a safer hazard and allows for no breathable space.	4/9/2022 10:30 AM
58	Certain parts of Sausalito contain large parcels of land that are currently used by low-density, outdated or inappropriate uses. For example, the self-storage behind Mollie Stone's market, and some parcels in Marinship area that hold delapidated warehouses, etc. The required housing numbers (750 =/-) could easily be accommodated in those areas with the construction of modern, quality mixed use development. If the City were receptive, rather than obstructive to new development, any number of developers would jump at the opportunity. The problem is, and always has been, that Sausalito as a community is against change of any kind. Sadly, that is an untenable position in a world where change is the only constant. Rather than obstructing change, the City Council and the Planning Department/Commission should be encouraging responsible, high-quality urban planning and architectural design, and facilitating good development projects.	4/9/2022 10:10 AM
59	The housing accommodation should be equitably shared throughout Sausalito. I am concerned about congestion, but understand that they may be a necessary outcome of expanding housing opportunities in all areas. If, however, the burden is placed solely on the northern side of town, I will likely sell my home and move out of Sausalito.	4/9/2022 9:16 AM
60	I am extremely concerned regarding the amount of housing the state is requiring us to build. It’s almost impossible. Taking away open space and parks like Robin Sweeney or Mlk field? Our infrastructure will not be able to handle all the people. Cars, garbage ,water, schools, food stores and quality of life. It’s very very sad.	4/9/2022 9:09 AM
61	There are properties with a lot of potential that may be in disrepair because of absentee owners. A survey of these properties and contact with the owner may identify additional properties for housing opportunities.	4/9/2022 8:42 AM
62	Please do not take our parks. We have spent a large fortune on them. Our children and adults need parks to escape the hills, to escape the small narrow streets, to enjoy riding bikes, skateboards tennis basketball, all sports and children’s play grounds and a place to let your dogs run freely. Places to picnic, to move freely. Leave MLK park alone. Please. We have schools there and it took years and a lot of money for that park. We need all of our parks. For housing, I answered the questions.	4/9/2022 8:27 AM
63	Concerned about lack of water and increased population. Concerned about encroachment on wild open spaces. Concerned about traffic. Concerned about fire safety.	4/9/2022 8:17 AM
64	I am very concerned that Sausalito maintain the incredible and unique community and culture that it is. Housing expansion is required, we know, but such expansion must be done consistently with our little town, to support the community and our families, including preservation of open spaces, parks, and local businesses. We must walk the line of also ensuring that the county, with far greater resources, and with far bigger cities, not place untenable burdens of safety, support, and services on Sausalito.	4/9/2022 7:43 AM
65	I am very concerned that we are being overly accommodating to the homeless. Crime has gone up and I want my tennis courts back	4/9/2022 7:41 AM
66	San Francisco	4/9/2022 7:09 AM
67	Although I have long been an advocate of keeping the Marinship industrial and focussed on Marine Industries, the expansive and often empty office space on the Richardson Bay side of Bridgeway must be considered (it appears to have been taken off the map). While some areas are subject to flooding now and in the future, that is not the case for many of the office buildings and increased mitigation efforts are possible. I realize purchasing these buildings to	4/8/2022 11:00 PM

	convert to housing or mixed use would be extremely expensive, but I feel strongly that it must be considered alongside increased numbers live-aboard/houseboat slips. Ideas like converting City Hall - a resource to so many residents and a beautiful building to boot - are just punishing future residents. I feel the same way about converting parks like MLK which is a huge communal resource.	
68	I would like Sausalito to keep its residential walkable downtown. I'd like for the Sausalito water front businesses to continue providing support to boats and houseboats in the marinas. I would like to avoid high-rises to be built. It's important that the environment does not suffer from aggressive constructions and traffic does not increase due to population growth.	4/8/2022 9:56 PM
69	I would like to see more water including a higher percentage of allowances for live aboards in the marinas - and also more houseboat communities like Galilee modeled as a coop or land trust model.	4/8/2022 9:16 PM
70	I see many families within a higher income bracket able to buy a home where as dozens of other families I've grown to know move away due to high housing costs and lack of family amenities. We are renters of a family home, so we feel somewhat safe, but it sure gets lonely here, because the families we've known have moved away to Corte Madera and Mill Valley and out of state. The people I still see renting, the single parents and older folks etc. live in homes that the owner does not upkeep. The whole environment feels unfair.	4/8/2022 9:14 PM
71	Family housing is important. We moved after 35 plus years in Sausalito because it had lost the "character" we enjoyed, e.g., working waterfront, no junk shops, large art colony, etc.	4/8/2022 9:05 PM
72	The behavior of the homeless has been appalling and should not be rewarded with accommodations. We have tremendous need for senior housing for residents who have a positive impact on our community and should prioritize their needs. Other positive contributors, such as firefighters and teachers, should also be prioritized.	4/8/2022 8:51 PM
73	I am a 70 yo single woman living in a condo on small income and SSI. The HOA goes up every year and the worry that there will be an assessment is terrifying. Luckily I own the property outright so no mortgage payment, however if I have to sell it to live I will need senior housing. Sausalito has a lot of elderly folks who would like to stay here where we have lived for many years. The rising cost of rental units and availability are detrimental for a lot of us. Why oh why does everyone not want low income housing? It's crazy, what about teachers, police, firemen that have to drive from Sonoma. Us seniors that need housing help are being driven out of town and pretty soon it will only be the very, very wealthy that can afford to live here. What happened to the mix of low income and high income and all the little units that have been torn down to make way for larger houses. The spirit of Sausalito will go as it has in Mill Valley where I lived for 40+ years before moving to Sausalito. Thank God for the houseboats although they have gone thru the roof, costing as much as a house plus the gouging dock fees. Mollie Stone's is the only game in town and they are the most expensive, however they have always been there. Why is Marin City still an outlier as it was when I was in school. These members of the community need to be more incorporated and a think tank needs to figure out how this could be done..... please please add the top limit of low income housing for just regular people not only the millionaires and billionaires who are taking over the town. yes another rant from an old timer. Cheers	4/8/2022 8:42 PM
74	Smoke-free city from tobacco and cannibas vitally important for public health and to prevent more fires like that at Starbucks on Princess St.	4/8/2022 8:11 PM
75	I hear that the old fire station at the top of Spencer is being considered. This is not practical - no public transit to town and amenities, no sidewalk on Spencer and it's already dangerous for pedestrians, and it's unhealthy - right by the freeway.	4/8/2022 8:10 PM
76	I am concerned that the need to increase housing will be a boon for the developers who want to erase the uniqueness of Sausalito in order to stuff their bank accounts. I'm afraid things will get out of control and that developers without social consciousness will fill the Marinship area with dense housing and retail they way they've always wanted to do.	4/8/2022 7:48 PM
77	Do not consider putting housing in the industrial part of the Marinship.	4/8/2022 7:43 PM
78	Let's get something done for a change! Please allow an assisted living facility to be built wherever possible.	4/8/2022 7:18 PM
79	Provide training for skills so that homeless can get jobs in addition to getting subsidized housing.	4/8/2022 7:17 PM

80	We need to meet our obligations to low income members of our community and also to provide options for our aging population to stay in the community many have lived in for decades. Both of these are priorities and the City should seek enlightened and creative financial and regulatory options to address them together, because they are connected.	4/8/2022 6:55 PM
81	I hope that open space and park land can be preserved, as they are part of what makes living in Sausalito enjoyable, and contribute to what brings tourists to the area, an important economic driver for local businesses. Sea level rise and storm surge impacts should also be considered in choosing locations for new housing.	4/8/2022 2:53 PM
82	We live next door to the corporation yard and are in favor of converting it into affordable housing for seniors similar to the Rotary housing sites in town.	4/8/2022 1:23 PM
83	Do not convert our parks into housing.	4/7/2022 11:13 PM
84	Making it easier/legal for people to put in accessory dwellings would be nice. Help for homeowners who need to do repairs but cannot afford it would also be helpful.	4/7/2022 2:32 PM
85	NA	4/6/2022 7:33 PM
86	I live outside of Sausalito and work in it. My partner and I make a decent middle class income (nonprofit and healthcare) but nowhere near enough to afford almost anywhere in Marin. We need more housing for people of all income levels.	4/5/2022 12:26 PM
87	Buy the delapitated WW II federal building below the 7/11 and convert it to large housing complex	4/5/2022 10:53 AM
88	We need smaller, more affordable units and housing that has access to public transportation. We do not need more single-family units. In fact, I think zoning should be changed so that more than one unit can be on a piece of property or single lot.	4/4/2022 3:47 PM
89	Sausalito	4/4/2022 2:21 PM
90	I believe if a party wants to develop a parcel that adds housing and possibly their own single family that the city agencies from planning, inspections and city council should be lenient and accept a willing investor in the community.	4/4/2022 1:41 PM
91	Hope you find a way to get those 700+ units!	4/3/2022 7:40 PM
92	Housing should not be built in steep slopes or areas with landslide or fire risk. Housing should be built in areas that are close to important services so that residents (especially low income residents) can function without cars. It doesn't make sense to carve out dense housing if huge areas of the new housing needs to be dedicated to parking spots. Build near downtown in flat areas so parking spots not needed.	4/3/2022 6:39 PM
93	This requirement to add so many homes makes no sense considering Sausalito's lack of space, water, and other resources. How do we vote this government agency out.	4/3/2022 5:39 PM
94	do not decommission police or fire buildings. consider decommissioning the Bay Model and transform for housing. all Bay Model info is now available on web and much of this facility is vacant or not used to the max. Building housing on the parking lot behind city housing is a possible idea, developing a platform structure to allow for parking underneath. Working with planning to allow for better and more responsive approvals to accelerate new product delivery. We will not get home building support from contractors who have not had good experiences with city planning. most developers, builders, contractors, avoid working in Sausalito due to difficulties in planning, permitting and flexible attitudes of planning officials.	4/3/2022 2:37 PM
95	I'm concerned about crime if we provide housing for the homeless. I escaped San Francisco for that reason last year and do not want to see Sausalito become the next migration	4/3/2022 8:13 AM
96	Will need to use part of my house for a caregiver at times to provide senior care or have to move away to live in an assisted living facility, because none in Sausalito.	4/2/2022 8:44 AM
97	Locate housing where it is accessible to transit and shopping. With increased density, we must preserve our parks and open spaces. Retain maritime, industrial, and artists in the Marinship.	4/1/2022 5:56 PM
98	I am concerned that senior housing could be a Trojan horse to initiate housing east of Bridgeway.	4/1/2022 2:54 PM
99	Concerned about the impact this flood of new housing will have on traffic and parking. The	4/1/2022 2:20 PM

	streets are already gridlocked in the summer when tourists descend.	
100	Hi, Having lived downtown for 33+ years, I still find any conversation about parking to the city council falling on deaf ears and absolutely little to no follow through on concerns or suggestions from local residents, this is a related housing issue. We have Michael Rex, a gifted architect here, what about conversion of unused buildings to affordable and efficient housing options for low income housing? What about floatable apartments, what about more ADU's etc. +? We also have a town filled with local gifted builders, why are we not tapping in to local talent and supporting an infrastructure that already exists here?	4/1/2022 10:49 AM
101	Keep the working waterfront unimpeded by housing. There is an inherent conflict putting housing adjacent to boatyards and other industrial uses. The City is asking for lawsuits.	3/31/2022 6:37 PM
102	Housing is too expensive and the schools are not good. Keep parking for businesses	3/31/2022 2:35 PM
103	This City Council is the worst our town has seen. We do not trust their motives.	3/31/2022 2:11 PM
104	I live in a houseboat and am concerned my berth fees will increase to the point where I would have to sell my floating home.	3/31/2022 12:11 PM
105	i wish we could just determine our own rules for our own town and not have the government, as usual, confiscate more of our money for misguided socialist programs	3/31/2022 11:56 AM
106	If you invest, do so wisely. Stop trying to make Sausalito affordable. It is not. Follow the Rotary. Need more senior one level homes.	3/29/2022 9:59 PM
107	This survey appears to try to scare use into thinking City Hall, Fire Department etc. will be converted to housing. You seem to be asking us to say we are willing to use Open Sace et al to arrive at these numbers. You also appear to think that the State of California in our current drought and climate crisis will be able to build any where near this capacity.	3/29/2022 8:19 PM
108	This survey randomly combines the terms residential, commercial, office and industrial when asking for citizen views about mixed use housing. Many Sausalito residents are concerned that the city will destroy our working waterfront by zoning the Marinship industrial, and the survey obscures our ability to register that view. Many of us might favor mixing some retail and residential, but strongly object to mixing industrial with residential. The survey does not provide a way to convey that opinion.	3/29/2022 5:54 PM
109	I can afford my housing at this time but if my landlord sells the building or significantly raises the rent my retirement income will not be sufficient. I have lived decades and Sausalito would love to be able to remain here. I have many friends who feel the same and wish that there were more apartments or condos on the flats. I was surprised to learn how big the Marinship is and that no housing is allowed there. I think that needs to change. It can be changed in a way that acknowledges and supports the history and businesses that have been there for generations.	3/29/2022 4:13 PM
110	We need to accommodate our workers. It is not good for the environment to prohibit housing here and require workers to commute in from Vallejo and Napa.	3/29/2022 6:44 AM
111	None	3/28/2022 9:02 PM
112	We all have to confront some tradeoffs that might make us uncomfortable as we figure out a way to create more housing in our town. Those include diminished views, loss of privacy, more traffic and congestion. A tradeoff I don't think we should consider is giving up public park space. That would be seriously at odds with a fairer, more inclusive city.	3/28/2022 8:47 PM
113	Planning policies and public works requirements make development in sausalito nearly impossible, complex, and I necessarily expensive.	3/28/2022 7:53 PM
114	I'm happy to live here and be involved in the community. I moved to Sausalito because I felt unsafe in my prior home and so far I have felt safe and happy here. I want Sausalito to continue to thrive and want Sausalito to be a safe community for me and my friends.	3/28/2022 7:01 PM
115	Not at this time	3/28/2022 6:51 PM
116	Support for SB-9	3/28/2022 6:25 PM
117	Soon I o be family of 3 with what this chart considers above average income. However, we can only afford to live frugally to pay for a one bedroom condo and childcare.	3/28/2022 5:27 PM
118	Sausalito is limited on all sides by GGNRA, Hwy 101, Marin City and the Bay. It has almost no	3/28/2022 5:06 PM

	open space within its boundaries. I believe this State mandate casts an unfair burden on the City of Sausalito. If housing can be carved out of existing lots, or by remodeling existing buildings and through other creative solutions, then great, but the number of units required of the City of Sausalito is way, way too high. And the plan I have seen to destroy to playground of school children, the small businesses, the schools, the tennis courts, the dog park at MLK park at the north of town would be an unforgivable crime. The city of Sausalito needs to resist this mandate with all its might, through a suit over this unfair burden. We have no unincorporated space that could be used. Furthermore, where is the water going to come from. We are all already saving water in numerous ways in our households, and in my complex, for example. This drought, this water shortage is not going to get better soon. This also casts an unfair burden on Sausalito. Sausalito should seek a drastic reduction in this mandate if not an outright exemption.	
119	I am concerned about losing parks and open space as a result of the perceived need for additional housing	3/28/2022 3:17 PM
120	Growth is unsustainable and lowers quality of life for all	3/28/2022 3:01 PM
121	I have been living here since 1966 (as a kid) and then permanently since 1982 when almost anyone could afford to live here. A lack of understanding or application of political economy by state & federal Governments (plus increased demand) has precipitated a situation where things like SB9 are passed in California. SB9 is a band-aid rather than a cure - communities should be let to handle their own situations and not be saddled with these responsibilities.	3/28/2022 12:44 PM
122	Prefer not to attract homeless incentives to remain in Sausalito	3/28/2022 10:24 AM
123	Given my erratic income and increasing difficulty obtaining work as I age, the only reason I've been able to live in Sausalito is due to the Landlord's willingness to keep rent below market prices, for which I'm very grateful.	3/28/2022 9:40 AM
124	affordable housing	3/27/2022 6:30 PM
125	Please do not destroy the only working waterfront left in the Bay Area by chopping it up into housing. The Marinship accounts for 60% of the economy of Sausalito & it's where many different industries exist, many boats get repaired only here! Open Water Rowing Center needs a home on Sausalito land for an Aquatic Center to guarantee water access for generations to come! Help Open Water Rowing Center find a home with Water access to keep our vibrant community alive!	3/27/2022 4:20 PM
126	It's time to use all these empty industrial buildings for retail and housing opportunities keeping in mind we have a larger flood plain to consider.	3/27/2022 4:10 PM
127	The North end of town should not considered the only or main area that needs to absorb the housing crisis.	3/27/2022 2:21 PM
128	I think that the preferred solution is to encourage more accessory dwellings units and to consider repurposing Marinship for artists live work space to preserve our artistic community and attract tourism .	3/27/2022 2:04 PM
129	N/a	3/27/2022 12:58 PM
130	Safety is my number one concern. If more very low income residents and the homeless are accommodated, crime will rise! Its a sad fact of life. Homelessness is not a problem here and I don’t want it to be! I just moved here from Santa Cruz County and most of the crime there is from very low income and homeless people. Its a fact. Please do not bring this here, please! Please do not build on our protected open spaces! Please do not place very low income and homeless people in business centers. Sorry, not sorry. History proves all of the above. Don’t let history repeat itself here. This is a nice community. I live in Marin City, on the cusp of the very low income zone. I worry about my vehicles and apartment getting broken into. I worry about going out for exercise and coming home safely. Luckily, we are positioned right next to the fire department and sheriffs office, thus making us feel more safe.	3/27/2022 12:47 PM
131	This entire mission is a litigation trainwreck! And those chosen to deal with any aspect of it will be the least qualified to do so!	3/27/2022 12:42 PM
132	Don’t worry about not complying with this new directive from the state. If you do make an attempt, I assure you, the minute you comply, they’ll be demanding their next “house the homeless, feel good about your guilty liberal self” directive. In other words, it’ll never end. My advice is to make the sounds and nod your heads and do as little as possible. What are they	3/27/2022 12:20 PM

	gonna do? Write your name down? It's not as if we're dependent on them for funding. Thumbs is an affluent community, that's why we live here. That's why we've EARNED the money to live here. Your "equity" doesn't apply. Grow up, get over it and enjoy our beautiful town. Leave Marin ship commercial only and hands off parks and city space	
133	I just moved to Sausalito this year. I bought a townhome for me and my daughter at 1.25M. I am concerned that the value of this townhome will decrease considerably with any low income housing within the immediate area. Residents don't want this. I'm also concerned about increased crime as a result. I am furious at the possibility of development of MLK park as well as dog park. Being close to these areas factored into my purchase decision. According to the proposal map there will be the units considered behind Willow Creek preserve which my property touches upon. It is very distressing. Sausalito is populated enough. Traffic at the Marin city intersection is horrible now. It is a luxury to live in the first town across the Golden Gate bridge and people paid dearly for it! we should not have to adjust our town to accommodate low income families. I strongly oppose to any additional units being built anywhere near my residence. Such a shock to a brand new resident! My dreams of having a peaceful quiet community have been shattered with this proposal. I will likely have to move as a result. If an absolute necessity I would suggest building senior care or assisted living. Preserve the peace in Sausalito. Please consider your current residents with your decision making. We do not want this addition to our community.	3/26/2022 8:37 PM
134	Additional traffic (highway is at a standstill in late afternoon)and going through a drought is my biggest concern when it comes to increasing housing. Just bad timing.	3/26/2022 7:48 PM
135	Simply need more housing options. There is plenty of land owned by the city that could be sold to folks interested in investing.	3/26/2022 4:41 PM
136	Open space is critical	3/26/2022 2:43 PM
137	Ridiculous prices for small accommodations	3/26/2022 1:48 PM
138	We need a limit on rent increases	3/26/2022 10:31 AM
139	It would be nice to not feel that I am shamed because my credit took a bit during Covid and even though I am a teacher and I work 2 additional jobs, I would like to be able to live in an affordable space.	3/25/2022 10:32 PM
140	Please don't take away any more parks. Our children need places to play and we've already lost one park to the illegal encampment. Also, our open space preserves are critically important to the values of Marin County. There are plenty of run-down or half-empty commercial properties in Sausalito that can be converted to mixed use properties. This can create more housing while also driving local businesses.	3/25/2022 9:41 PM
141	There is no possible way to accommodate over 700 new units in such a small town without seriously altering the character of Sausalito. My concern is that landowners in the Marinship will use this allotment as an excuse to build extensive housing in the light industrial zoned areas of Sausalito. This flies in the face of proper global warming planning and the history and culture of Sausalito. Height limits should not be changed anywhere but along the Bridgeway corridor. Otherwise you risk view blockage and a domino effect as the blockage rolls uphill. Setback limits are already so small in most of Sausalito compared to other communities in California. They should not be lessened because they provide light /air, fire safety and privacy. Sausalito is not an urban environment and should not be zoned as such. The non-Marinship Bridgeway corridor, fire station 2, the public school, addition of a second story on the MLK property buildings, additions of second stories above retail on Bridgeway, condo conversion to rental and affordable housing should be the primary focus. No Marinship development for housing. It will not remain affordable, will be impossible to enforce (look at the failure of existing allowable office use enforcement in Marinship). The developers are using affordable /senior / assisted housing as a Trojan Horse to open up the Marinship. They have been trying various schemes for 40 years. How can you have assisted living next to an industrial site with noise, smells and unsightly activity. The industrial will get pushed out later by new resident complaints. Stand up to the State. Our town's future is at stake.	3/25/2022 7:57 PM
142	There is no God-given right to live in Sausalito. Get educated, work hard, and you might be able to live here.	3/25/2022 7:11 PM
143	Will send comments separately.	3/25/2022 6:44 PM
144	Mixed use is the best option. Look to European countries for examples. Sausalito is uniquely	3/25/2022 6:36 PM

	situated on water and steep hills. The best locations to develop are around the bay model and Marin city. There are already a lot of multi unit rental apartments here already.	
145	I don't want all of the low income housing to be put in Marin City. As a long-time Marin City resident, it is only fair if it's spread around the community. There is a lot of room behind Mollie Stones by the shipyard that could be converted.	3/25/2022 6:26 PM
146	Improvements to streets & sidewalks in residential areas	3/25/2022 5:50 PM
147	none	3/25/2022 5:34 PM
148	Mixed/blended, multi-lingual, single-income, Marin city family living in BMR housing; 3 kids in elementary/preschool in Sausalito; can't afford larger or unrestricted homeownership in Sausalito	3/25/2022 5:16 PM
149	We need more housing for all people	3/25/2022 5:14 PM
150	Please look into low cost marinas for live aboard people. Work with the state and BCDC on the 10% live aboard restrictions	3/25/2022 4:44 PM
151	Astronomical and rising property taxes, personal taxes, tripling utility and HOA fees all impact homeowners and our ability to provide extra financial support to the community at current levels. Is Sausalito considering taxing vacant homes like San Francisco is? Might potentially have a impact on current housing supply.	3/25/2022 3:39 PM
152	Do not utilize any of the few public parks in this town for housing! Living here is already very dense and heavily traffic impacted! I bought in this town because of close walking proximity to a public park for my disabled husband, who cannot walk far. The idea of using some of this city's limited public open space for residential housing is a terrible one! Use some of the relatively little used industrial or commercial space in creative ways. Having a large residential complex at the northern entrance to this city would be a nightmare and radically negatively affect residents' health and quality of life. And keep Sausalito funky and artsy! Do something radical. Be bold. Paving over a small, well used public park is not a progressive move.	3/25/2022 3:24 PM
153	Concerned that MLK location is not the place for homeless population since young children go to school there and use the park.	3/25/2022 3:07 PM
154	Sausalito needs more slums to provide affordable rentals.	3/25/2022 2:01 PM
155	I am concerned that existing infrastructure, including water, sewer, roads, power, internet, etc are barely adequate for current residents. Access and egress are difficult. More residents will require a major investment in everything	3/25/2022 1:26 PM
156	Couple who one works at home and in SF, and the other in Sausalito/Marin County. We are actively growing our family and want to stay but are concerned with finding a home large enough for kids and possible grandparents living together	3/25/2022 1:00 PM
157	Housing is a super important issue, thank you for sending this survey. It needs to be considered holistically with transit infrastructure and commuting patterns. Can we get a SMART station? Can we get better ferry and bus service?	3/25/2022 1:00 PM
158	None	3/25/2022 12:47 PM
159	Please return to the tax paying citizens of Sausalito their park and tennis courts at Marinship Park.	3/25/2022 12:01 PM
160	I think the number of units Sausalito is being asked to increase is too high and will change the character and beauty of this special city.	3/24/2022 10:29 AM
161	I live in Whisky Springs and use the recreational area aND MLK Field and the dog park every day for my pet's and my well being..It would greatly impact the quality of life for me to not to have this space available. PLEASE DO NOT TAKE OUR RECREATIONAL SPACE AWAY. THERE WOULD BE MENTAL HEALTH ISSUES FOR OUR CHILDREN AND ADULTS IF THIS IS TAKEN FROM US.	3/23/2022 4:19 PM
162	The Corporation Yard has a perennial (year-round) creek, Willow Creek, running through its center that needs to be restored. Housing proposed on this site must accommodate the creek restoration and public access in order to be permittable by state and federal agencies and acceptable to the community.	3/22/2022 2:47 PM

163	I'm 35 year old, fairly wealthy, live with my partner. One thing I was thinking: Sausalito's primary demographic is wealthy senior home owners. With this survey you are capturing their opinions, while the goal of more housing is to allow more diverse groups of people to live here. Better than listen to the folks currently living here, you should survey the folks who want to live here but currently can't. Thank you!	3/21/2022 8:27 PM
164	How do you maintain quality of life for the people who already live here and how do you intend to pay for it - no more taxes, not one penny or you will knock some of us out of our homes.	3/21/2022 7:34 AM
165	This survey appears more geared to obtaining answers to support a very specific social agenda and not geared to understanding housing needs	3/20/2022 9:15 PM
166	Because of Prop 13 there are many low income home owners and dilapidated properties in our town or rich who have passed along properties along with the low tax rate. I wonder how many low income residents own property, thinking about this required number we must reach. And the newer owners must carry the bulk of the tax burden. This is state wide, but the town should do something to ensure we all pay equally for the same services.	3/20/2022 4:05 PM
167	I believe that Sausalito is already over-built and cannot tolerate additional housing due to lack of available building sites, overloading infrastructure (electric, sewage, population), lack of parking, narrowness of streets. Additional housing will negatively impact the quaint community and village feel of Sausalito, the very reason people want to live here. The one-size-fits-all approach taken by the state to deal with this perceived issue is overbearing and uninformed and meant to deal with an issue that is self-made and self-perpetuating and detrimental to the state as a whole.	3/20/2022 3:51 PM
168	x	3/20/2022 8:04 AM
169	We should allow office space to convert to residential.	3/19/2022 4:12 PM
170	Our household is 2 city employees, one retired and the other still working. We sold 2 houses to buy our dream house in 2004. We have 3 dogs and use MLK park in multiple ways. We walk our dogs, play pickle ball and recently planted tree for Sausalito Beautiful. We have seen the investment in the park and it is used by many. 2018 the park was a city project. The park is one of the few green areas on the north side of the city, I know you are considering placing housing here but on the other side Bridgeway might be a better option?	3/19/2022 1:22 PM
171	I chose years ago to live in Sausalito to have open spaces and parks close by, to feel safe in my neighborhood and to feel like a live in a small community. More people, less space, more crowding, more stress on our water supply and sewer system are not choices I am willing to negotiate. I worked hard to get where I am at and don't want that spoiled by low income housing and having parks taken away from tax paying residents. We pay ALOT to live hear and our voices should be heard and listened to by the community leaders.	3/19/2022 12:49 PM
172	I am an employer in the maritime industry. We have a few employees that live on boats in Sausalito. Without this being available, we would have an even more difficult time attracting and retaining these employees. While BCDC imposes an arbitrary limit of 10% upon marina operators in live-aboard berthing, the City should apply for an exemption to this limitation for anyone that lives aboard and works within the maritime industry, at the sole discretion of the marina owner.	3/19/2022 12:42 PM
173	I am Very concerned about any loss of open spaces and parks. Additionally there's not nearly enough senior housing and senior assisted living residences. High fire dangers persist, especially with considering how small our city remains, so packing in more buildings, tall or otherwise, would be risky.	3/19/2022 12:33 PM
174	When my husband and I built our home 6 years ago, the town planning department made it harder and more expensive to build than it needed to be. Neighbors and planners have too much say. Because of Prop 13, new owners and builders pay an unfair share of property taxes. Also, I would hate to see Sausalito allow housing development in the Marinship in such a way that it prices out or forces out the unique mix of boat-related businesses located there. Instead, I'd like to see Sausalito promote those marine industries and resources that are being squeezed out of other Bay Area communities -- so that we celebrate Sausalito's uniqueness and develop an income source other than tourism. We surely don't need more high-priced housing here. And I would MUCH rather see housing built at Rodeo as long as it stays on the bay side of the headlands.	3/19/2022 12:02 PM
175	I have lived in Sausalito for 60 years and I think it is too bad that many families cannot afford	3/18/2022 9:01 PM

	to live here.	
176	I am a single 59 year old woman at the north end of town. I am concerned that MLK park which serves so many purposes in this neighborhood will disappear as an attempt to satisfy all the housing needs at one end of town. I feel that affordable housing should be spread out throughout the entire town; when possible we should use housing that already exists. This will help with community integration and morale.	3/18/2022 8:14 PM
177	We have a strong functional community and the state wants to destroy it.	3/18/2022 6:46 PM
178	We downsized pretty severely but i am still worried about being able to afford the taxes + needed repairs to stay safe (especially from fire) in our home as we age.	3/18/2022 5:27 PM
179	I hope Sausalito government will care about the land and water, and stop the nostalgia!	3/18/2022 5:15 PM
180	If we are going to build new housing, we need to distribute them throughout the city. Not large, but several smaller developments.	3/18/2022 12:50 PM
181	infill should attempt to match the existing use and zoning to maintain the character of existing neighborhoods	3/18/2022 12:40 PM
182	I am concerned by my neighbor's conversion to an AirBnB. It has negatively impacted our privacy and sense of community.	3/18/2022 11:28 AM
183	Keep artists from moving out of Sausalito. The city is dead without artists. Now its only a rich retirement town and foreign millionaire homeowners.	3/18/2022 10:51 AM
184	Planning Department is a bottleneck for issuance of building permits. The general public is loathe to apply for necessary permits due to that backlog. It's impossible to hire labor to work on construction if there is no prediction of when a permit will be issued. The labor force has plenty of work, and won't commit to construction without a permit in hand. Other jobs come up in the interim, and they disappear. It's like casing fireflies. So I say, Planning....Plan for yourself first.	3/18/2022 10:34 AM
185	Unrealistic housing requirement by the State of Cal. for such a small city.	3/17/2022 2:52 PM
186	Have you considered building mixed use apartments/office or retail next to the Bay Model where the old building is falling down (behind Burkell Plumbing)? Also, apartments above the BofA building the City purchased?	3/16/2022 8:30 PM
187	We are a young family - there are very limited preschool options (possibly because the preschool on Caledonia closed, and it has been difficult for the new owner to re-open the school). This means we are driving to Mill Valley or San Francisco for our kids' school. I know several other parents in the same situation. This is on top of the fact that Sausalito elementary schools are not as strong as all others in Marin. So, between no preschools and no elementary schools, Sausalito is a great place to live with no kids or adult kids. But for families with ~3 to 18 year olds, it is perhaps the worst option in Marin - despite its beauty, great walkable downtown, and other desirable attributes. We would love to stay but don't think we'll be able to unless the school options are improved, starting with more preschool.	3/16/2022 7:59 PM
188	Sausalito is unique as far as a city goes any growth will destroy our wonderful town	3/16/2022 4:39 PM
189	We'd love to stay in Sausalito as homeowners instead of renters, but as a moderate income family of three, homes over $1 million are just out of our reach.	3/16/2022 6:05 AM
190	Concerned about the type of development needed to meet this state mandated housing criteria. Please keep the character and open space/green quality intact!	3/15/2022 8:54 PM
191	Fewer cars, more public transportation.	3/15/2022 6:47 PM
192	I would like to see small, low income housing scattered throughout Sausalito. Also, the idea of a small tiny house village where there would be access to support transition services to help people re-enter society.	3/15/2022 3:30 PM
193	There is very limited housing stock in our price range (1 million - 1.5 million). None of these questions seem focused on resolving that. We are professionals who work in the city and work from home with a new baby. We would like to stay in the area but aren't sure we can.	3/15/2022 2:04 PM
194	None	3/15/2022 11:18 AM
195	Afraid that the working waterfront of Marinship will be replaced by cookie cutter housing,	3/15/2022 10:47 AM

	replacing jobs, character and the unique maritime qualities of Sausalito with density, traffic and the loss of maritime services.	
196	The city has allowed Cameron Razavi to profit from illegal boat units placing tenants in unsanitary and dangerous conditions. The city has poorly addressed the anchorout situation which was a cultural institution on our waterfront	3/15/2022 9:45 AM
197	I feel we must fight this mandate and if it is required accomplish it with the least impact possible on the community. Sausalito has a beautiful unique character that we must protect.	3/15/2022 1:13 AM
198	Neighbors renovate without permits	3/15/2022 12:17 AM
199	None	3/14/2022 10:40 PM
200	Keep residential housing out of Marinship	3/14/2022 10:02 PM
201	There is absolutely no reason to not do our part to help provide affordable housing in our beautiful community. I understand that many within the community would prefer to keep Sausalito the same but the more the city fights this and other changes the more we slip behind while the entire community suffers. Why are there more than half of available storefronts empty? Why isn't there more diversity in the community? Housing wont fix all of the areas where Sausalito can improve though it'll certainly help. Improvements within the construction industry can certainly help like modular construction can help minimize costs, allowing for an expedited permitting process also decreases overall costs, increasing the number of fully affordable housing units increases diversity, locating new housing in underutilized areas of the community will also help to revitalize he community. Plus, all the new development would in turn bring more money into the municipality. Seems like a win win.	3/14/2022 9:25 PM
202	Sausalito needs to get serious about meeting it's RHNA numbers to avoid HUD enforcement and potential litigation. Pandering to wealthy, older constituents is classic short-term political thinking that is selfish and self-serving. This is a community that has historically engaged in racial discrimination and the vestiges of that legacy are plain to see. Radical, long term thinking is required to combat that legacy. This community will be targeted by HUD as an example of regressive housing policies in the State. Your duty as councilmembers and city employees is to protect the interests of the City itself, not necessarily the property owners who have lived here for a long time.	3/14/2022 9:18 PM
203	Please don't concentrate all the low & very low income housing in one location. It needs to be mixed. Don't build on parkland.	3/14/2022 9:18 PM
204	I have heard the entire MLK Park, including the school and Dog Park are being cosidered an area for developing new residences. This is just ultrageous, the people of sausalito use those parks everyday ! Ridiculous. There are many abandoned buildings, some need to be demolished, huge parcels used for cars and boat storage that look also abandoned or barely used. Taking advantage of those spaces and have a mix of residences for different income, office and stores. And develop the pooly developed areas of the Shipyard. If you want to change something in the city, change it for the better.	3/14/2022 8:58 PM
205	I'm an artist and do not want to be pushed out of Sausalito. I was pushed out of SF in 2008.	3/14/2022 7:25 PM
206	Having infrastructure to support additional housing. Better community amenities (pool, indoor sport), sewer, decent schools, traffic	3/14/2022 7:21 PM
207	The housing needs to go somewhere. Let's get building.	3/14/2022 7:17 PM
208	Do not build in geologically and hydrological vulnerable areas or areas subject to sea level rise, subsidence, liquifaction and water table rises.	3/14/2022 5:51 PM
209	Build more housing	3/14/2022 5:35 PM
210	I think the housing element number of 724 is an insanely large figure for a small town like Sausalito. We need to keep Sausalito's charm foremost or all the tourist revenue will disappear. Parking in neighborhoods like mine is really tough and I think most all development should include off-street parking. Although we may try to discourage cars, they are a reality and need to be accounted for.	3/14/2022 5:07 PM
211	The state mandate is frustrating because it does not take into account our old infrastructure, issues with sea level rise, the fact we are on landfill and major concern about fire risk. While I do think there is low inventory for housing, I would only support building housing for very low to	3/14/2022 5:01 PM

	low income and for our first responders (police and fire) who protect our community. It would be a benefit for those who are from Sausalito to be able to have a family of their own here as well, but it is cost prohibitive. An increase of apartments would solve some of these issues. Building family homes may not yield enough units to meet the need. I am completely opposed to any changes in the Marinship and the Marinship specific plan as it will fundamentally change our working waterfront and it will not be a positive for anyone who would in fact live there. I also strongly disagree with any key City site (like City Hall, the library) to be zoned for housing. Those are our safe spaces and we cannot eliminate all parking for the sake of housing. All we will do is create a new issue if we take away our parking lots for housing as well.	
212	Please learn from Marin City (Significant higher crime) and do NOT concentrate all low income housing together. Mixed Housing is best for an equitable community.	3/14/2022 4:33 PM
213	I've worked nonstop all my life in order to become a homeowner in Sausalito. I will not support anything that might place in jeopardy the value of my property.	3/14/2022 4:27 PM
214	Sausalito neighborhoods struggle with strange hills and narrow streets. Parking is already a hazard. I only hope more housing is provided in flat land areas and perhaps more floating homes in and along Richardson Bay. The water is shallow and no large boats ate allowed the water under the bridge. MLK park is good location for a few 4 plexus. The land is flat and accessible to 101.	3/14/2022 3:15 PM
215	Sausalito crime and homelessness is a a disgrace to the hard working home owners who have earned the ability to call this home	3/14/2022 2:58 PM
216	Don't dump everything into the Marinship! If there is too much residential there, it will cease to exist.	3/14/2022 2:28 PM
217	Having spent the last 50 years trying to preserve the unique residential character of Sausalito by opposing over-development and creating open space, I see that those efforts are at least partially responsible for our ending up in the situation we're in. I would be happy to see 2, 3, and 4plexes being built on my street to help ease the current problem, provided enough parking is provided. (and that people use their garages for cars, not storage).	3/14/2022 2:25 PM
218	Easier building and planning permits would allow homeowners to upgrade housing without months of expensive delays.	3/14/2022 2:17 PM
219	Concerned that tax dollars used to pay for specific projects are then used for alternative purposes. Specifically public parks and tennis courts being used for homeless.	3/14/2022 10:50 AM
220	Tiny houses provide condensed and affordable housing. People can rent land for homes on wheels that they own, or can rent simple units on foundations for singles or couples. Current Marin County tiny house regulations are very limiting, so the few places that allow tiny houses (RV lots) are horrifically expensive and crowded.	3/14/2022 9:20 AM
221	I think open spaces or parks should absolutely be preserved and not sacrificed for housing development. Open space is needed to ensure a balanced community and create a greener environment.	3/14/2022 6:03 AM
222	The Marinship is a prime opportunity to incorporate the much needed housing into a work environment. Mixed use should be permitted to responsibly be developed there.	3/14/2022 5:13 AM
223	I currently live on a boat and its very sparse living. I have a job and I would like to stay in Sausalito and if there was a rent to purchase option for a dwelling I would be grateful to have that security now that I'm 58 years old.	3/13/2022 9:52 PM
224	None	3/13/2022 7:48 PM
225	I advise doing as little as possible to address this issue. The consequences in not acting on it will be neglible. We have no great dependence on the regulators and the consequences of enlarging our population would be ruinous to this small town. The only benefit I can see would be to the tortured souls who want to feel good about themselves by saving the world. And we all know that as soon as we complied with this directive, they'd be right back at you with more demands to save the world so they could feel good about themselves. Vanity.. Its always vanity	3/13/2022 5:53 PM
226	My biggest concern with this whole endeavor is it could push out people from current housing to create more, housing stock that will probably just go into the out of control casino that is the	3/13/2022 3:41 PM

	real estate market. Without any form of rent control how can the city even think they could control it otherwise? It's a farce. And, on top of that, to live next to 3500 plus sq foot, 4 plus bedroom houses with two people living their part time - when they are not up at the sonoma houses - the whole thing is designed to punish the powerless. Again - how does the city think they can control this when it never bothered to do the basics like rent control? Shame on anyone pushing profit over people.	
227	We are really concerned about the large number of housing units that Sausalito is expected to add in the coming years and don't believe it realistic or sustainable. It will impact the character and quality of life in the town.	3/13/2022 3:15 PM
228	The amount of tourist traffic on bikes is dangerous and has kept our streets very difficult to use safely in along Bridgeway to downtown from the south. I fear any development in the Old Town area will make it more dangerous and unsafe for pedestrians and elderly. If there is an emergency and evacuation is needed due to fire, there is so much congestion and such narrow winding streets that there could be in impassable bottle neck already. I hope that development will take egress and pedestrian safety into account.	3/13/2022 2:46 PM
229	Lower property taxes	3/13/2022 2:24 PM
230	Let's be the first regional "Zip Code Village" that houses ALL of its own essential workers -- the workers without whom, by definition, our "community" cannot function.	3/13/2022 2:23 PM
231	I am concerned about the efforts to build more housing in an area where there is not enough water for the folks already living here and roads don't the traffic we already have	3/13/2022 1:00 PM
232	I am concerned about building housing in parks. The more concentrated housing we have, the *MORE* parks and green space we will need.	3/13/2022 11:28 AM
233	I am concerned that increased density will negatively impact the safety and quality of life in Sausalito… fire, traffic, parking etc.	3/12/2022 11:00 PM
234	These changes are hard and make me feel vulnerable. I'm doing okay but just a couple of paychecks away from being in trouble paying bills and/or maintaining my property. Thanks for this type of communication and keeping me involved in the process as we move forward.	3/12/2022 2:55 PM
235	Sausalito will ALWAYS be expensive and always has been. Nothing the City does will change this. Look for ways to create small units on marginally used property. We need no storage lots for RVs. Large lots can and should be permitted to subdivide or add units, if the owner wishes. Encourage multi unit buildings. Live aboard with proper utility/sanitary hookups should be legalized. Turn the machine shop and other eyesores into dense small unit housing. Increase city boundaries to include some additional housing space. Consider merging Mill Valley, Tiburon, Sausalito, Belvedere and unincorporated County areas into a single City (keep Boroughs/USPS postal addresses in place) to permit County open space to be counted for purposes of complying.	3/12/2022 2:50 PM
236	More pet-friendly rentals	3/12/2022 1:37 PM
237	Please spread out the new housing - we need diverse neighbors. Putting most of the units on one location (e.g., MLK field) does not create the diversity (races, ethnicities, backgrounds, etc.) we need.in our town.	3/12/2022 1:15 PM
238	I think the rotary housing in town is very good. Additional housing if that type for some of the tent dwellers would be a good idea. Not for all. It should be for people who have lived here at least 10 years.	3/12/2022 1:02 PM
239	I was made aware that MLK park is #1 site for affordable housing. I greatly disagree with converting a public park and school for this purpose. Also concern with my property value will be affected as well as my safety. Not to mention traffic in this area will be horrendous. Why not build on the area where the homeless encampment is now. It's government land and it will not close the school or the park.	3/12/2022 11:49 AM
240	Please consider mixed use and conversion of the semi-used office buildings at Marinship	3/12/2022 11:22 AM
241	Our property isn't suitable to add a unit, but I hope that others can be adapted. I would welcome more people who don't have BMW's and Lexuses.	3/12/2022 11:09 AM
242	The working waterfront is important and if housing is to be developed, there should be thoughtful consideration of how to integrate and maintain the long standing historic and critical	3/12/2022 9:30 AM

	businesses with the new housing. It can be done.	
243	The City should first focus their efforts to reduce the State of California mandates. This will reduce the charm and character of Sausalito forever.	3/12/2022 9:27 AM
244	Housing needs to be better insulated to improve energy efficiency and to reduce noise pollution.	3/12/2022 8:13 AM
245	Public transportation needs to work in tandem with housing development. Building a bigger, more lively and diverse Sausalito is a benefit for all.	3/12/2022 7:49 AM
246	I am disillusioned by this survey. The questions are one-sided and biased to support a specific, "progressive" policy agenda. It seems as if the city already has decided on a direction. The survey questions are structured to justify this direction, not to solicit a wide range of viewpoints from the residents and constituencies. If the results of this survey are used to justify policy decisions, I will be disappointed.	3/12/2022 7:48 AM
247	There are a number of sites in the Marinship area that could become senior or low income housing without upsetting the main land uses.	3/12/2022 5:22 AM
248	Annex Marin City	3/12/2022 4:35 AM
249	Please work with the county to get the homeless population out of town. People can't just live wherever they want. They need to live in places they can afford, or places that have services to accommodate them.	3/12/2022 3:51 AM
250	Not everyone can be able to live in Sausalito.	3/12/2022 1:51 AM
251	Do not want housing development in existing parks.	3/12/2022 12:15 AM
252	I would like to continue living in my home after I can no longer drive a car and would like to see better public transportation.	3/11/2022 10:56 PM
253	How do I qualify and apply for affordable housing in Sausalito?	3/11/2022 10:55 PM
254	Na	3/11/2022 10:45 PM
255	during COVID my landlord used intimidation to control my rent, and used intimidation in a manner that left me feeling scared and fearful. I ended up moving out because I lost my job and health insurance due COVID. The landlord then rented my unit the next month after I left.	3/11/2022 9:32 PM
256	Get rid of tent city and bums.	3/11/2022 8:28 PM
257	The most available land for housing is in the Marinship.	3/11/2022 8:25 PM
258	Affordable housing will reduce the traffic to and from Sausalito over the Richmond Bay Bridge; workers cannot afford to live where they work.	3/11/2022 7:52 PM
259	I'm in favor of policies that support homeowners in building ADUs and additional residences on lots. I'm also in favor of more neighborhoods that include housing options for people with a wide range of income levels. Thank you for doing this survey!	3/11/2022 7:44 PM
260	I would be very sad for MLK park to be developed... the park space serves the schools in the area, as well as the overall community. I would much prefer to see development of existing areas (commercial buildings) or non-park spaces (I.e., parking lots) than to use our few green spaces for housing development. I also think we need to protect our waterfront. I am shocked by the drastic increase in housing requirements and am worried about the impact on the community.	3/11/2022 7:24 PM
261	We don't want to lose our parks and recreation for housing.	3/11/2022 7:22 PM
262	North side of town already dense with housing. Should look to empty lots along bridgeway and machine shop. Preserve working waterfront. Don't get rid of parks, open space. Need to get housing for young families and seniors	3/11/2022 7:22 PM
263	Check this out and don't repeat the mistakes https://newsone.com/1555245/most-infamous-public-housing-projects/	3/11/2022 7:20 PM
264	it seems like we are over complicating this... lets just build a couple of large 2-3 story apartment buildings in Marinship, and enable folks to easily build on buildable lots (vs. blocking them like we do) and we'll easily hit our goal.	3/11/2022 6:49 PM

265	There should be more housing oversight, not less. Sausalito representatives should be working on behalf of people who live here, not meeting bad housing goals.	3/11/2022 6:40 PM
266	none	3/11/2022 6:29 PM
267	Keep in mind that many in Sausalito that could afford to buy homes a long time ago when prices were a bit more normalized, may struggle to keep their homes up-to-code and safe or to renovate, because of smaller incomes, inflation and/or increasing prop taxes. Marin is a wealthy county but many many many of the people that live here are NOT wealthy and are able to live here because they bought a long time ago, rent a very small or not-so-nice place, inherited their homes, or simply live beyond their means to make it work. Sausalito is not Ross, Belvedere, or Tiburon. Please consider that many people who live here that have an asset in their home, ALSO may live on low-to-moderate incomes, which makes it hard to afford prop taxes or to keep the property up to snuff. If you haven't already done so, I'd suggest compiling data on our current population's average income to help establish a baseline and to further inform needs and priorities.	3/11/2022 6:27 PM
268	There's plenty of unused or inefficiently used space in the marinship! Seems a shame to have so many empty office buildings. The homeless can leave, and take their crime and drug use with them.	3/11/2022 6:12 PM
269	The city has limited land space. It is everyone's responsibility to contribute to our mandated housing requirements. Land use efficiency is necessary. Reduce parking, identify locations for mixed use housing and convert the empty offices on Bridgeway to mixed use housing. Identify homes in Sausalito that are used as second or third residences where homeowners do not primarily live there and identify methods to reduce such practices.	3/11/2022 6:03 PM
270	Sausalito	3/11/2022 6:03 PM
271	I have lived in Sausalito for over 45 years. Started on a boat. Stayed and eventually bought my home on land. I'm glad I did that when I did because today I could not afford to buy here.	3/11/2022 6:00 PM
272	I grew up in Sausalito (grades 6 - 12). Moved to the East Coast. Came back here 22 years ago.	3/11/2022 5:50 PM
273	Please do not build housing in our parks	3/11/2022 5:38 PM
274	LIfelong local with parents, siblings and children in town. My daughters cannot afford rents so they are living with me in a one bedroom apartment. I consider myself a first responder, although not with the PD, I do work as a psychotherapist providing assessment, treatment planning, welfare checks or referrals for 5150. I deserve to stay here and am so very sad that I have been priced out of Sausalito. I am also disappointed that I am not considered a first responder when I see over 35 patients a week who are having severe mental health crises. At this moment, I am looking for another place as the owner is selling. There are slim pickins here. If I leave, I will be isolated from friends, family, my local clubs. My salary, separate from my daughters, is considered low income. The priorities have to change to allow locals like myself (over 50 years in town) to remain in town and be comfortable.	3/11/2022 5:34 PM
275	If someone builds an ADU, will they be required to rent it? These are tough issues. House is so expensive in the Bay Area and I'd like to find a way to provide affordable housing to first responders and teachers. But I struggle with the idea that any community has to provide housing for everyone.	3/11/2022 5:28 PM
276	Please do not use our city parks and recreational areas to build new houses. They are the only places for our children to play.	3/11/2022 5:19 PM
277	I favor the closure of select streets and downtown parking to promote beauty and tourism, with appropriate accommodation for disabled persons.	3/11/2022 5:18 PM
278	More affordable rentals	3/11/2022 5:18 PM
279	Reuse existing space or buildings (rather than bulldozing trees or bulldozing buildings, working with the existing bones and use clever design to make housing)	3/11/2022 5:14 PM
280	This survey is incomplete and questions do address age-in-place desires of most seniors in Sausalito like myself. Even before Covid, seniors were mostly wanted to age in the safety of their homes near friends and neighbors. We don't want to be pushed into industrial areas that are near toxic contamination.	3/11/2022 5:11 PM

281	This is an entitled community that only cares about rich old white people and protecting their view	3/11/2022 5:09 PM
282	Let’s focus on LONG TERM affordable housing (not resold at market rate). Let’s ensure people who work here can live here. Seniors vote a lot and go to a lot of meetings, but working people who commute hours per day to work here are essential to our community and economy and don’t already have housing here. Id love to see more mixed use devolopment. But we have to balance how to retain affordability for industrial and arts uses. I WELCOME more housing and more affordable housing in our town.	3/11/2022 5:07 PM
283	I want to see affordable housing placed in locations which don’t displace our blue collar workers already struggling to keep shops and studios running with rising rents and a push for housing in industrial zones	3/11/2022 5:07 PM
284	We really just need more affordable buying options for low income families	3/11/2022 5:03 PM
285	I am a rich white person living in a condo. We could have higher density here	3/11/2022 4:55 PM
286	I am worried that Sausalito is going t turn into Marin City with low income housing all over the place.	3/11/2022 4:54 PM

Q31 If you would like to be added to Sausalito's contact list for the Housing Element Update, please enter your contact information below. Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 155 Skipped: 457

ANSWER CHOICES	RESPONSES	
Name	95.48%	148
Company	15.48%	24
Address	90.97%	141
Address 2	10.32%	16
City	91.61%	142
State	91.61%	142
ZIP/Postal Code	92.26%	143
Country	0.00%	0
Email Address	96.13%	149
Phone Number	0.00%	0

Personal information (name, address, email, etc.) provided on this page through page 96 are removed for the privacy of the respondents.

Sausalito Housing Element Update

Focus Group #1 Meetings Summary

November 17, 2021

Introduction

On November 17, 2021, the City of Sausalito convened two Focus Group meetings with community-oriented groups serving the Sausalito community and Marin County at large. A list of Focus Group invitees is provided in Appendix A and a list of those that attended is available in Appendix B.

The intent of these meetings was to:

- Introduce the Housing Element Update (HEU) process and key topics.
- Identify and discuss priorities of Focus Group members and their constituents as it relates to housing sites and policies/programs.
- Identify and discuss methods for stakeholders to engage and advertise the Housing Element Update to their service populations, including notification and specific needs for their involvement throughout the process.

The presentation for both meetings is available on the Housing Element Update website.

Key Themes and Findings

This section captures key themes of a guided discussion in which Focus Group attendees identified priorities for housing in Sausalito and suggested methods for community and stakeholder engagement. Attendees were asked the same questions in each meeting. The following summarizes the feedback received from both meetings.

Are there populations that are typically underrepresented or overlooked in this type of process?

- Spanish speaking communities.
- Single working mothers.
- Renters, particularly senior citizens, a large percent of which can be considered low-income as their sole source of income is from pensions, social security, etc.
- Houseboat and anchor out communities.

What are the primary barriers to participation in planning for housing in Sausalito?

- Attendance at in-person meetings can be hampered by transportation costs and childcare needs.
- Other pressing priorities such as work and raising children.
- Newer residents treating Sausalito as a "commuter community" in so far as they are not engaged in or do not have an interest in local issues.
- Digital divide, specifically, the senior community not being proficient in Zoom, email, and other forms of electronic engagement.
- Needs associated with in-language services/materials.
- Sight and hearing impairments.
- Lack of racial and economic diversity within the City's current population can serve as an impediment to participation to those that are not white and/or are of a lower socio-economic status.

What ways would you suggest the City communicate with stakeholders?

- Parity between level of physical and electronic notifications.
- Go to where people already are (e.g. volunteer events, public spaces, community events, etc.).
- Utilize the school district as a means of engaging younger parents.
- Partnerships with organizations like Sausalito Village for canvassing opportunities.

What are the primary housing challenges of the population you work with?

- Affordability and supply.
- Sentiments that developing along the coastline is a non-starter given sea-level rise projections.
- Preserving viewsheds and historical nature of the City.
- Evictions, particularly for seniors.

Should Sausalito prioritize housing for any populations?

- Varied housing types for 1) low-income individuals and 2) seniors, including shared living spaces, independent living, assisted living, and memory care.

- Pursuing restorative justice through new housing policies as a means to begin to address historic, racially-based housing discrimination practices, including practices that contributed to the racially and ethnically concentrated area of poverty in Marin City.

What actions should Sausalito prioritize during its 2023-2031 housing planning period?

- Developing housing along transit/bus lines.
- Mitigating sea-level rise impacts to existing and new housing developments along the coastline.
- Affordable housing for renters, especially seniors.
- Prioritize development within Marinship and along the Bridgeway corridor.
- Congregate housing (e.g. converting mansions into multi-unit dwellings).
- Mixed-use developments.
- Housing for the City's workforce.
- Lack of dock space for houseboats, which is in large part due to wealthy individuals owning a houseboat but not living there full time.

Have you noticed any fair housing issues in Sausalito?

- While this is a probability, there are likely many instances where fair housing issues do not rise to the level of an official complaint.
- Confiscation of houseboats owned by the anchor out community and that community subsequently living in tent encampments.
- Lingering implications of racially-based housing covenants.

What additional organizations should the City organize as part of this process?

- Fair Housing Advocates of Northern California.
- Marin Conservation League.
- The County's Housing Policy Steering Committee.
- Former City Council members and mayors.
- New residents who are not aware of historical and current housing issues and policies.

Appendix A: Focus Group Invitees

Faith-Based Organizations	Contact
First Missionary Baptist Church	Rev. Dr. Ronald Leggett
Peoples Inter-City Fellowship	Pastor Marcus Small
Sausalito Presbyterian Church	Paul R. Mowry
Saint Andrews Presbyterian Church	Rev. Floyd Thompkins
Saint Mary Star of the Sea	Fr. Ginter
St. Vincent De Paul Society of Marin	Kathleen Woodcock
Nonprofits and Community Organizations	
Age Friendly Sausalito	Sybil Boutilier
Marin Audubon Society	Barbara Salzman
Fair Housing Advocates of Northern California	Caroline Peattie
Golden Gate Village Resident Council/Women Helping All People	Royce McElmore
ISOJI (Marin City)	Ricardo Moncreif
Legal Aid of Marin	Tahirah Dean
Marin City Arts & Culture	Oshalla Marcus
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Marin Environmental Housing Collaborative	Bob Pendoley
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Play Marin	Paul Austin
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Sausalito Village	Tricia Smith
Sausalito Yacht Club	Mary Wand
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Schoonmaker	Mike Rainey
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Bayside MLK Elementary School	Ida Edwards
Sausalito Marin City School District	Itoco Garcia
Tamalpais High School	J.C. Farr
Service Providers	
Buckelew Programs	Chris Kughn
Community Action Marin	Chandra Alexandre, CEO
Center for Domestic Peace	Donna Garske
Homeward Bound of Marin	Mary Kay Sweeney
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Marin City Community Services District	Damian Morgan
Multicultural Center of Marin	Douglas Mundo
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Operation Access	Jason Beers
RotaCare Bay Area	Maribel Rodriguez
SF-Marin Food Bank	Tanis Crosby
Employers/Unions	
Sausalito Chamber of Commerce	Juli Vieira
The Spinnaker	Jeff Scharosch

Appendix B: Focus Group Attendees

- Ron Albert, Sausalito Rotary Housing
- Sybil Boutilier, Age Friendly Sausalito
- Tahirah Dean, Legal Aid of Marin
- Donna Garske, Center for Domestic Peace
- Chris Miranda, Community Action Marin
- Bob Pendoley, Marin Environmental Housing Collaborative
- Carolyn Revelle, Sausalito Beautiful
- Tricia Smith, Sausalito Village

Sausalito Housing Element Update

Focus Group #1 Meetings Summary

December 2, 2021

Introduction

On November 17, 2021, the City of Sausalito convened two Focus Group meetings with community-oriented groups serving the Sausalito community and Marin County at large. A list of Focus Group invitees is provided in Appendix A and a list of those that attended is available in Appendix B.

The intent of these meetings was to:

- Introduce the Housing Element Update (HEU) process and key topics.
- Identify and discuss priorities of Focus Group members and their constituents as it relates to housing sites and policies/programs.
- Identify and discuss methods for stakeholders to engage and advertise the Housing Element Update to their service populations, including notification and specific needs for their involvement throughout the process.

The presentation for both meetings is available in Appendix C.

Key Themes and Findings

This section captures key themes of a guided discussion in which Focus Group attendees identified priorities for housing in Sausalito and suggested methods for community and stakeholder engagement. Attendees were asked the same questions in each meeting. The following summarizes the feedback received from both meetings.

Are there populations that are typically underrepresented or overlooked in this type of process?

- Spanish speaking communities.
- Single working mothers.
- Renters, particularly senior citizens, a large percent of which can be considered low-income as their sole source of income is from pensions, social security, etc.
- Houseboat and anchor out communities.

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- Digital divide, specifically, the senior community not being proficient in Zoom, email, and other forms of electronic engagement.
- Needs associated with in-language services/materials.
- Sight and hearing impairments.
- Lack of racial and economic diversity within the City's current population can serve as an impediment to participation to those that are not white and/or are of a lower socio-economic status.

What ways would you suggest the City communicate with stakeholders?

- Parity between level of physical and electronic notifications.
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- Mixed-use developments.
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- Lingering implications of racially-based housing covenants.

What additional organizations should the City organize as part of this process?

- Fair Housing Advocates of Northern California.
- Marin Conservation League.
- The County's Housing Policy Steering Committee.
- Former City Council members and mayors.
- New residents who are not aware of historical and current housing issues and policies.

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Saint Mary Star of the Sea	Fr. Ginter
St. Vincent De Paul Society of Marin	Kathleen Woodcock
Nonprofits and Community Organizations	
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Marin Audubon Society	Barbara Salzman
Fair Housing Advocates of Northern California	Caroline Peattie
Golden Gate Village Resident Council/Women Helping All People	Royce McElmore
ISOJI (Marin City)	Ricardo Moncreif
Legal Aid of Marin	Tahirah Dean
Marin City Arts & Culture	Oshalla Marcus
Marin City Health and Wellness Center	Dominique McDowell Ubrado Garcia Harold Wallace
Marin Environmental Housing Collaborative	Bob Pendoley
Multicultural Center of Marin	Douglas Mundo
Open Space Sausalito	Bill Monnet
Performing Stars	Felecia Gaston
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Sausalito Beautiful	Carolyn Revelle
Sausalito Historical Society	Jerry Taylor
Sausalito Rotary Club	Jeffrey Kingston
Sausalito Village	Tricia Smith
Sausalito Yacht Club	Mary Wand
Residents and General Public	
Clipper Yacht Harbor	KC Pedersen
Galilee Harbor	Heidi, Madison
Marin City Community Development Corporation	Gregory Katzen
Schoonmaker	Mike Rainey
Schools and Educational Organizations	
Bayside MLK Elementary School	Ida Edwards
Sausalito Marin City School District	Itoco Garcia
Tamalpais High School	J.C. Farr
Service Providers	
Buckelew Programs	Chris Kughn
Community Action Marin	Chandra Alexandre, CEO
Center for Domestic Peace	Donna Garske
Homeward Bound of Marin	Mary Kay Sweeney
Legal Aid of Marin	Tahirah Dean

Marin City Community Services District	Damian Morgan
Multicultural Center of Marin	Douglas Mundo
North Marin Community Services	Cheryl Paddack
Operation Access	Jason Beers
RotaCare Bay Area	Maribel Rodriguez
SF-Marin Food Bank	Tanis Crosby
Employers/Unions	
Sausalito Chamber of Commerce	Juli Vieira
The Spinnaker	Jeff Scharosch

Appendix B: Focus Group Attendees

- Ron Albert, Sausalito Rotary Housing
- Sybil Boutilier, Age Friendly Sausalito
- Tahirah Dean, Legal Aid of Marin
- Donna Garske, Center for Domestic Peace
- Chris Miranda, Community Action Marin
- Bob Pendoley, Marin Environmental Housing Collaborative
- Carolyn Revelle, Sausalito Beautiful
- Tricia Smith, Sausalito Village

Sausalito Housing Element Update

Focus Group #1C Meeting Summary

February 2, 2022

Introduction

On January 19, 2022, the City of Sausalito convened a Focus Group meetings with community-oriented groups serving the Sausalito community and Marin County at large. A list of Focus Group invitees is provided in Appendix A and a list of those that attended is available in Appendix B.

The intent of this meetings was to:

- Introduce the Housing Element Update (HEU) process and key topics.
- Priorities of Focus Group members and their constituents as it relates to housing sites and policies/programs.
- Methods for stakeholders to engage and advertise the Housing Element Update to their service populations, including notification and specific needs for their involvement throughout the process.

The presentation for the meeting is available on the Housing Element Update website.

Guided Discussion Key Themes and Findings

This section captures key themes of a guided discussion in which Focus Group attendees identified priorities for housing in Sausalito and suggested methods for community and stakeholder engagement. During the meeting, the project team utilized Jamboard to collect attendees' feedback on a variety of topics related to the Housing Element Update. The following summarizes the feedback received from collected during the meeting. A full transcription of the Jamboard is available in Appendix D.

Are there populations that are typically underrepresented or overlooked in this type of process?

- Low-income individuals.
- Senior citizens.
- Those that work in Sausalito.
- Anchor-out and homeless communities.
- Young families and/or professionals.
- Small business owners, including those in the maritime industry.

What are the primary barriers to participation in planning for housing in Sausalito?

- Complexity of housing issues.
- Competing priorities (e.g. jobs, families).
- Lack of variety in means to engage, particularly as voicing opinions in large community meetings can be intimidating for those who have not participated in public processes before.
- Perceptions of a lack of transparency and/or cynicism that wealthy private interests will be able to develop as they please regardless of the feedback provided by the community.

What are the primary housing challenges and constraints of the population you work with or for Sausalito at large?

- Lack of affordability and supply, particularly for seniors and those that work in Sausalito.
- Geographical constraints, including the need to factor in sea-level rise along coastal areas.
- Implications of population growth on the City's existing limited resources and aging infrastructure.
- Preserving a small town atmosphere.
- City ordinances 1022 and 1128 and BCDC's development regulations.
- Challenges associated with the competing factors of maintaining existing and developing new low-income housing with ever increasing property values.

Have you noticed any fair housing issues in Sausalito?

- Lingering implications of racially based housing covenants. There is a need for the City to proactively address past exclusionary housing practices.
- An increase in housing density does not necessarily equate to more affordable housing units.
- Concerns that affordable housing would be built in areas vulnerable to sea-level rise and/or on contaminated sites.
- Lack of housing stock could be furthered if the temporary ban on short-term rentals is lifted.

Open Discussion Key Themes

This section summarizes comments provided by Focus Group attendees during the open discussion portion of the meeting.

- Potential actions for Sausalito to prioritize during its 2023-2031 housing planning period
    - Designating land owned by the City for specific housing types and populations (e.g. seniors, workforce, low-income).
    - Continue lobbying efforts to BCDC as it relates to water-based housing, such as houseboats in the Marinship.
    - Increasing the amount of permissible liveaboards throughout the City's jurisdiction, particularly as a means to build up low-income housing stock.
    - Balancing the needs to preserve land zoned for industry (e.g. the working waterfront) and the business community with accommodating needs for additional housing units.
    - Establish policies for accessory dwelling unit that are designated solely for low-income populations.
    - Opportunities outside of traditional facilities for senior housing (e.g. co-housing with shared assisted living services).
- Community Outreach and Engagement Recommendations
    - Provide early and often notices for community involvement, including public meetings and other opportunities to provide comments and ask questions.
    - Solicit recommendations from stakeholders as it relates to additional groups to engage throughout the process.
    - Partner with focus group members and others to assist in the notification of public meetings and the HEU process generally.
    - Utilize best practices from other cities' HEU processes for engaging the public.
- Other Feedback
    - Concerns around the level of influence private developers will have in the types and locations of new housing developments; any discussions between City officials and private developers should be open to the public.

Appendix A: Focus Group Invitees

Note: The following list does not include the full set of community-oriented groups identified as stakeholders for the Housing Element Process. Invitations for the January 19 Focus Group meeting were sent to organizations that contact information had been obtained for and, at the direction of the Housing Element Advisory Committee, which did not participate in Focus Group meetings 1A and 1B held on November 17, 2021.

Faith-Based Organizations	Contact
First Missionary Baptist Church	Rev. Dr. Ronald Leggett
Peoples Inter-City Fellowship	Pastor Marcus Small
Sausalito Presbyterian Church	Paul R. Mowry
Saint Andrews Presbyterian Church	Rev. Floyd Thompkins
Saint Mary Star of the Sea	Fr. Ginter
St. Vincent De Paul Society of Marin	Kathleen Woodcock
Nonprofits and Community Organizations	
Clipper Yacht Club	KC Pendersen
Community Venture Partners	Bob Silvestri
Fair Housing Advocates of Northern California	Caroline Peattie
Galilee Harbor	Heidi Madison
Golden Gate Village Resident Council/Women Helping All People	Royce McElmore
Hope Housing of Marin	Taiawana Bullock
Housing Sausalito	Kristen Wolslegel
ICB Artists Association	Leslie Allen
ISOJI (Marin City)	Ricardo Moncreif
Marin Audubon Society	Barbara Salzman
Marin City Arts & Culture	Oshalla Marcus
Marin City Health and Wellness Center	Dominique McDowell Ubrado Garcia Harold Wallace
Marin City Community Development Corporation	Gregory Katzen
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Galilee Harbor	Heidi, Madison
Marin City Community Development Corporation	Gregory Katzen
Schoonmaker	Mike Rainey
Schools and Educational Organizations	
Bayside MLK Elementary School	Ida Edwards

Marin County Office of Education	Mary Jane Burke
Sausalito Marin City School District	Itoco Garcia
Tamalpais High School	J.C. Farr
Service Providers	
Buckelew Programs	Chris Kughn
Homeward Bound of Marin	Mary Kay Sweeney
Marin City Community Services District	Damian Morgan
Multicultural Center of Marin	Douglas Mundo
North Marin Community Services	Cheryl Paddack
Operation Access	Jason Beers
RotaCare Bay Area	Maribel Rodriguez
San Francisco-Marin Food Bank	Tanis Crosby
Employers/Unions	
Sausalito Chamber of Commerce	Juli Vieira
Sausalito Working Waterfront	John DiRe Annabelle Joy Craig Merrilees
The Spinnaker	Jeff Scharosch

Appendix B: Focus Group Attendees

- Leslie Allen, ICB Artists Association
- Karen Benjamin
- Sandra Bushmaker
- Joan Cox, Sensible Housing Sausalito
- John Fredericks
- JoAnn Goldschmidt
- Marv Hovatter
- Annabelle Joy, Sausalito Working Waterfront
- A. Kayani
- Chip Larrimore, Christ Episcopal Church
- Craig Merrilees, Sausalito Working Waterfront
- Paul Mowry, Sausalito Presbyterian Church
- Keith Ogden
- Amy Pertschuk – Friends of Willow Creek
- Jeff Scharosch, The Spinnaker
- Carl Schwarcz
- Ken Shapiro – Marin County Health & Human Services
- John Tompkins
- Juli Vieira, Sausalito Chamber of Commerce
- Kristen Wolslegel, Housing Sausalito
- Patricia Zuch

Appendix D: Jamboard Transcription

What population(s) do you represent?

- Christ Church Sausalito (faith community)
- Residents of Sausalito, Marin, and Northern San Francisco
- Craig Merrilees SWWC. Key stakeholders in our network include affordable housing advocates, workers, along with many small business owners on the waterfront and industrial entrepreneurs, plus artisans/artists.
- Rev. Chip Larrimore. Christ Episcopal Church (faith community)
- Sensible Housing Sausalito: Representing Residents, Businesses, Developers, and Organizations interested in identifying and building sensible housing throughout Sausalito including equitable, affordable and work force and senior housing
- Resident
- John DiRe - SWWC represents about 1500 Marinship workers, business owners, property owners and resident advocates.
- Low-income young families
- Amy Pertschuk: Marinship workforce & houseboat residents
- I represent homeowners
- Juli Vieira: Business Community, along with residents
- Karen Benjamin resident for 27 years same home and homeowner
- Paul Mowry: represent Sausalito residents and beyond including anchor outs, low-income, and houseless
- Joann Goldschmidt represent homeowners, resident
- homeowner resident for 26 years same home
- Seniors, long term residents, concerned citizens, lover of the maritime, arts and industrial uses of the Marinship.
- Sandra Bushmaker, long term residents, seniors, concerned citizens, the arts, maritime, and industrial uses of the Marinship. Financial stability for the City.
- Kristen Wolslegel: I represent residents who have traditionally not engaged in the public process on housing - bringing new voices to the table
- Leslie Allen, long-term resident Sausalito (renter, sole income provider household); Artist in ICB nearly 35 years; co-founder ICB Artists Association - Marinship stakeholder

Underrepresented/overlooked populations

- AFFORDABLE senior housing

- Seniors
- Workforce
- Low income
- under the radar marina liveaboards
- Karen Benjamin young families, young couples and also aging population
- Juli Vieira: Workforce
- Anchor outs, low-income, working families who rent (larger community than most realize)
- Renters and young professionals
- Low income; workforce; seniors; artists, renters! Those who haven't time to participate in focus groups and be heard.
- Workers and business owners that do not have the time to attend workday HE meetings
- Artists
- small business owners in the Marinship - industrial and maritime
- Homeless including anchorouts
- Maritime business owners - current and prospective
- Houseboat residents - an integral part of Sausalito's identity but no representation - no vote

Barriers to participation

- Those who can't attend focus groups--a very large number of people.
- Unrepresented: homeowners who have jobs and other obligations that prevent them from participating in daytime meetings.
- notifications given to the public
- Complexity of housing issues
- Karen Benjamin. Those who work as I do during the day makes it very hard.
- Meetings by invitation only
- Variety of ways to be heard. Speaking during public hearings, replying to emails or postal mailings. Surveys through the Current.
- Being truly welcoming to new voices
- Karen Benjamin Some do not have access to internet or computers
- Fatigue - the number of Focus groups over the past 3 - 4 years with the GP
- Cynicism - that the $$ do/will have more influence on the City Council in making these decisions than community members regardless of how many Focus Groups there are

- It can be very intimidating for people who are new to the public process to participate in meetings.

Housing challenges and constraints

- 94% of Sausalito's workforce has to commute here
- Incapability between housing and noisy industrial areas and the noise, dust and fumes that go along with that. Usually this leads to legal action against industrial businesses
- Contamination, subsidence and sea level rise in the Marinship.
- Ordinances 1022 and 1128 (parking)
- Karen Benjamin Parking, space, limited roads in and out in case of emergencies, preserve our small-town atmosphere and also park space for use and just the space open spaces
- Not thinking outside the box for possible housing areas.
- Toxic-PCB contaminant areas around Sausalito
- Existing infrastructure including narrow streets, aging sewers and storm drains
- Importance of preserving existing parks and open space
- How does the historically high population of white people impact people of color choosing to live in Sausalito?
- Cost, available land: Sausalito is in a WUI district. We have parking/public safety issues. Need to preserve our income producing businesses, rather than placing housing in industrial areas. The need to preserve the "character and history" of Sausalito. These RHNA numbers will change the character of our cities.
- traffic jams during emergency evacuations
- Climate change issues--sea level rise, liquefaction, toxic waterfront, myopic property owners, affordability, traffic congestion
- Creating the right incentives to develop truly affordable housing
- Inability to evacuate in event of emergency
- Real Estate values. Challenge for owners to offer lower rent while paying their mortgage.
- Sea-level rise
- Landlocked geography of Sausalito.
- Some people who have been here for a long time do not want change
- Sausalito's small town culture has never had over 3-stories. If breeched it would have a negative effect on our community.
- Lack of dialog and communication between property owners & developers and community - lack of trust

- Infrastructure costs associated with new housing areas
- Importance of maintaining financial work horse of Sausalito: the Marinship
- Plan needs to anticipate 100+ year sea-level rise not 50
- Demand on city services by 724 additional units.
- Affordability - those who work here cannot afford to live here
- City services and resources
- Housing (of all affordability levels) is not keeping up with job and population growth.
- A sentiment that Sausalito should not change. But the world IS changing around us, and we need to creatively adapt
- Look at Ordinance 1022 - Fair Traffic Initiative
- Fear that increasing the housing stock will reduce home values. There is much data to now show that this is NOT true, but the feeling persists…
- Another constraint is the BCDC and ABAG dogma.
- Integration not segregation of lower income categories
- New streets in Marinship (all privately held) would be become the responsibility of the city ($$$) to maintain.
- Severe high fire hazard zones throughout Sausalito
- Scarcity is a human condition. Land is a scarce resource in Sausalito. Most of these questions seem to avoid the simple fact that land is a scarce resource, and its use is expensive. As Thomas Sowell said so eloquently, there are no solutions, only tradeoffs. What are you willing to give up to get what you think is important?
- Housing has become a matter of statewide importance and is no longer purely within the domain of local control.

Fair Housing Issues

- Black people who worked in Marinship in WW2 were denied the right to purchase homes in Sausalito. They missed out on the post WW2 housing boom and do not have the same intergenerational wealth that white people have to pass on to their children. We need to make up for this!
- Increasing density above 20 units per acre does not guarantee affordability
- Fair housing should be accompanied with fair job opportunities
- Cost of housing

- What do you mean by "fair?" Spiraling Cost of housing, both rentals and purchase; they are unaffordable for many. Sausalito's population is senior heavy, many of whom are retired and living on fixed income.
- Don't put housing in vulnerable areas. Cost is the big divide.
- I purchased a house in Sausalito and was horrified to see an exclusionary racial covenant attached to the deed. This is shameful and embarrassing and we need to make amends.
- The natural course of gentrification displaces long-time residents. A particular issue in Marin City.
- Karen Benjamin Making sure that the new homes are sound and fit into Sausalito as opposed to stand out cheaper housing that is not good for anyone and it point to that type of housing as "that is where they live" attitude and that would be very unfair and unfortunate for the people who would be living there
- The massive shift of wealth in recent decades has concentrated assets at the top and denied or constrained housing access for the majority of Americans
- Environmental justice - what happened in Hunters Point - building low-income housing on contaminated sites
- We currently have a temporary ban on short term rentals (I think). If that were to be lifted, much housing stock in Sausalito will be off the market. Even though it is banned, it still happens here,
- Black people who worked in the Marinship in WW2 were denied the right to purchase homes by redlining in Sausalito. They missed out on the post-WW2 housing boom. We need to make up for this!
- Reparations, historic racial segregation, Marin City

Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 18 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	18
Organization	100.00%	18
Address	100.00%	18
Address 2	0.00%	0
City	100.00%	18
State	100.00%	18
ZIP Code	100.00%	18
Country	0.00%	0
Email Address	100.00%	18
Phone Number	100.00%	18

#	NAME	DATE
1	Jim Meyer	5/7/2022 10:49 AM
2	Dana H Whitson	5/6/2022 3:41 PM
3	Sam Ruben	5/6/2022 10:13 AM
4	Patricia Smith	5/4/2022 12:42 PM
5	Luke Barnesmoore	5/3/2022 11:58 AM
6	Susan Watson	5/3/2022 11:21 AM
7	Sybil Boutilier	5/3/2022 10:34 AM
8	Bruce Owen Huff	5/3/2022 9:17 AM
9	Sandra Bushmaker	5/2/2022 3:42 PM
10	Michael Rex	5/2/2022 3:13 PM
11	Mary Kay Sweeney	5/2/2022 2:47 PM
12	Juli Vieira	5/2/2022 2:22 PM
13	Ronald Albert	4/7/2022 4:13 PM
14	Carlito Berg	3/29/2022 4:10 PM
15	Lisa Bennett	3/22/2022 3:12 PM
16	Florence Williams	3/21/2022 6:21 PM
17	Itoco Garcia	3/21/2022 1:32 PM
18	Abbot Chambers	3/9/2022 2:06 PM

#	ORGANIZATION	DATE

1	IDESST Sausalito Portuguese Cultural Center	5/7/2022 10:49 AM
2	Sausalito Woman's club preservation society	5/6/2022 3:41 PM
3	Mighty Buildings	5/6/2022 10:13 AM
4	Sausalito Village and CARSS (Call A Ride for Sausalito Seniors)	5/4/2022 12:42 PM
5	Home Match	5/3/2022 11:58 AM
6	Sausalito Woman'sClub	5/3/2022 11:21 AM
7	Age Friendly Sausalito and Marin County Commission on Aging	5/3/2022 10:34 AM
8	Kimber Management LLC	5/3/2022 9:17 AM
9	Law&Mediation Office of Sandra Bushmaker	5/2/2022 3:42 PM
10	Michael Rex Architects, Ltd.	5/2/2022 3:13 PM
11	Homeward Bound of Marin	5/2/2022 2:47 PM
12	Sausalito Chamber of Commerce	5/2/2022 2:22 PM
13	Rotary Housing	4/7/2022 4:13 PM
14	Berg Holdings	3/29/2022 4:10 PM
15	Indivisible Sausalito	3/22/2022 3:12 PM
16	MARIN CITY SENIOR CENTER	3/21/2022 6:21 PM
17	Sausalito Marin City School District	3/21/2022 1:32 PM
18	Sausalito Public Library	3/9/2022 2:06 PM
#	**ADDRESS**	**DATE**
1	511 Caledonia Street	5/7/2022 10:49 AM
2	18 Pearl Street	5/6/2022 3:41 PM
3	249 San Carlos Ave	5/6/2022 10:13 AM
4	7 Reade Lane	5/4/2022 12:42 PM
5	851 Irwin St STE 200G	5/3/2022 11:58 AM
6	15 Cypress Place	5/3/2022 11:21 AM
7	PO Box 547	5/3/2022 10:34 AM
8	10 liberty ship way	5/3/2022 9:17 AM
9	317 Sausalito Blvd	5/2/2022 3:42 PM
10	1750 Bridgeway, B211	5/2/2022 3:13 PM
11	1385 N. Hamilton Parkway	5/2/2022 2:47 PM
12	22 El Portal	5/2/2022 2:22 PM
13	150 Harbor Drive, #2940	4/7/2022 4:13 PM
14	2330 Marinship Way Suite #125	3/29/2022 4:10 PM
15	91 Marin Ave	3/22/2022 3:12 PM
16	640 DRKE AVE	3/21/2022 6:21 PM
17	200 Phillips Drive	3/21/2022 1:32 PM
18	420 Litho Street	3/9/2022 2:06 PM
#	**ADDRESS 2**	**DATE**

There are no responses.

#	CITY	DATE
1	Sauslito	5/7/2022 10:49 AM
2	Sausalito	5/6/2022 3:41 PM
3	Sausalito	5/6/2022 10:13 AM
4	Sausalito	5/4/2022 12:42 PM
5	San Rafael	5/3/2022 11:58 AM
6	Sausalito	5/3/2022 11:21 AM
7	Sausalito	5/3/2022 10:34 AM
8	Sausalito	5/3/2022 9:17 AM
9	Sausalito	5/2/2022 3:42 PM
10	Sausalito	5/2/2022 3:13 PM
11	Novato	5/2/2022 2:47 PM
12	Sausalito	5/2/2022 2:22 PM
13	Sausalito	4/7/2022 4:13 PM
14	Sausalito	3/29/2022 4:10 PM
15	Sausalito	3/22/2022 3:12 PM
16	Marin City	3/21/2022 6:21 PM
17	Sausalito	3/21/2022 1:32 PM
18	Sausalito	3/9/2022 2:06 PM

#	STATE	DATE
1	California	5/7/2022 10:49 AM
2	CA	5/6/2022 3:41 PM
3	CA	5/6/2022 10:13 AM
4	CA	5/4/2022 12:42 PM
5	CA	5/3/2022 11:58 AM
6	CA	5/3/2022 11:21 AM
7	CA	5/3/2022 10:34 AM
8	CA	5/3/2022 9:17 AM
9	Ca	5/2/2022 3:42 PM
10	CA	5/2/2022 3:13 PM
11	CA	5/2/2022 2:47 PM
12	CA	5/2/2022 2:22 PM
13	CA	4/7/2022 4:13 PM
14	CA	3/29/2022 4:10 PM
15	CA	3/22/2022 3:12 PM
16	California	3/21/2022 6:21 PM
17	CA	3/21/2022 1:32 PM

18	CA	3/9/2022 2:06 PM

#	ZIP CODE	DATE
1	94965	5/7/2022 10:49 AM
2	94965	5/6/2022 3:41 PM
3	94965	5/6/2022 10:13 AM
4	94965	5/4/2022 12:42 PM
5	94901	5/3/2022 11:58 AM
6	94965	5/3/2022 11:21 AM
7	94966	5/3/2022 10:34 AM
8	94965	5/3/2022 9:17 AM
9	94965	5/2/2022 3:42 PM
10	94965	5/2/2022 3:13 PM
11	94949	5/2/2022 2:47 PM
12	94965	5/2/2022 2:22 PM
13	94965	4/7/2022 4:13 PM
14	94965	3/29/2022 4:10 PM
15	94965	3/22/2022 3:12 PM
16	94965	3/21/2022 6:21 PM
17	94965	3/21/2022 1:32 PM
18	94965	3/9/2022 2:06 PM

#	COUNTRY	DATE
	There are no responses.	

#	EMAIL ADDRESS	DATE
1	treasurer@idesst.org	5/7/2022 10:49 AM
2	dwhitson26@gmail.com	5/6/2022 3:41 PM
3	sam.ruben@gmail.com	5/6/2022 10:13 AM
4	triciasmith58@yahoo.com	5/4/2022 12:42 PM
5	lbarnesmoore@frontporch.net	5/3/2022 11:58 AM
6	sa.watson@comcast.net	5/3/2022 11:21 AM
7	agefriendlysausalito@gmail.com	5/3/2022 10:34 AM
8	bruce.huff@kimber.net	5/3/2022 9:17 AM
9	sandrabushmaker@yahoo.com	5/2/2022 3:42 PM
10	rex@michaelrexarchitects.com	5/2/2022 3:13 PM
11	mksweeney@hbofm.org	5/2/2022 2:47 PM
12	juli@sausalito.org	5/2/2022 2:22 PM
13	rpalaw2021@gmail.com	4/7/2022 4:13 PM
14	carlo@bergholdings.com	3/29/2022 4:10 PM
15	lisabpolitics@gmail.com	3/22/2022 3:12 PM
16	Flojoewilliams7@gmail.com	3/21/2022 6:21 PM

17	igarcia@smcsd.org	3/21/2022 1:32 PM
18	abbot.c@gmail.com	3/9/2022 2:06 PM
#	**PHONE NUMBER**	**DATE**
1	415-203-98221	5/7/2022 10:49 AM
2	14153318359	5/6/2022 3:41 PM
3	14157451317	5/6/2022 10:13 AM
4	415-722-3383	5/4/2022 12:42 PM
5	4157471925	5/3/2022 11:58 AM
6	4153316810	5/3/2022 11:21 AM
7	415-331-1393	5/3/2022 10:34 AM
8	4153316466	5/3/2022 9:17 AM
9	5202503719	5/2/2022 3:42 PM
10	rex@michaelrexarchitects.com	5/2/2022 3:13 PM
11	415-382-3363	5/2/2022 2:47 PM
12	415-331-7262	5/2/2022 2:22 PM
13	4153325600	4/7/2022 4:13 PM
14	4152894920	3/29/2022 4:10 PM
15	415-272-4927	3/22/2022 3:12 PM
16	4153327385	3/21/2022 6:21 PM
17	4153323190	3/21/2022 1:32 PM
18	4155310489	3/9/2022 2:06 PM

Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 18 Skipped: 0

ANSWER CHOICES	RESPONSES	
Seniors	44.44%	8
Disabled	22.22%	4
Developmentally disabled	11.11%	2
Large families (5 or more persons)	5.56%	1
Families with female head of household	5.56%	1
Farmworkers	11.11%	2
Persons in need of emergency shelter	5.56%	1
Homeless	11.11%	2
Persons requesting assistance with fair housing/discrimination issues	5.56%	1
General population	55.56%	10
Other (please specify)	22.22%	4
Total Respondents: 18		

#	OTHER (PLEASE SPECIFY)	DATE
1	Low-income workers	5/3/2022 11:58 AM
2	The SWC is a woman’s club, serving members of all ages	5/3/2022 11:21 AM
3	Families assisting an elder or disabled Adult	5/3/2022 10:34 AM
4	Commercial tenants	5/3/2022 9:17 AM

Q3 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 11 Skipped: 7

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Emergency shelter	66.67% 4	33.33% 2	33.33% 2	16.67% 1	16.67% 1	33.33%
Accessory dwelling unit	57.14% 4	85.71% 6	42.86% 3	14.29% 1	42.86% 3	28.57%
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	55.56% 5	66.67% 6	44.44% 4	11.11% 1	44.44% 4	11.11%
Transitional or supportive housing	20.00% 1	40.00% 2	60.00% 3	40.00% 2	20.00% 1	0.00%
Single family housing affordable to low, very low, or extremely low income households	66.67% 4	66.67% 4	50.00% 3	16.67% 1	50.00% 3	33.33%
Duplex, triplex, or fourplex	60.00% 6	60.00% 6	30.00% 3	10.00% 1	40.00% 4	20.00%
Multifamily housing - affordable to extremely low, very low, and low income households	55.56% 5	77.78% 7	44.44% 4	11.11% 1	44.44% 4	33.33%
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	37.50% 3	87.50% 7	50.00% 4	25.00% 2	25.00% 2	12.50%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	33.33% 3	77.78% 7	44.44% 4	11.11% 1	22.22% 2	0.00%

Housing with on-site child daycare	50.00% 3	16.67% 1	16.67% 1	0.00% 0	66.67% 4	0.00%
Single family detached housing	71.43% 5	14.29% 1	14.29% 1	0.00% 0	14.29% 1	0.00%
Single family attached housing (individually-owned townhomes or condominiums)	50.00% 4	50.00% 4	25.00% 2	0.00% 0	12.50% 1	0.00%
Multifamily - market rate	100.00% 5	40.00% 2	0.00% 0	0.00% 0	0.00% 0	20.00%
Lease-to-own housing (condominiums, townhomes, or single family)	80.00% 4	0.00% 0	20.00% 1	0.00% 0	0.00% 0	20.00%
Senior housing that includes services providing assistance with daily living	22.22% 2	77.78% 7	22.22% 2	0.00% 0	11.11% 1	0.00%
Permanent farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67%

#	OTHER (PLEASE SPECIFY)	DATE
1	Co-housing style complex with rental units some for families, some for seniors , plus on-site child care	5/3/2022 10:54 AM
2	Marine workers, artists, public employees, youth	5/2/2022 7:20 PM
3	We are particularly interested in housing that can help attract and retain top quality staff to our school district	3/21/2022 1:35 PM

Q4 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 9 Skipped: 9

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
Assistance with being housed in an emergency shelter	50.00% 2	25.00% 1	25.00% 1	25.00% 1	0.00% 0	0.00% 0
Assistance finding housing affordable to extremely low income (<30% of median income) households	37.50% 3	62.50% 5	37.50% 3	12.50% 1	25.00% 2	12.50% 1
Assistance with being housed in transitional or supportive housing	40.00% 2	20.00% 1	60.00% 3	20.00% 1	20.00% 1	0.00% 0
Occasional financial assistance to pay rent, mortgage, and/or utilities	33.33% 2	50.00% 3	50.00% 3	16.67% 1	33.33% 2	16.67% 1
Housing close to public transportation	42.86% 3	57.14% 4	42.86% 3	14.29% 1	14.29% 1	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	62.50% 5	62.50% 5	37.50% 3	12.50% 1	25.00% 2	12.50% 1
Housing close to daycare	50.00% 3	16.67% 1	16.67% 1	0.00% 0	50.00% 3	16.67% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	33.33% 2	50.00% 3	50.00% 3	16.67% 1	33.33% 2	16.67% 1
Translation assistance for	50.00% 2	25.00% 1	50.00% 2	25.00% 1	0.00% 0	25.00% 1

non-english speaking persons						
General assistance with renting a home	50.00% 3	33.33% 2	50.00% 3	16.67% 1	33.33% 2	0.00% 0
General assistance with purchasing a home	50.00% 2	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0
Assistance finding housing affordable to lower income (<80% of median income) households	42.86% 3	57.14% 4	28.57% 2	14.29% 1	28.57% 2	0.00% 0
Grants or loans to make modifications to make a home accessible to a disabled resident	20.00% 1	40.00% 2	40.00% 2	20.00% 1	0.00% 0	0.00% 0

#	OTHER (PLEASE SPECIFY)	DATE
1	Advocacy for better access to truly affordable housing for our community, including the unhoused community	3/22/2022 3:21 PM

Q5 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 11 Skipped: 7

#	RESPONSES	DATE
1	Not aware of any	5/7/2022 10:52 AM
2	Finding housing that is in an area that is on flat land and accessible to stores and amenities. Senior home owners: finding smaller homes/condos that are accessible and provide many of the amenities their own home provided Senior Renters: At risk of losing housing because of rent increases. Seniors who want to remain at home as they age who face mounting costs of caregiving and need an alternative.	5/4/2022 1:24 PM
3	Affordability. Our organization also struggles to house people with children, people who smoke, people with pets, etc. due to the nature of home sharing.	5/3/2022 12:08 PM
4	insufficient stock of suitable housing	5/3/2022 10:54 AM
5	We are commercial property managers. No barriers	5/3/2022 9:24 AM
6	Low supply, high demand, combined with very high costs Resistance against constructing additional housing that may change the character of the town and its neighborhoods.	5/2/2022 7:20 PM
7	Cost.	5/2/2022 3:46 PM
8	Unavailability of property to develop/redevelop into affordable housing.	4/7/2022 4:15 PM
9	The existence of a variety of types of housing	3/29/2022 4:15 PM
10	zoning for single family homes lack of limited equity housing co-ops Lack of workforce housing Unspoken racist policy built into our housing policy	3/22/2022 3:21 PM
11	Affordability	3/21/2022 1:35 PM

Q6 What services or actions are needed to provide or improve housing or human services in Sausalito?

Answered: 11 Skipped: 7

#	RESPONSES	DATE
1	Not aware of any	5/7/2022 10:52 AM
2	Informing landlords about the benefits of accepting Section 8 vouchers. Work with HomeMatch Marin (a Front Porch program) to encourage home sharing as an option, especially for seniors who are living alone in large homes. Mill Valley has provided funding to Home Match Marin to provide a certain number of 'matches'. Sausalito Village has hosted several presentations and recently met with the new Ex Dir about helping to train a volunteer in Sausalito to promote the program. Office space would be needed for them to have office hours each week.	5/4/2022 1:24 PM
3	Increased access to affordable housing through increased stock and incentives for people to build and rent ADUs at or below market rate.	5/3/2022 12:08 PM
4	Build or convert to create wide variety of attractive housing opportunities for the over 40% of the population that is over age 60 and needs appropriate, affordable & accommodating housing options to stay in community	5/3/2022 10:54 AM
5	Allow housing in the Marinship	5/3/2022 9:24 AM
6	A better run City that responds more effectively and efficiently. A more open minded and collaborative public. Hiring experienced, permanent City Staff, rather than obtaining services from outside consultants who are overpaid and lack institutional knowledge and a personal connection with the community, who, because of this, tend to produce meaningless rhetoric rather than meaningful and useful solutions. Working directly with property owners who wish to construct all types of housing to create real housing, rather than focusing on State mandated format and procedures to create a Housing Element that will be acceptable to the State, but not accomplish much. Promote the concept of co-housing where a smaller homes are grouped around a common facility containing spaces and uses that can be shared. This will reduce home sizes and home expense, add density with less mass, and be socially healthier for all age groups.	5/2/2022 7:20 PM
7	Funding.	5/2/2022 3:46 PM
8	Allow conversion of office space to housing.	4/7/2022 4:15 PM
9	1) Re-zone sites to feasible density, parking, land use regs 2) Build the housing	3/29/2022 4:15 PM
10	A truth and reconciliation process focused on why people of color do not feel safe or welcome in Sausalito Subsidies from the state and feds to allow developers a pathway to build truly affordable housing	3/22/2022 3:21 PM
11	Develop below market rate housing- prioritize educators	3/21/2022 1:35 PM

Q7 What services or actions are needed to improve access to regional services?

Answered: 11 Skipped: 7

#	RESPONSES	DATE
1	Not aware of any	5/7/2022 10:52 AM
2	Our county is small and the Health and Human Services Department does a great job with the social worker-staffed information and referral number. Making sure any staff answering phones has this information would be important. https://www.marinhhs.org/information-assistance	5/4/2022 1:24 PM
3	Subsidies to connect renters with close to market rate units.	5/3/2022 12:08 PM
4	Continuing and improving communications, including telecommunications and old fashion mail	5/3/2022 10:54 AM
5	Don't know	5/3/2022 9:24 AM
6	Improve alternative modes of transportation that people will actually like and use instead of their car. Streetcars, connected to on-demand shuttles is the most effective means at this time. Promote all means to move from private car ownership to transportation by electric, driverless vehicles supplied and operated by privately owned transportation providers. The sooner we move to this automated means of transportation, the quick we save our planet against climate change disruption, free of vast areas of our land and structures currently devoted to the automobile and build housing in those places.	5/2/2022 7:20 PM
7	Transportation.	5/2/2022 3:46 PM
8	Don't know	4/7/2022 4:15 PM
9	Build more housing of all types Allow ferry service in marinship Encourage walkable mixed use and income communities	3/29/2022 4:15 PM
10	More public transit options	3/22/2022 3:21 PM
11	NA	3/21/2022 1:35 PM

Q8 Are there any other housing priorities, issues, or concerns that you would like to identify to assist Sausalito in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 9 Skipped: 9

#	RESPONSES	DATE
1	no	5/7/2022 10:52 AM
2	Senior housing is imperative for our community, which is predominantly older and aging. Not only affordable rental housing but housing that allows seniors who are 'overhoused' in large and inaccessible homes, isolated from friends/family and overwhelmed by the upkeep/cost to move to flat areas.	5/4/2022 1:24 PM
3	urgent need for more housing build in flat walkable areas	5/3/2022 10:54 AM
4	I am a member of the Rotary Housing Board. There needs to be more involvement by the City to identify and finance housing sites for seniors	5/3/2022 9:24 AM
5	Add housing in the Marinship. Spread housing units throughout the town, rather than concentrate new units. Avoid large, dense development which will urbanize Sausalito. We can be more creative and clever, rather than adopt the standard approach recommended by the "experts." Look to non-standard models. Do a think tank of creative thinkers, not wonky planners who only seem to know or offer cookie-cutter type solutions. Do site-specific planning. Place a strong emphasis on developing housing on publicly owned land. Encourage mixed use at every opportunity.	5/2/2022 7:20 PM
6	Don't know	4/7/2022 4:15 PM
7	I'm happy to assist in showing groups what feasible, beautiful, varied, and affordable housing would look like quantifiably.	3/29/2022 4:15 PM
8	City should ask impacted, marginalized communities what they need and what solutions they propose	3/22/2022 3:21 PM
9	none	3/21/2022 1:35 PM

Q9 Does your organization develop housing?

Answered: 10 Skipped: 8

ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Sausalito or are working on/toward a project in Sausalito	50.00%	5
Yes - we develop housing in the region, but do not have direct experience with Sausalito	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	50.00%	5
TOTAL		10

Q10 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of single family development in Sausalito or the greater Marin County region?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	Approximately $400 per square foot of space, including land aquisition and soft costs of developemnt	5/3/2022 9:27 AM
2	Plan $400 to $600 per square foot as the cost of construction, plus the land cost, site improvements and soft costs for professional services and governmental fees. Soft costs can be 20% of the combined cost of construction and site improvements. For comparison, custom homes are costing $800 to $1,000 per sq.ft. for both remodeling and new construction. Not sure about the land cost.	5/2/2022 8:07 PM
3	Our last project was a multifamily project 20 years ago. We do not have current figures.	4/7/2022 4:20 PM
4	This question is wide ranging and not particularly helpful because everything is site specific. Affordable per unit costs in bay area can be above 800k/door. Land in Sausalito seems like its about 2mm an acre.	3/29/2022 4:46 PM
5	NA	3/21/2022 1:49 PM

Q11 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of multifamily development in Sausalito or the greater Marin County region?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	see above	5/3/2022 9:27 AM
2	Only slightly less than the cost suggestions for question #10 above.	5/2/2022 8:07 PM
3	Our last project was a multifamily project 20 years ago. We do not have current figures.	4/7/2022 4:20 PM
4	IBID	3/29/2022 4:46 PM
5	15-25 Million	3/21/2022 1:49 PM

Q12 In your experience, what are typical costs of mixed use development, including land acquisition, site improvements, building construction, and other costs, in Sausalito or the greater Marin County region?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	no experience	5/3/2022 9:27 AM
2	Only slightly less than the cost suggestions for question #10 above.	5/2/2022 8:07 PM
3	Our last project was a multifamily project 20 years ago. We do not have current figures.	4/7/2022 4:20 PM
4	IBID	3/29/2022 4:46 PM
5	15-25 million	3/21/2022 1:49 PM

Q13 What is the preferred parcel size (minimum and maximum) for an affordable (lower income) multifamily development project?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	2 acres - multifamily housing	5/3/2022 9:27 AM
2	1/2 acre in Sausalito, as it is difficult to find many larger sites. This is why industry standards don't apply to Sausalito, because we do not have the mass and density of an urban area, nor are we spread out like suburban areas. We are used to leaving on small sites close to neighbors.	5/2/2022 8:07 PM
3	1 acre minimum, no maximum	4/7/2022 4:20 PM
4	Size is less important than density and land cost. A smaller parcel (cheaper) with greater allowable density is preferable to a large parcel with lower density. For instance, 117 caledonia seems like its 4 units on .1 acres. That's 40 units/acre. Rotary's senior housing projects off olima is 44 units/acre. These are not scary densities. That said, half-acre and above and over 35 units is typically the smallest it can be to be feasible. HCD recognizes this as well	3/29/2022 4:46 PM
5	60 unit- 1-2 acres	3/21/2022 1:49 PM

Q14 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	25	5/3/2022 9:27 AM
2	Same as the answer to question #13 above.	5/2/2022 8:07 PM
3	50-60 units per acre	4/7/2022 4:20 PM
4	This is a complicated question because it depends on so many factors, but I'm doing a project with 80/acre and we got land free and I still need a 3mm loan from City of Inglewood to make it work.	3/29/2022 4:46 PM
5	60 units	3/21/2022 1:49 PM

Q15 Have you encountered any specific impediments to developing housing in Sausalito? If yes, please describe.

Answered: 5 Skipped: 13

#	RESPONSES	DATE
1	To extensive to describe in detail	5/3/2022 9:27 AM
2	Lack of effective leadership. Lack of expertise. Lack of a shared goal. Lack of open mindedness. Lack of a willingness to take risks. Fear of change. Unwillingness to compromise. Lack of imagination. Aggressive determination by individuals who wish to shape the community to conform to only their personal perspective against all others. Lack of participation by more progressive and open-minded people who are discouraged from participating by the wonky process and the subtle but vitriol tactics of those determined to prevail at the community's expense, because they believe they know better than others what is good for the community. The solution to the above described impediment is to stop giving the same people control of the dialog and invite new people and energy. Quit letting the wonky, paid "planners" control the agenda and dialog. They should only listen and transcribe, and occasionally offer feedback.	5/2/2022 8:07 PM
3	Strident opposition to new projects, complete absence of support from City officials.	4/7/2022 4:20 PM
4	The land use is archaic. Many of the people making the decisions don't understand regular development and what it takes to build things let alone the additional complexity affordable housing development. There are people that make food and we call them farmers. There are people that build housing and we call them developers. Both provide a valuable service to society at great personal risk and expense and expect their contributions to be valued. Unless someone can quantifiably show they are competent at development or at the very least they want to learn, they probably shouldn't be dictating land use policy. Fundamentally, this is about math.	3/29/2022 4:46 PM
5	Cost, zoning	3/21/2022 1:49 PM

Q16 Are there specific changes to the City's planning and development process that have a significant effect on the ability to accommodate or develop housing? If yes, please describe.

Answered: 6 Skipped: 12

#	RESPONSES	DATE
1	Allow housing in the Marinship	5/3/2022 9:27 AM
2	If you really want the public to participate, than do not make them wait to the end of a workshop, or Zoom, or hearing to speak. Let them speak at the beginning and then insist that key points made by the public are considered and discussed by the lead group during the public gathering. If you want to discourage public discourse and participation, particularly by those having fresh ideas, then relegate their contributions to the very end of the discussion, when everyone is tired and wishing to conclude, without any response or followup. They will only ask themselves why they bothered to show up and decline the next invitation. Oh, if you what input from property owners and members of Sausalito's business community, do not introduce them as being a non-resident! The message there can only be that their voice doesn't count or isn't valued.	5/2/2022 8:07 PM
3	Hiring and retaining competent planning staff would be a starting point. Having Councilmembers with the fortitude to support a project despite the inevitable, hysterical opposition would be the next step.	4/7/2022 4:20 PM
4	Yes. It starts with the anti-development history of the city. From after WWII when blacks and other were barred from living in the city, to the 70's and 80's where initiatives and regulations were put in place that intentionally make development unfeasible. Sausalito has been an ethnically homogenous, expensive, desirable place to live. Cultural changes away from an obstructionist mentality would be beneficial. Then looking critically at existing land use, with no sacred calves off the table, and designing a program that is green, beautiful, feasible, and economically sustainable in parternship with owners and developers could solve the issues. Also having a staffed functioning planning department headed by a planning veteran with a vision to lead the process is desperately needed.	3/29/2022 4:46 PM
5	Before recent state laws took effect, the planning process took years, and no developer wanted to touch Sausalito. Affordable housing subsidies will help tremendously	3/22/2022 3:24 PM
6	I don't know	3/21/2022 1:49 PM

Q17 What does it take to produce lower and moderate income housing in Sausalito or the Marin County region? Are there additional factors that the City should consider to accommodate and encourage lower and moderate income housing in Sausalito?

Answered: 6 Skipped: 12

#	RESPONSES	DATE
1	Bond fincnaing	5/3/2022 9:27 AM
2	Streamline the approval process. Actually, just find a way to make the process work, because it's broken at the moment, with constant turnover, and little and no staff, few with having a real connection with Sausalito or institutional knowledge. Reduce the fees charged for Project that propose new housing. Review and implement many of the suggestions in the Mayor's Blue Ribbon Task Force on Housing report dated February 21, 2019. Oh, that's another way to discourage participation in the necessary community dialog and planning effort to create new housing in Sausalito, or to discourage participation in any governmental planning effort - Ask people to volunteer their time, to work hard and summarize their study and conclusions in a written report that is thereafter placed on a shelf unread and forgotten. It happens all the time. Again, you have to ask yourself, "Why did I bother?" Look what is working and not working in other communities similar to Sausalito. Learn from the mistakes and successes by others. One of the most important components of any strategic plan is to not just envision, plan and develop, but also to identify what will cause the strategy to fail, and then plan the mitigation to avoid the failures, paying great attention to implementing the mitigation. Also, every plan needs to include action steps to achieve the objectives and targeted results. Create a leadership structure to pursue these action steps which includes a timeline and measurable results. In general, our follow through is pretty weak. We're pretty good at talking and planning, but not very good at implementation in a sustainable manner.	5/2/2022 8:07 PM
3	City officials that unequivocally support the project notwithstanding the opposition is key.	4/7/2022 4:20 PM
4	Yes. If the city has no $, it cannot create affordable housing funds. Large mixed-use and income developments can create a sustainable tax base for the city. Ex. 724 units of the rhna is 500mm in cost roughly. Most of that will require property tax abatement. City will have additonal costs and no addiotnal revenue. logical thing to do is allow scaled market rate apartment, senior, commercial etc. that sustains the city economically. It's crazy to me that we have a top 5 property tax paying site and it's from the 80's. If we had new buildings, the tax base would be strong.	3/29/2022 4:46 PM
5	It will take political will, fiscal contributions to affordable housing, increase in LIHTC funds, and a community willing to confront its racist past	3/22/2022 3:24 PM
6	Partnership with other local agencies/entities	3/21/2022 1:49 PM

Appendix H - Built Densities

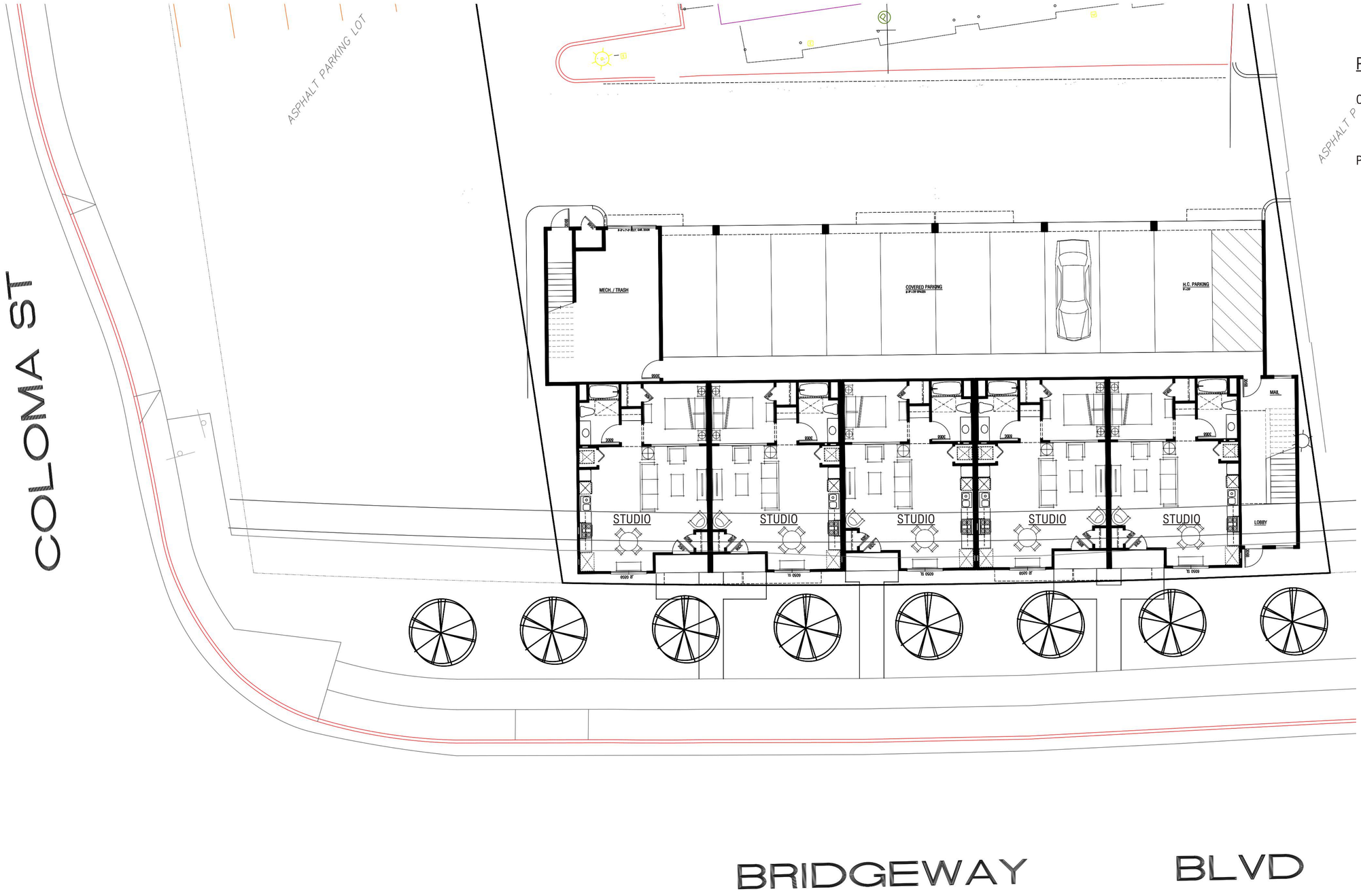
APN	Acres	Assessor Use Description	General Plan	Zoning	Maximum Density	Address	Existing Units	Density	Percent of Maximum Permitted Density	Note
Affordable Housing										
064-104-01	0.55	Exemption - Improved	High Density Residential	R-3	29.0	501 OLIMA ST	22	39.9	137%	Rotary Housing
064-162-05	0.14	Exemption - Improved	High Density Residential	R-3	29.0	414 BEE ST	10	73.5	254%	Rotary Housing
064-162-04	0.09	Exemption - Improved	High Density Residential	R-3	29.0	408 BEE ST	6	65.9	227%	Bee Street Housing
							Average	**59.8**	**206%**	
Market Rate Multi-Unit Housing on Mixed Use/Commercial Sites										
065-072-13	0.165	Commercial - Improved	Central Commercial	CC	29.0	701 BRIDGEWAY BLVD	25	151.5	522%	
065-063-23	0.108	Multiple-Resid. - Improved	Central Commercial	CC	29.0	833 BRIDGEWAY BLVD	7	64.8	223%	
065-131-12	0.09	Multiple-Resid. - Improved	Central Commercial	CC	29.0	14 PRINCESS ST	6	66.7	230%	
065-131-09	0.083	Commercial - Improved	Central Commercial	CC	29.0	4 PRINCESS ST	6	72.3	249%	
065-131-15	0.036	Commercial - Improved	Central Commercial	CC	29.0	40 PRINCESS ST	6	166.7	575%	
065-131-01	0.027	Commercial - Improved	Central Commercial	CC	29.0	693 BRIDGEWAY BLVD	4	148.1	511%	
065-131-14	0.049	Commercial - Improved	Central Commercial	CC	29.0	36 PRINCESS ST	4	81.6	281%	
064-161-06	0.338	Commercial - Improved	Mixed Residential & Commercial	CR	29.0	1607 BRIDGEWAY BLVD	13	38.5	133%	
064-162-02	0.054	Multiple-Resid. - Improved	Mixed Residential & Commercial	CR	29.0	404 BEE ST	4	74.1	255%	
065-238-41	0.22	Commercial - Improved	Neighborhood Commercial	CN-1	29.0	217 SECOND ST	2	9.1	31%	
								87.3	**301%**	
Market Rate Multi-Unit Housing on Residential Sites										
064-133-04	4.46	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	5 RODEO AVE	90	20.2	70%	
065-267-45	0.25	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	315 MAIN ST	6	23.6	81%	
064-151-02	0.42	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	1757 BRIDGEWAY BLVD	5	12.0	42%	
052-322-02	0.75	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	330 EBBTIDE AVE	3	4.0	14%	
065-063-07	0.20	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	925 BRIDGEWAY BLVD	2	10.3	35%	
065-211-28	0.20	Single-Resid. - Improved	High Density Residential	R-3	29.0	60 ATWOOD AVE	2	9.9	34%	
065-211-07	0.21	Single-Resid. - Improved	High Density Residential	R-3	29.0	10 JOSEPHINE AVE	2	9.6	33%	
064-151-10	0.25	Single-Resid. - Improved	High Density Residential	R-3	29.0	1713 BRIDGEWAY BLVD	2	8.1	28%	
065-071-23	0.654	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	120 BULKLEY AVE	28	42.8	148%	
065-124-04	0.642	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	77 BULKLEY AVE	21	32.7	113%	
065-165-01	0.227	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	47 BULKLEY AVE	12	52.9	182%	
065-268-05	0.175	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	15 SECOND ST	9	51.4	177%	
065-052-11	0.29	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	428 TURNEY ST	8	27.6	95%	
064-151-34	0.17	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	146 FILBERT AVE	8	47.1	162%	
065-062-25	0.231	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	257 SAN CARLOS AVE	7	30.3	104%	
065-052-27	0.238	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	425 LOCUST ST	6	25.2	87%	
065-124-03	0.224	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	90 HARRISON AVE	6	26.8	92%	
065-124-09	0.209	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	80 HARRISON AVE	6	28.7	99%	
065-268-09	0.185	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	311 VALLEY ST	6	32.4	112%	
065-165-02	0.136	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	31 BULKLEY AVE	6	44.1	152%	
065-235-10	0.134	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	302 THIRD ST	6	44.8	154%	
065-071-22	0.313	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	30 EXCELSIOR LN	5	16.0	55%	
065-063-19	0.131	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	204 BULKLEY AVE	5	38.2	132%	
065-171-18	0.17	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	38 BULKLEY AVE	5	29.4	101%	
065-171-36	0.308	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	46 BULKLEY AVE	4	13.0	45%	
065-171-30	0.22	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	22 BULKLEY AVE	4	18.2	63%	
065-124-06	0.158	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	45 BULKLEY AVE	4	25.3	87%	
064-151-39	0.155	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	150 FILBERT AVE	4	25.8	89%	
064-162-06	0.141	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	416 BEE ST	4	28.4	98%	
064-162-22	0.136	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	421 NAPA ST	4	29.4	101%	
064-167-15	0.128	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	310 BONITA ST	4	31.3	108%	
065-054-14	0.151	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	429 TURNEY ST	4	26.5	91%	
065-063-31	0.134	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	172 BULKLEY AVE	4	29.9	103%	
065-203-07	0.145	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	5 JOSEPHINE AVE	4	27.6	95%	
065-235-17	0.149	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	315 NORTH ST	4	26.8	93%	
065-132-07	0.107	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	52 BULKLEY AVE	4	37.4	129%	
065-165-07	0.111	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	23 BULKLEY AVE	4	36.0	124%	
064-151-36	0.092	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	144 FILBERT AVE	4	43.5	150%	
065-054-13	0.094	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	108 BONITA ST	4	42.6	147%	
065-131-13	0.072	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	31 PRINCESS ST	4	55.6	192%	
065-132-08	0.075	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	48 BULKLEY AVE	4	53.3	184%	
064-151-09	0.293	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	1721 BRIDGEWAY BLVD	4	13.7	47%	
064-151-14	0.114	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	404 NAPA ST	4	35.1	121%	
064-151-38	0.165	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	148 FILBERT AVE	4	24.2	84%	
065-056-09	0.14	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	424 JOHNSON ST	4	28.6	99%	
065-062-15	0.122	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	415 JOHNSON ST	4	32.8	113%	
065-063-08	0.188	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	911 BRIDGEWAY BLVD	4	21.3	73%	
065-063-10	0.131	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	897 BRIDGEWAY BLVD	4	30.5	105%	
065-063-35	0.12	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	236 SAN CARLOS AVE	4	33.3	115%	
065-132-09	0.131	Multiple-Resid. - Improved	High Density Residential	R-3	29.0	54 BULKLEY AVE	4	30.5	105%	
064-252-11	0.38	Single-Resid. - Improved	Low Density Residential	R-1-8	5.4	2 CRECIENTA DR	2	5.2	96%	
064-251-26	0.23	Single-Resid. - Improved	Low Density Residential	R-1-8	5.4	145 CURREY AVE	2	8.5	158%	
064-141-13	0.52	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	523 SPRING ST	6	11.6	67%	
065-231-12	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	64 LOWER CRESCENT AV	4	19.1	110%	
064-193-04	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	531 EASTERBY ST	3	14.2	81%	
064-142-11	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	521 EASTERBY ST	2	9.4	54%	
064-203-53	0.22	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	91 FILBERT AVE	2	9.3	53%	
064-142-10	0.22	Single-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	34 MARIE ST	2	9.1	52%	
065-311-22	0.35	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	11 MARION AVE	2	5.7	33%	
065-311-36	0.22	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	9 MARION AVE	2	9.3	53%	
065-101-36	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	625 LOCUST RD	2	9.5	55%	
065-293-30	0.23	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	74 EDWARDS AVE	2	8.9	51%	
064-152-04	0.22	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	121 FILBERT AVE	2	9.1	52%	
065-222-60	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	446 SAUSALITO BLVD	2	9.7	56%	
065-293-17	0.23	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	319 SOUTH ST	2	8.7	50%	
065-252-63	0.24	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	63 CRESCENT AVE	2	8.2	47%	

065-293-29	0.21	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	70 EDWARDS AVE	2	9.5	55%	
065-224-23	0.20	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	177 PROSPECT AVE	2	9.9	57%	
065-237-07	0.158	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	209 THIRD ST	7	44.3	255%	
065-233-11	0.147	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	516 RICHARDSON ST	6	40.8	235%	
064-131-03	0.119	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	2101 BRIDGEWAY BLVD	5	42.0	241%	
065-082-05	0.092	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	506 PINE ST	5	54.3	312%	
064-152-20	0.186	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	11 MARIE ST	4	21.5	124%	
065-253-19	0.166	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	16 CRESCENT AVE	4	24.1	138%	
065-293-14	0.173	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	126 EDWARDS AVE	4	23.1	133%	
064-135-02	0.127	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	506 SPRING ST	4	31.5	181%	
064-142-17	0.119	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	507 EASTERBY ST	4	33.6	193%	
065-231-03	0.119	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	21 CENTRAL AVE	4	33.6	193%	
065-264-07	0.144	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	101 THIRD ST	4	27.8	160%	
065-233-17	0.072	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	519 NORTH ST	4	55.6	319%	
065-264-06	0.082	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	105 THIRD ST	4	48.8	280%	
065-301-12	0.11	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	25 ALEXANDER AVE	4	36.4	209%	
065-081-09	0.039	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	508 TURNEY ST	4	102.6	589%	
064-134-03	0.101	Multiple-Resid. - Improved	Medium High Density Residential	R-2-2.5	17.4	230 WOODWARD AVE	4	39.6	228%	
065-091-10	1.05	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	168 HARRISON AVE	2	1.9	26%	
065-151-02	0.58	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	155 SANTA ROSA AVE	2	3.4	47%	
065-122-04	0.55	Exemption - Improved	Medium Low Density Residential	R-1-6	7.3	54 SPENCER AVE	2	3.6	50%	
064-243-01	0.21	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	15 GEORGE LN	2	9.3	128%	
065-151-07	0.26	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	137 SANTA ROSA AVE	2	7.6	105%	
064-192-07	0.21	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	725 SPRING ST	2	9.3	128%	
065-163-01	0.23	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	84 SUNSHINE AVE	2	8.8	120%	
064-221-11	0.21	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	727 SPRING ST	2	9.4	129%	
064-101-14	0.23	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	304 SACRAMENTO AVE	2	8.8	121%	
065-163-05	0.28	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	44 SUNSHINE AVE	2	7.2	99%	
064-254-40	0.23	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	79 GEORGE LN	2	8.7	119%	
065-121-10	0.24	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	141 SAN CARLOS AVE	2	8.3	113%	
065-195-19	0.27	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	596 SAUSALITO BLVD	2	7.5	103%	
065-151-39	0.28	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	108 SPENCER AVE	2	7.1	98%	
065-092-44	0.36	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	168 SAN CARLOS AVE	2	5.6	76%	
065-122-03	0.20	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	117 SAN CARLOS AVE	2	10.0	136%	
065-223-30	0.25	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	658 MAIN ST	2	7.9	108%	
065-121-17	0.32	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	101 SANTA ROSA AVE	2	6.2	85%	
065-092-41	0.34	Single-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	161 HARRISON AVE	2	5.8	80%	
065-201-14	0.107	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	55 SUNSHINE AVE	5	46.7	640%	
065-123-04	0.07	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	115 HARRISON AVE	4	57.1	783%	
065-201-12	0.163	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	71 CENTRAL AVE	4	24.5	336%	
065-201-13	0.151	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	59 SUNSHINE AVE	4	26.5	363%	
065-112-02	0.101	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	195 SAN CARLOS AVE	4	39.6	543%	
065-141-34	0.37	Multiple-Resid. - Improved	Medium Low Density Residential	R-1-6	7.3	112 GLEN DR	4	10.8	148%	
200-310-18	1.04	Multiple-Resid. - Improved	Very Low Density Residential	R-1-20	2.2	51 WOLFBACK RIDGE RD	2	1.9	88%	
200-310-17	0.85	Single-Resid. - Improved	Very Low Density Residential	R-1-20	2.2	61 WOLFBACK RIDGE RD	2	2.4	107%	
							Average	**23.9**	**134%**	

Appendix I – Conceptual Site Plans

- **I1: Site 72**
- **I2: Sites 63, 75, 84**
- **I3: 1315/1319 Bridgeway**
- **I4: 1755/1757 Bridgeway**
- **I5: 2015 Bridgeway**
- **I6: 409 Napa**
- **I7: 2400 Bridgeway (Site 401)**

Appendix I1: Conceptual Site Plans - Site 72



PROJECT INFORMATION

OWNER:	MORGAN PROPERTIES 150 GATE5 ROAD, SUITE 100 SAUSALITO,CA 94965 (415)515-2179
PROJECT ADDRESS:	2656 BRIDGEWAY BLVD SAUSALITO,CA 94965

A NEW RESIDENTIAL BUILDING AT:

2656 BRIDGEWAY BLVD

SAUSALITO, CA 94965

MORGAN PROPERTIES INC.
2658 Bridgeway, Suite 100
Sausalito, CA

0 4 8 16

A1

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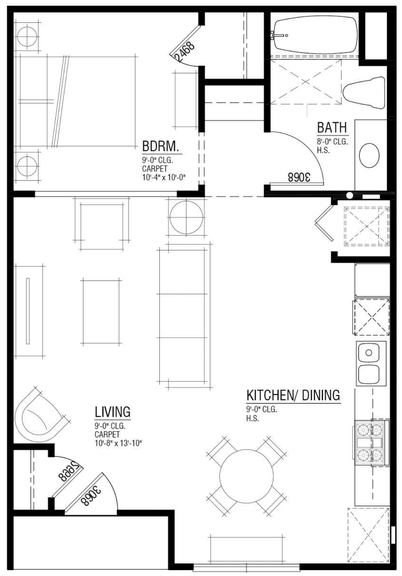
LEFT ELEVATION

FRONT ELEVATION

EXTERIAL MATERIALS

1. STUCCO
2. PERFORATED METAL RAILING
3. METAL AWNING
4. INSULATED WINDOWS

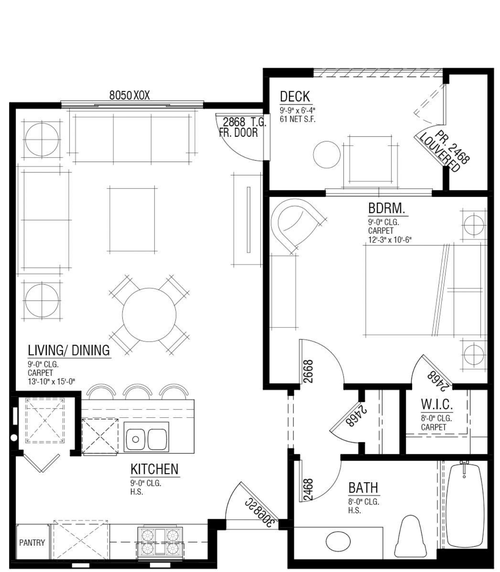
SECOND AND THIRD FLOOR PLAN(S)



SCALE: 1/4"=1'-0"

STUDIO PLAN

±655 S.F.



SCALE: 1/4"=1'-0"

1 BEDROOM PLAN

±630 S.F.

A NEW RESIDENTIAL BUILDING AT:

2656 BRIDGEWAY BLVD

SAUSALITO, CA 94965

MORGAN PROPERTIES INC.
2658 Bridgeway, Suite 100
Sausalito, CA

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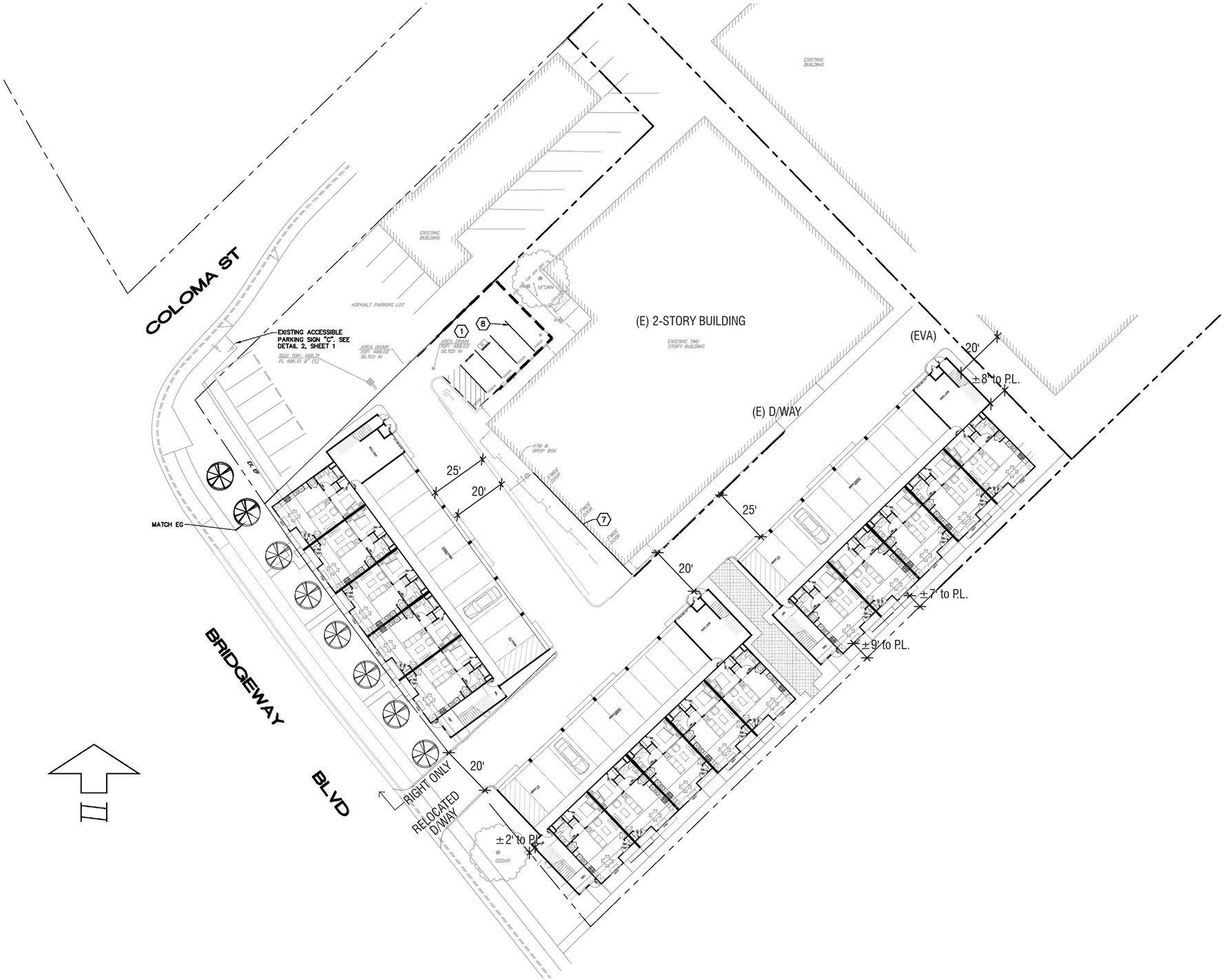

PROJECT SUMMARY

NO. OF STORIES:	3-STORY
UNITS:	(48) 1 BEDROOM | ±630 S.F. (15) STUDIO | ±655 S.F. 63 UNITS TOTAL
RESIDENTIAL:	±40,065 S.F. (UNITS)

SITE PLAN

A NEW RESIDENTIAL BUILDING AT:

2656 BRIDGEWAY BLVD

SAUSALITO, CA 94965

MORGAN PROPERTIES INC.
2658 Bridgeway, Suite 100
Sausalito, CA

A3

0 10 20 40

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Appendix I2: Conceptual Site Plans - Sites 63, 74, 85

Site 63, 522 Olive Street | Site Summary

Site Overview	
Site Number	63
Area	5227 sf (0.12 acres)
Slope	22.2%
Zoning	
Existing	Medium High Density Residential / R-2-2.5
Proposed	No change
Density, max.	17.5 du/acre (1 du/2,500 sf)
FAR, max.	0.5
Bldg Coverage, max.	39%
City Direction	
Target Housing Yield	3 du[1]

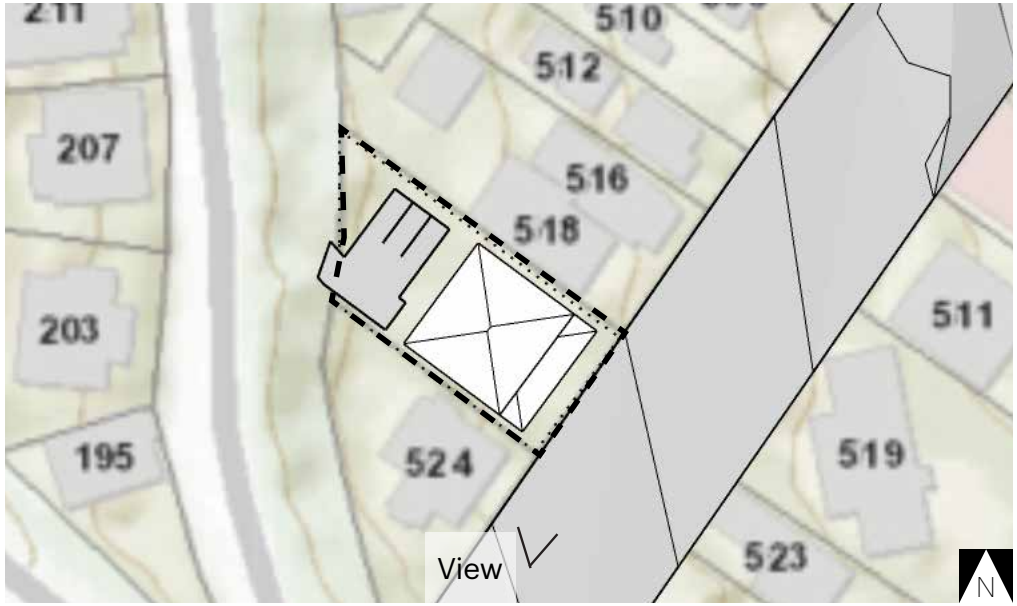
[1] Assumed for Housing Element due to capacity reductions.

Scale

0 100' 200'

Site Testing — Opticos Design, Inc. © 2022

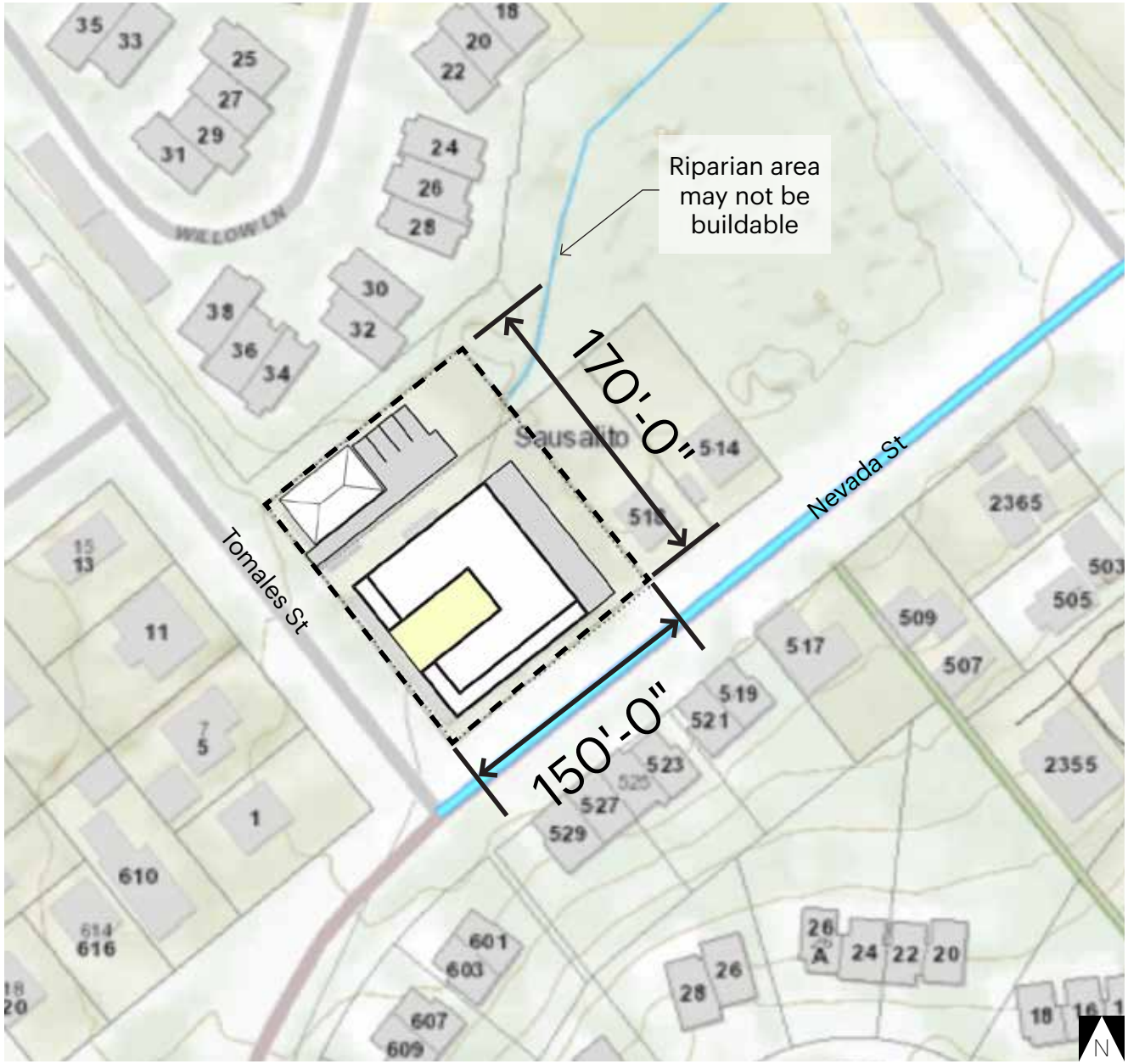
Site 63, 522 Olive Street | Site Test



Testing Scenario:	
Building Type	Total for Triplex
Quantity on Site	1
Height	3 stories (w/ stepback)
Building, Wid. x Dep.	40' x 48'
Building, Gross Area	5,000 sf
Building, Coverage	37%
Units, Total	3 du
Units, Average Size	1,467 sf
Parking	
Parking, Total Count	3 sp
Parking, Type	Surface or Covered
Resultant Yields	
Parking Ratio	1 sp per unit
Density	25.0 du/acre
FAR	1.0

Site Testing — Opticos Design, Inc. © 2022

Site 75, Corp. Yard/530 Nevada St | Site Summary



Site Overview	
Site Number	75
Area	26,572 sf (0.61 acres)
Slope	6.3%
Zoning	
Existing	Public Institutional
Proposed	Housing Overlay – 70
Density, max.	NA du/acre
FAR, max.	NA
City Direction	
Target Housing Yield	31 du[1]; 43 du max.

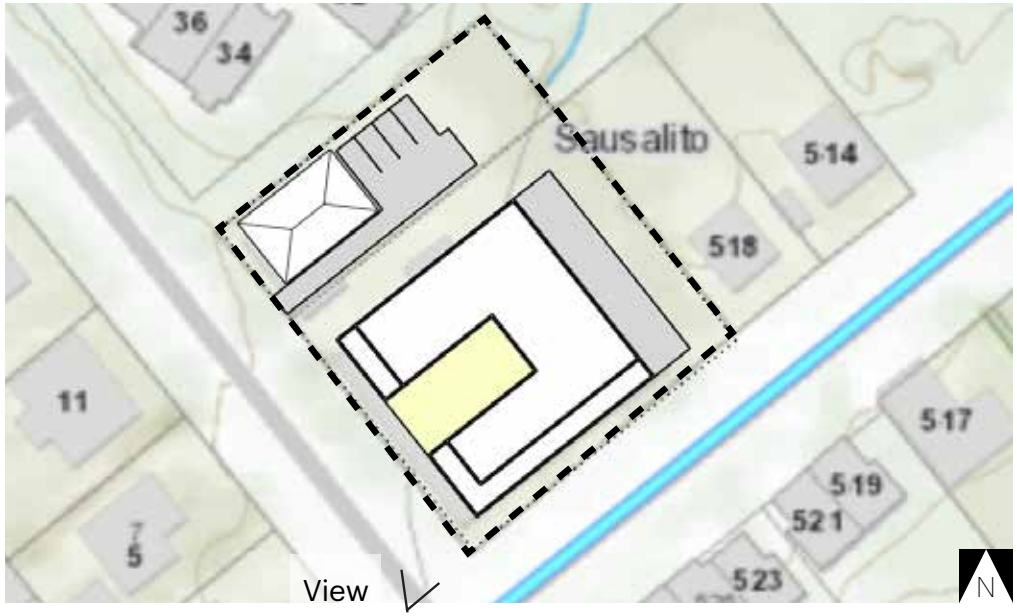
[1] Assumption maximum 43 units, but assumed 31 units for Housing Element due to capacity reductions.

Scale

0 100' 200'

Site Testing — Opticos Design, Inc. © 2022

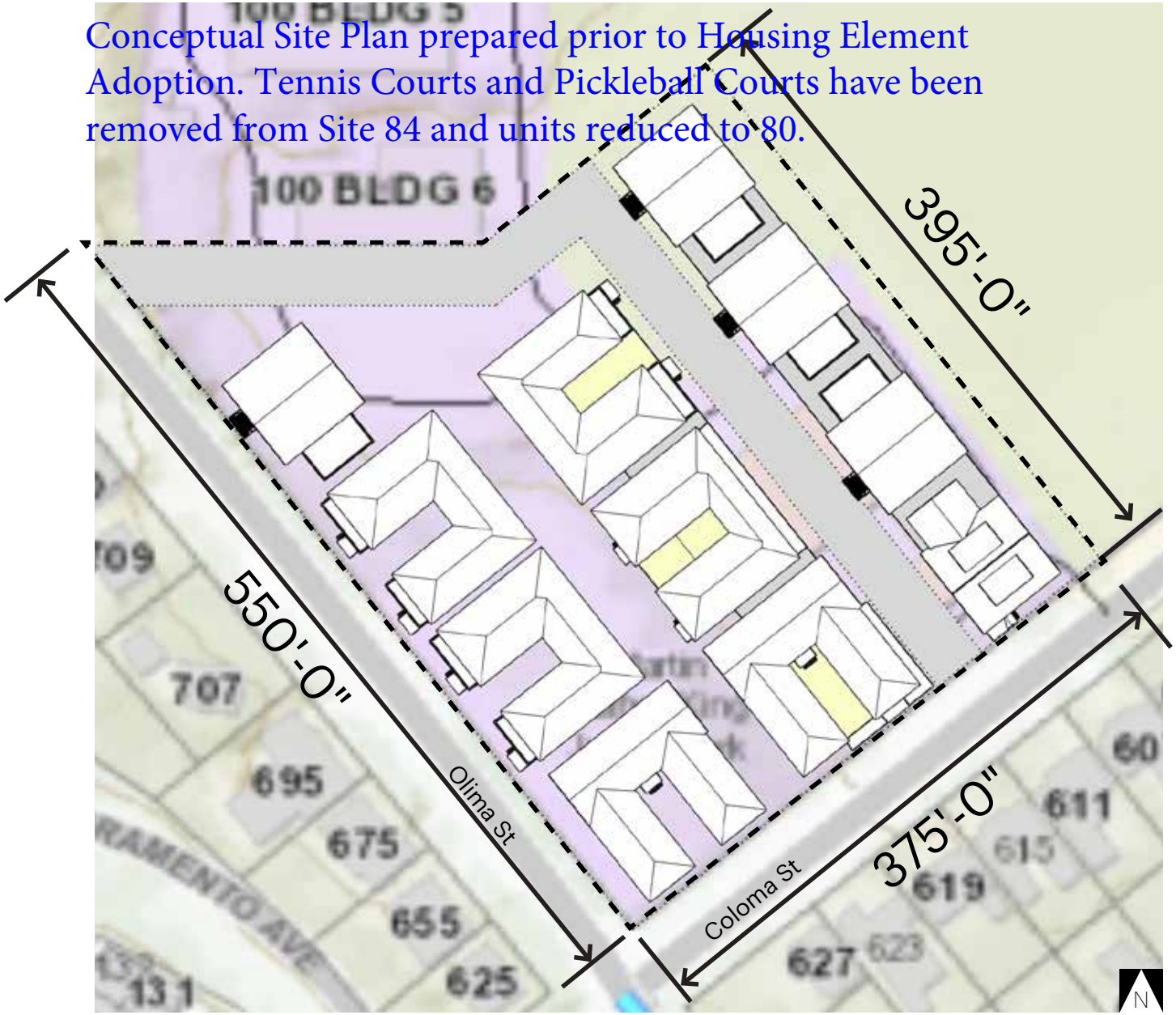
Site 75, Corp. Yard/530 Nevada St | Site Test



Testing Scenario:			
Building Type	Total	Triplex (A)	L-Courtyard (B)
Quantity on Site	-	1	1
Height	2-3 stories (w/ stepbacks)	2 stories	3 stories (w/ stepacks)
Building, Wid. x Dep.	-	30' x 48'	100' x 100'
Building, Gross Area	32,768 sf	3,168 sf	29,600 sf
Building, Com'l Area	0 sf	-	-
Building, Coverage	37%	-	-
Units, Total	31 du	3 du	28 du
Units, Average Size	846-929 sf	-	-
Parking			
Parking, Total Count	38 sp	-	-
Parking, Type	Surface + Subterranean	Surface	Subt'n
Resultant Yields			
Parking Ratio	1.2-1.3 sp per unit		
Density	50.8 du/acre		
FAR	1.2		

Site Testing — Opticos Design, Inc. © 2022

Site 84, MLK, Jr Park | Site Summary



Site Overview	
Site Number	84
Area	127,535 sf (2.93 acres)
Slope	10.1% for MLK, Jr Park Parcel
Zoning	
Existing	Public Institutional
Proposed	Housing Overlay – 70
Density, max.	NA du/acre
FAR, max.	NA
City Direction	
Target Housing Yield	140 du[1]; 175 du max.

[1] Assumption maximum 175 units, but assumed 140 units for Housing Element due to capacity reductions.

Scale
0 100' 200'

Site Testing — Opticos Design, Inc. © 2022

Site 84, MLK, Jr Park | Site Test

Testing Scenario:			
Building Type	Total	Multiplex (A)	U-Courtyard (B)
Quantity on Site	-	5	6
Height	2.5-3 stories (w/stepbacks)	2.5-3 stories	2-3 stories (stepbacks)
Building, Wid. x Dep.	-	85' x 60'	100' x 90'
Building, Gross Area	98,733 sf	11,000-14,880 sf	14,950-21,320 sf
Building, Com'l Area	3,200 sf	-	-
Building, Coverage	42%	-	-
Units, Total	175 du[1]	10-15 du	14-25 du
Units, Average Size	840 sf	-	-
Parking			
Parking, Total Count	175 sp	-	-
Parking, Type	Semi-Sub'n + Subterranean	Subterranean	Semi-Subterranean
Resultant Yields			
Parking Ratio	1.0 sp per unit		
Density	59.8 du/acre		
FAR	1.5		

[1] Max capacity scenario per Housing Element

Conceptual Site Plan prepared prior to Housing Element Adoption. Tennis Courts and Pickleball Courts have been removed from Site 84 and units reduced to 80.

Site Testing — Opticos Design, Inc. © 2022

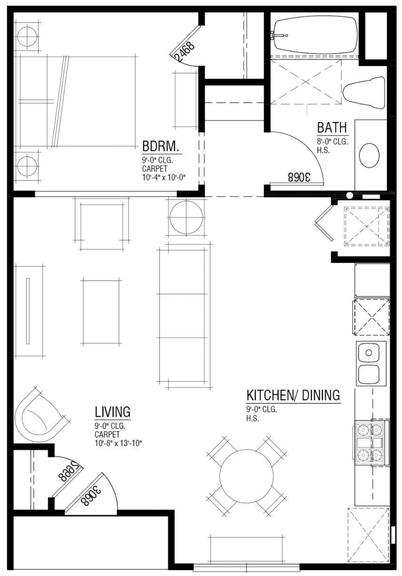
LEFT ELEVATION

FRONT ELEVATION

EXTERIAL MATERIALS

1. STUCCO
2. PERFORATED METAL RAILING
3. METAL AWNING
4. INSULATED WINDOWS

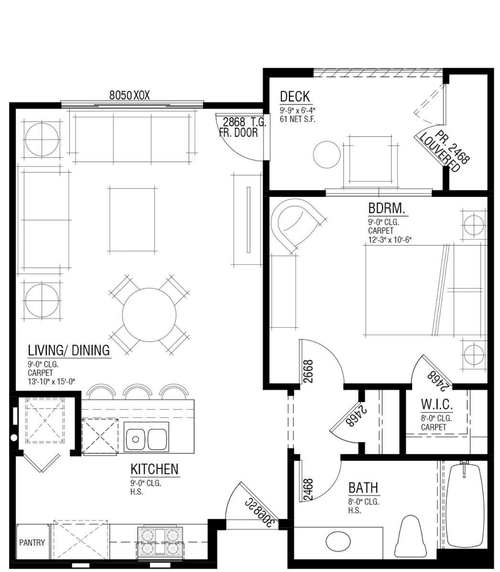
SECOND AND THIRD FLOOR PLAN(S)



SCALE: 1/4"=1'-0"

STUDIO PLAN

±655 S.F.



SCALE: 1/4"=1'-0"

1 BEDROOM PLAN

±630 S.F.

A NEW RESIDENTIAL BUILDING AT:

2656 BRIDGEWAY BLVD

SAUSALITO, CA 94965

MORGAN PROPERTIES INC.
2658 Bridgeway, Suite 100
Sausalito, CA

A2

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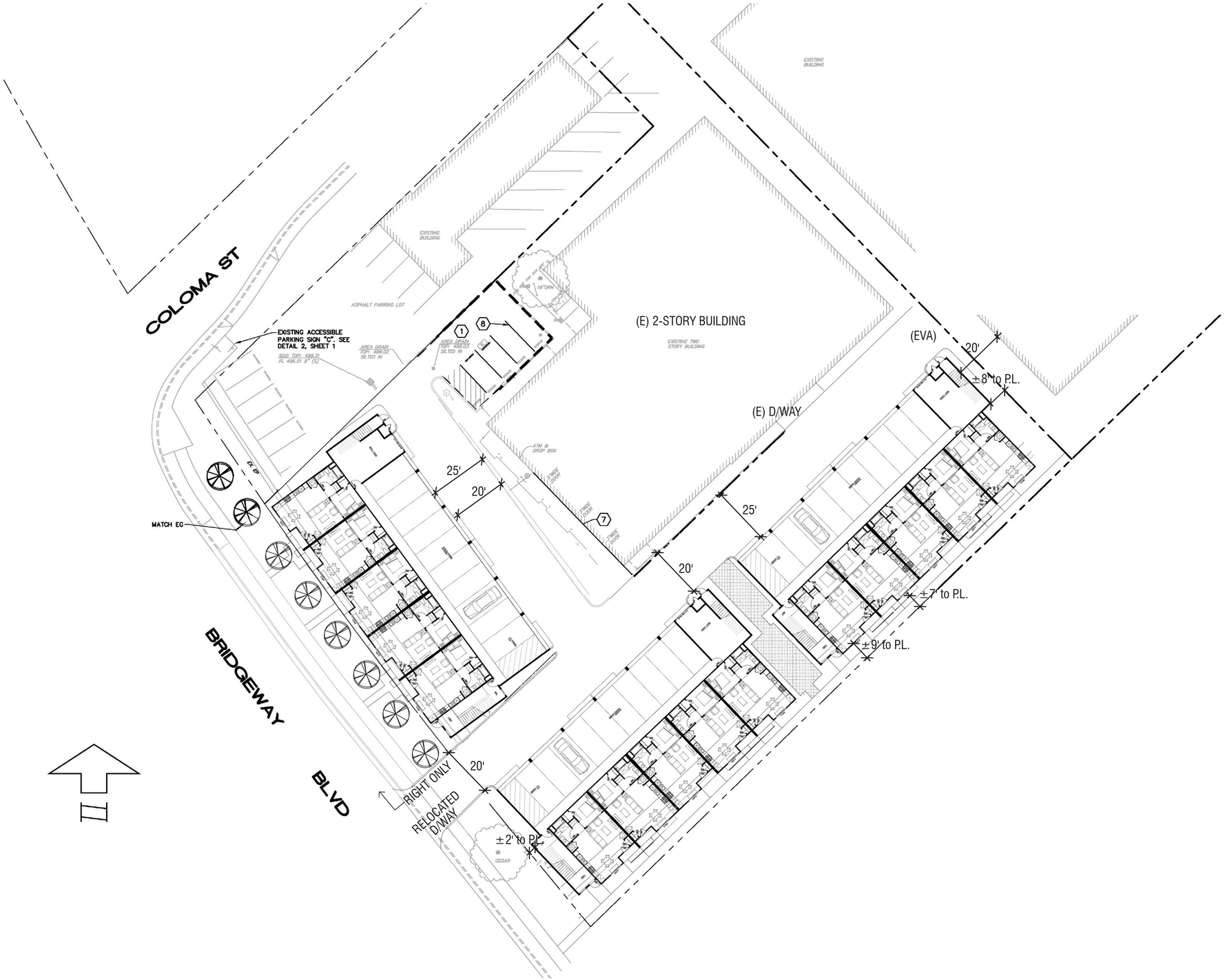

PROJECT SUMMARY

NO. OF STORIES:	3-STORY
UNITS:	(48) 1 BEDROOM | ±630 S.F. (15) STUDIO | ±655 S.F. 63 UNITS TOTAL
RESIDENTIAL:	±40,065 S.F. (UNITS)

SITE PLAN

A NEW RESIDENTIAL BUILDING AT:

2656 BRIDGEWAY BLVD

SAUSALITO, CA 94965

MORGAN PROPERTIES INC.
2658 Bridgeway, Suite 100
Sausalito, CA

A3

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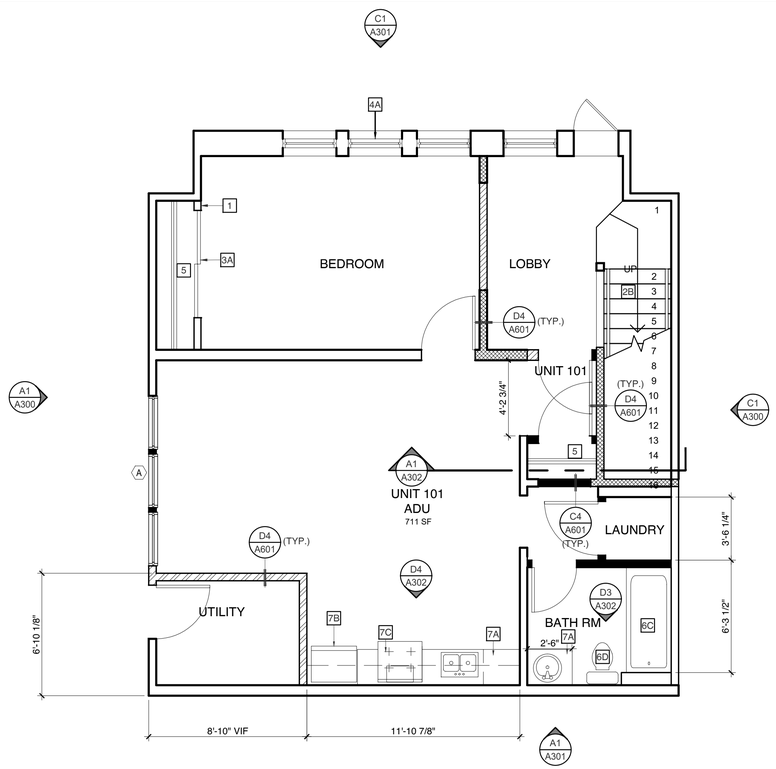
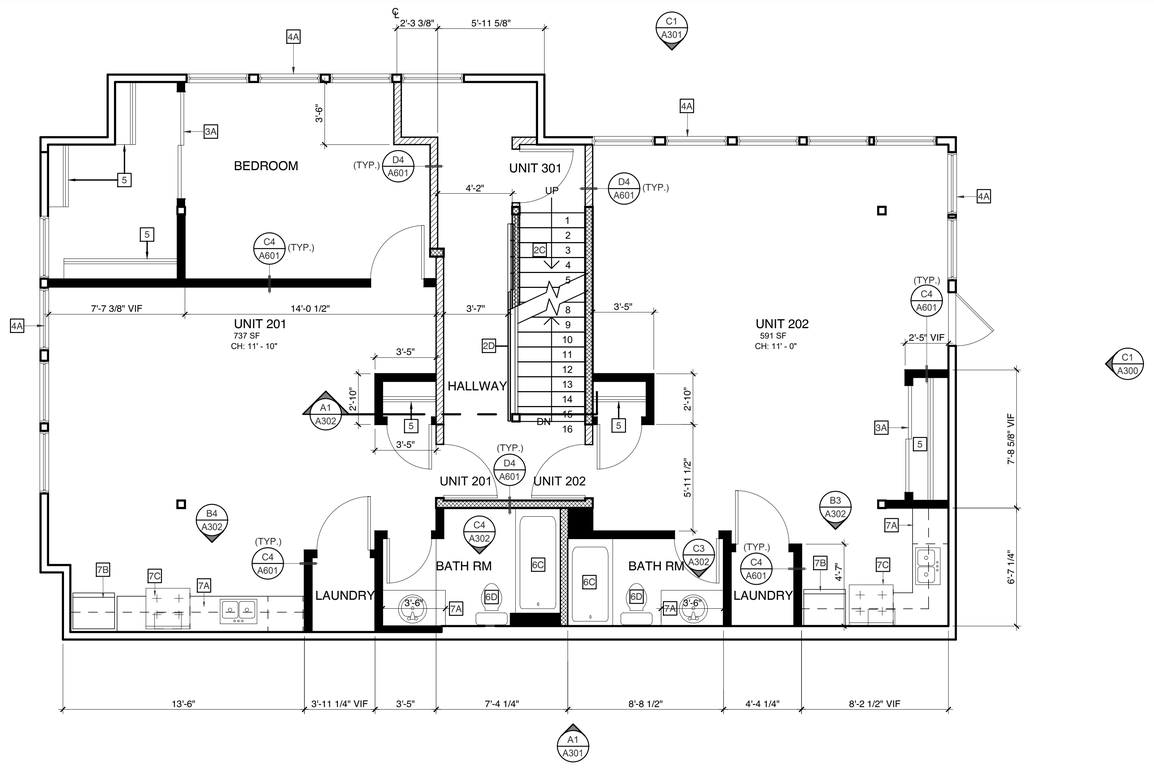
Appendix I3 – Conceptual Site Plans 1315/1319 Bridgeway



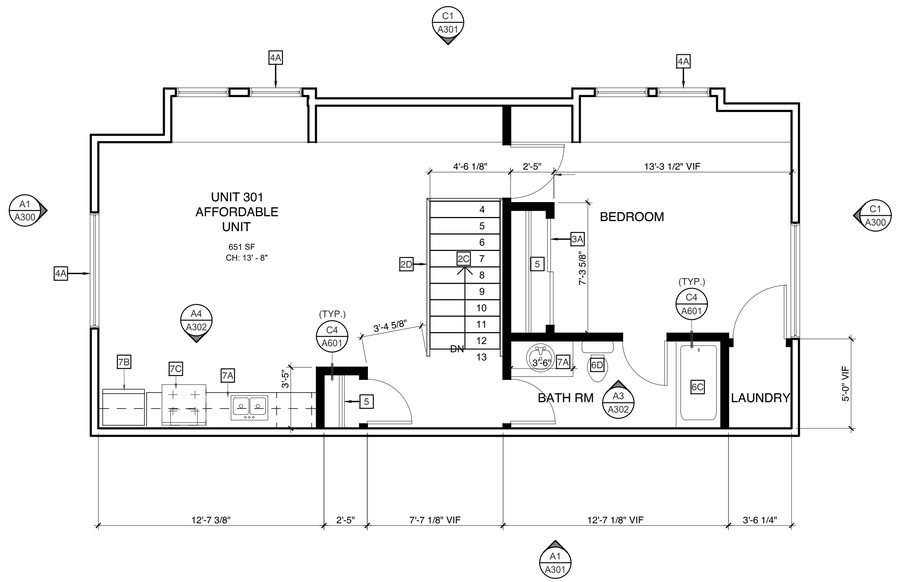
C1 NEW FIRST FLOOR PLAN - ADU

1/4" = 1'-0"



C3 NEW SECOND FLOOR PLAN

1/4" = 1'-0"



A1 NEW THIRD FLOOR PLAN - AFFORDABLE UNIT

1/4" = 1'-0"

A4 LEGEND

- NEW DOOR
- (E) DOOR TO REMAIN
- (E) DOOR TO REMOVE
- (E) WALL TO REMOVE
- (N) INTERIOR WALL - SEE D4/A601
- (E) WALL TO REMAIN
- (N) WINDOW - SEE A-01
- (E) WALL TO MODIFY TO ONE HOUR SOUND (STC > 50) - SEE C4/A601
- (N) ONE HOUR SOUND WALL (STC > 50) - SEE C4/A601

A5 NOTES

- 1 ALIGN TO (E) WALL
- 2A (E) STAIRS TO REMOVED
- 2B (E) STAIRS TO REMAIN
- 2C (N) STAIRS TO RELOCATED
- 2D (E) STAIRS RAILS TO RELOCATED
- 3A (N) DOOR SEE A-701
- 3B (E) SLIDING DOOR TO REMOVED
- 3C (E) GARAGE DOOR TO REMOVED
- 4A (E) WINDOW TO REMAIN
- 5 SHELF POLE
- 6A (E) TOILET TO REMOVED
- 6B (E) BATHROOM SINK TO REMOVED
- 6C (N) TUB/SHOWER COMBO
- 6D (N) TOILET
- 6E (E) SINK TO REMOVED
- 7A (N) COUNTER TOP AND CABINETS
- 7B (N) REFRIGERATOR
- 7C (N) RANGE

B5 DRAWING NOTES

1.- PROVIDE ONE HOUR FLOOR AND CEILING ASSEMBLY WITH STC > 50 TYPICAL.

A2R ARCHITECTS
190 South Orchard Avenue
Suite C250
Vacaville, CA 95688
P: 707.453.0196
F: 707.453.1197
www.a2rarch.com

CONSULTANTS

APPROVALS

PROJECT

BRIDGEWAY SAUSALITO

1319 BRIDGEWAY
SAUSALITO, CA
94965

ISSUE

DESCRIPTION	DATE	MARK
		1
		2
		3

PROJECT NO: 24044
DATE: 02/21/25

DRAWN BY: R.R.S.
CHECKED BY: R.R.S.

SHEET TITLE

NEW FLOOR PLANS

SHEET NO

A103

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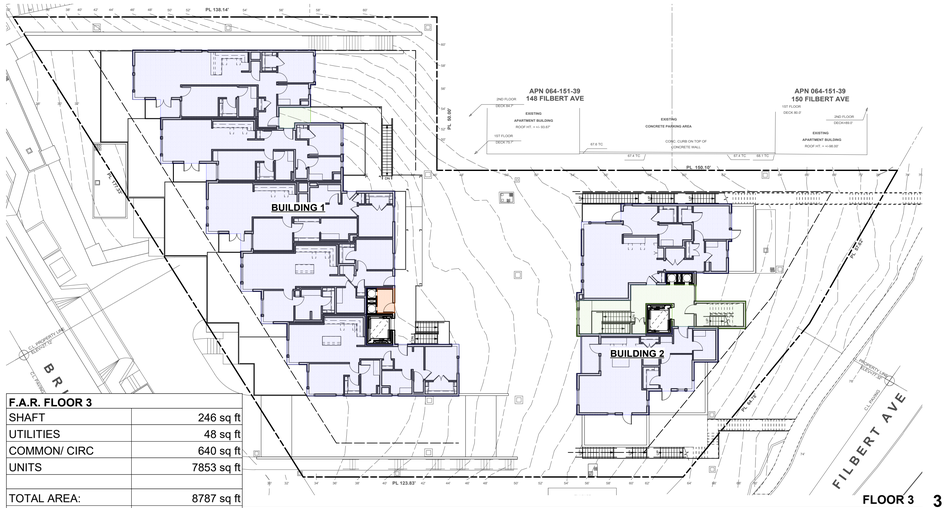
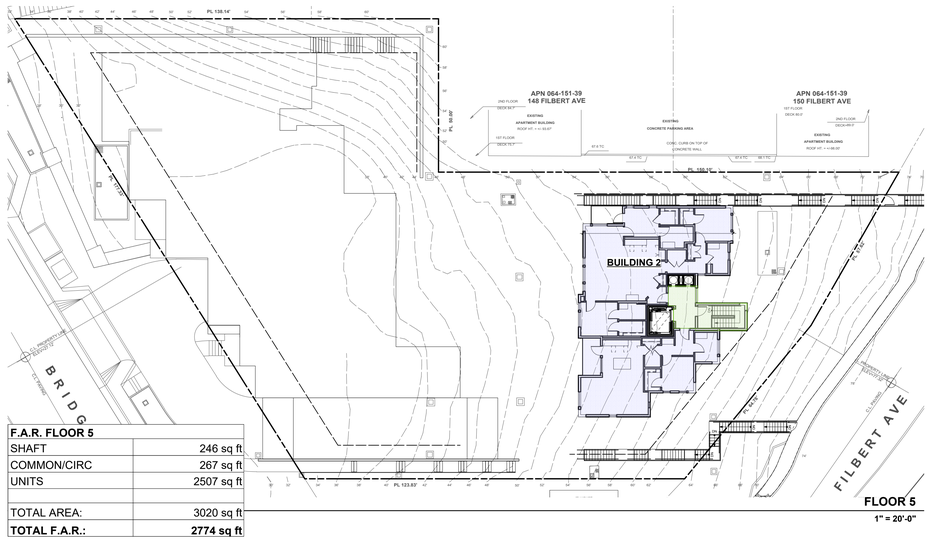
Appendix I4 – Conceptual Site Plans 1755/1757 Bridgeway (Site 44)



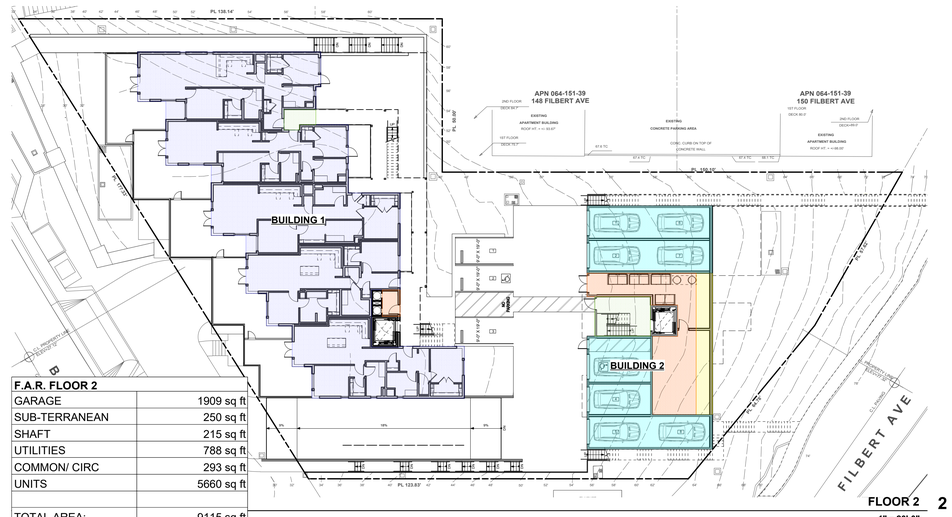
F.A.R. FLOOR 3	
SHAFT	246 sq ft
UTILITIES	48 sq ft
COMMON/ CIRC	640 sq ft
UNITS	7853 sq ft
TOTAL AREA:	8787 sq ft
TOTAL F.A.R.:	**8541 sq ft**

FLOOR 3 3
1" = 20'-0"



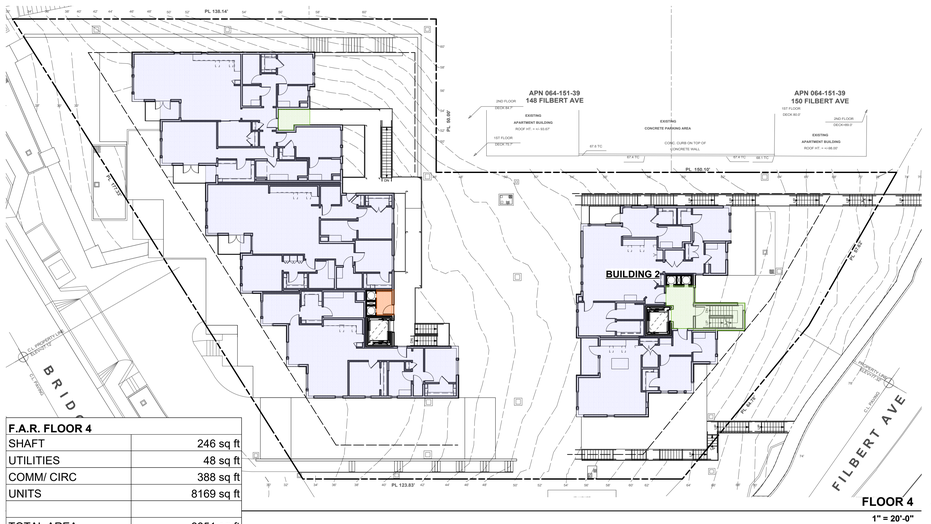
F.A.R. FLOOR 5	
SHAFT	246 sq ft
COMMON/CIRC	267 sq ft
UNITS	2507 sq ft
TOTAL AREA:	3020 sq ft
TOTAL F.A.R.:	**2774 sq ft**

FLOOR 5 5
1" = 20'-0"



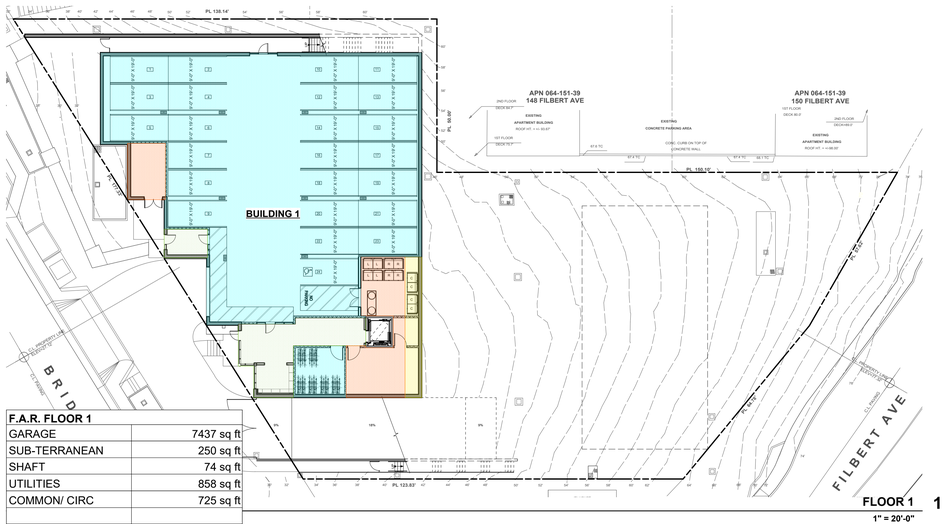
F.A.R. FLOOR 2	
GARAGE	1909 sq ft
SUB-TERRANEAN	250 sq ft
SHAFT	215 sq ft
UTILITIES	788 sq ft
COMMON/ CIRC	293 sq ft
UNITS	5660 sq ft
TOTAL AREA:	9115 sq ft
TOTAL F.A.R.:	**6741 sq ft**

FLOOR 2 2
1" = 20'-0"



F.A.R. FLOOR 4	
SHAFT	246 sq ft
UTILITIES	48 sq ft
COMM/ CIRC	388 sq ft
UNITS	8169 sq ft
TOTAL AREA:	8851 sq ft
TOTAL F.A.R.:	**8605 sq ft**

FLOOR 4 4
1" = 20'-0"



F.A.R. FLOOR 1	
GARAGE	7437 sq ft
SUB-TERRANEAN	250 sq ft
SHAFT	74 sq ft
UTILITIES	858 sq ft
COMMON/ CIRC	725 sq ft
TOTAL AREA:	9344 sq ft
TOTAL F.A.R.:	**1583 sq ft**

FLOOR 1 1
1" = 20'-0"

AREA KEY:

EXCL.	GARAGE/PARKING
INCL.	UTILITIES
INCL.	COMMON SPACE/ CIRCULATION
INCL.	UNITS
EXCL.	MAX 500 SF SUB-TERRANEAN
EXCL.	UNENCLOSED/ SHAFT AREAS

FLOOR AREA RATIO	
LOT AREA	25461 sq ft
ALLOWABLE F.A.R. MAXIMUM	80%
ALLOWED F.A.R.	**20369 sq ft**
F.A.R. CALCULATIONS	
FLOOR 1	1583 sq ft
FLOOR 2	6741 sq ft
FLOOR 3	8541 sq ft
FLOOR 4	8605 sq ft
FLOOR 5	2774 sq ft
TOTAL F.A.R.:	**28244 sq ft**

FLOOR AREA RATIO DIAGRAMS

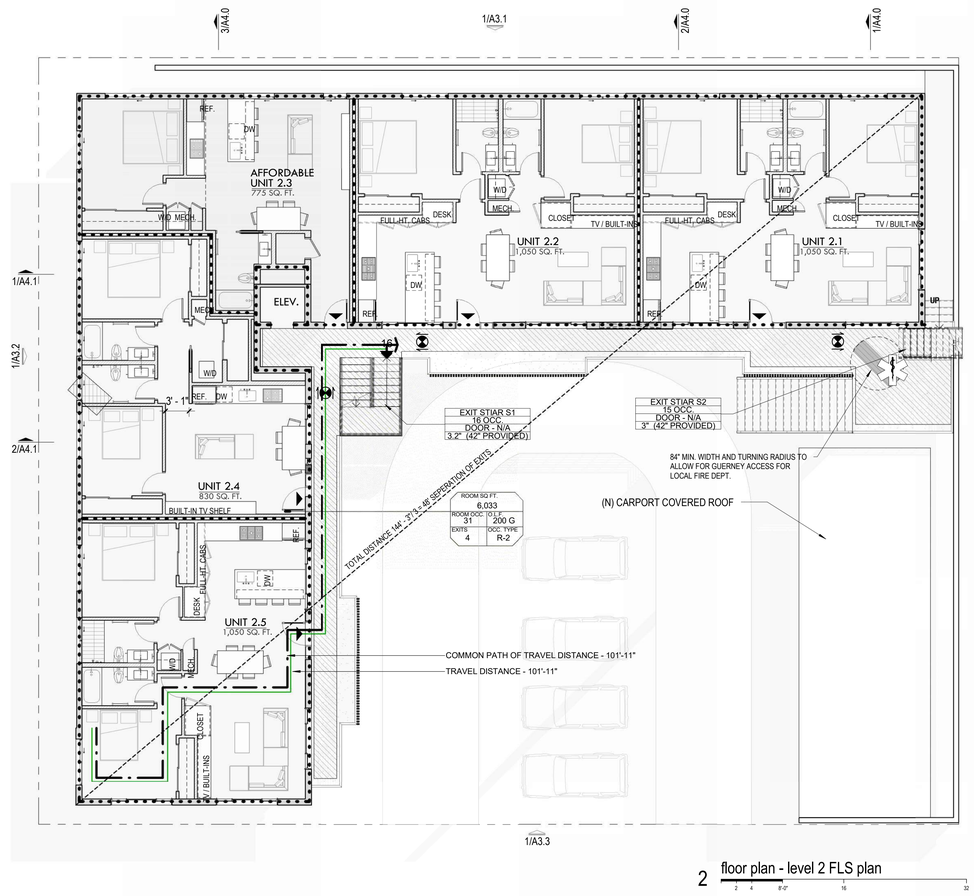
BDE ARCHITECTURE

SY JARDINES LOOKOUT, LLC

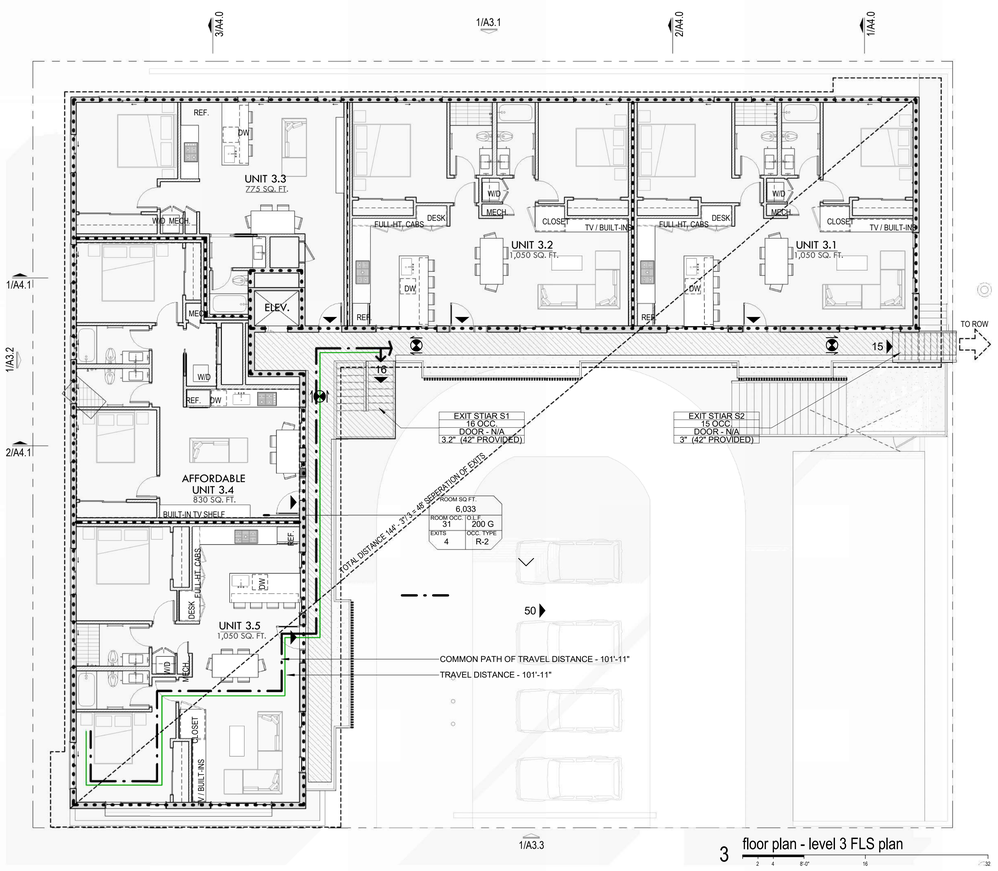
1821 Ashton Ave
Burlingame, CA 94010

PROJECT NORTH
TRUE NORTH

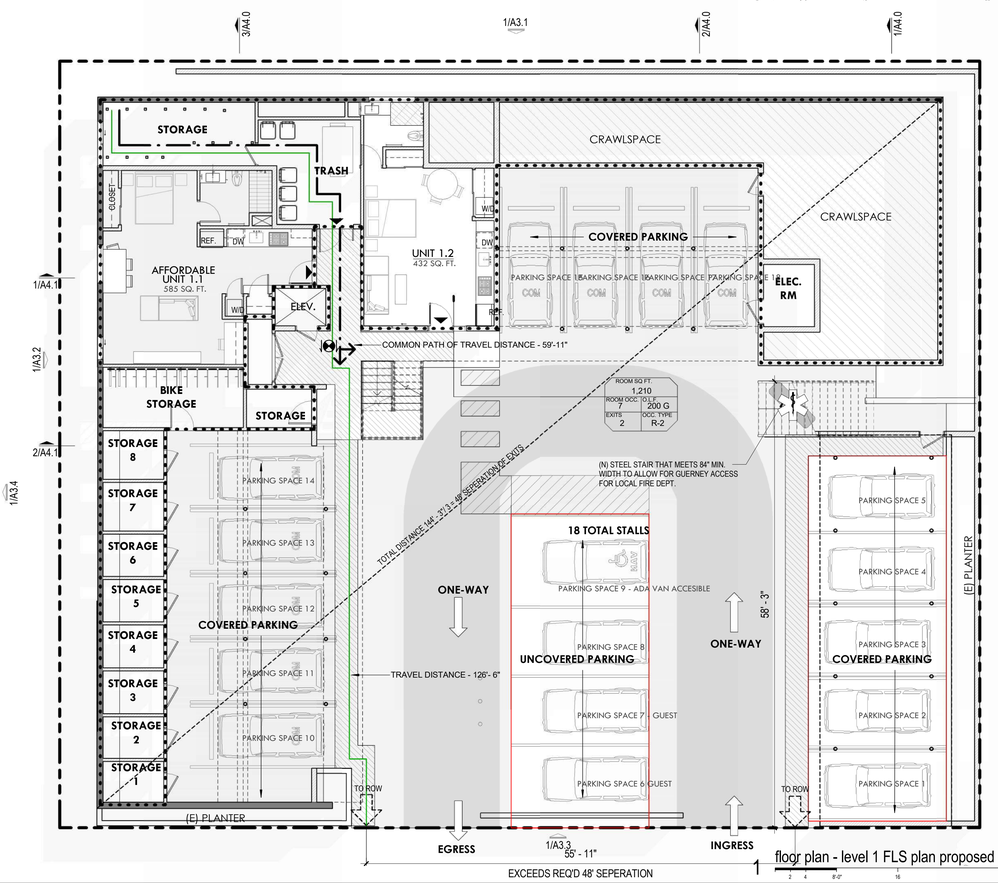
Appendix I5 – Conceptual Site Plans 2015 Bridgeway



2 floor plan - level 2 FLS plan



3 floor plan - level 3 FLS plan



1 floor plan - level 1 FLS plan proposed

EXIT ACCESS REQUIREMENTS

REQUIRED DISTANCE WITH SPRINKLER SYSTEM

OCCUPANCY TYPE	TRAVEL DISTANCE (SECTION 1017, TABLE 1017.2)	COMMON PATH OF TRAVEL (SECTION 1006, TABLE 1006.2.1)
A-1, A-2, A-3	250 FT. MAX	75 FT. MAX*
B	300 FT. MAX	100 FT. MAX
M	250 FT. MAX	75 FT. MAX
R-2	250 FT. MAX	125 FT. MAX
S-2	400 FT. MAX	100 FT. MAX

*30 FT. MAX WITH FIXED SEATING PER SECTION 1029.8

EGRESS WIDTHS REQUIRED

SECTION 1005.3.1.1 STAIRWAYS .2 INCHES PER OCC.
SECTION 1005.3.2.1 OTHER COMPONENTS .15 PER OCC.

FIRE LIFE SAFETY LEGEND

1-HR RATED WALL
2-HR RATED WALL
3-HR RATED WALL
4-HR RATED WALL

75 FEET — FIRE EXTINGUISHER CABINET WITH 75' RADIUS

OCCUPANCY TAG

ROOM AREA
OCCUPANCY LOAD FACTOR (ASSEMBLY USES IN NET SF AND OTHER USES IN GROSS SF)
ROOM OCCUPANCY TYPE
ROOM OCCUPANCY
MIN. NUMBER OF EXITS

EXIT / OCCUPANT LOAD / DOOR WIDTH / STAIR WIDTH — EGRESS WIDTH REQUIREMENTS

EXIT LIGHT ON UNINTURPTED POWER SOURCE
2HR RATED SHAFT
FEC — FEC - FIRE EXTINGUISHER CABINET, SEE A922 FOR DETAILS
UNIT WITH COMMUNICATION FEATURES
UNIT WITH MOBILITY FEATURES
7' - 0" / 2' - 0" — MEDICAL STRETCHER SIZE BLOCK
EXIT PATH WITH EGRESS LIGHTING (MIN. 1 FT. CANDLE)
PATH OF TRAVEL DISTANCE
COMMON PATH OF EGRESS TRAVEL
00 — EXIT DIRECTION AND OCCUPANCY NUMBER
MEDICAL SERVICE ACCESS ELEVATOR
ACCESSIBLE MEANS OF EGRESS ELEVATOR PER CBC 1009.2.1

ADA — ADA UNIT
FDC — FDC
FRAP — FIREFIGHTER'S REMOTE ANNUNCIATION PANEL
DFDE — DESIGNATED FIRE DEPARTMENT ENTRANCE
COMM — EMERGENCY COMMUNICATION SYSTEM LOCATION
SP — STANDPIPE
FE / FEC (TYPE-A TYPE-A) — FIRE EXTINGUISHER / FIRE EXTINGUISHER CABINET
NB — KNOX BOX
DAS — DIGITAL AMPLIFIED SIGNAL
OLS — POSTED FIRE MARSHALL OCCUPANCY SIGN REQUIRED
SG — ELEVATOR SMOKE GUARD

SEAN BAILEY DESIGN
www.seanbaileydesign.com
263 10th Avenue
San Francisco, CA 94118
Tel 303.564.6052

LICENSED ARCHITECT — SEAN BAILEY — NO. C34283 — REN. 10-31-25 — STATE OF CALIFORNIA

2015 BRIDGEWAY
Sausalito, CA 94965

APN : 064-135-28

No.	Date	Issues + Revisions
-	07.08.2021	PLANNING SET
1	12.07.2021	PLANNING REVISION 1
2	03.30.2022	PLANNING REVISION 2
-	06.22.2022	PLANNING DRB SET
3	05.20.2023	PLANNING - FIRE STAIR REVISION
4	11.08.2024	PLANNING - RESUBMISSION
5	01.24.2025	PLANNING - COMMENT RESOLV.

FIRE LIFE SAFETY PLANS
Ref. North — Sheet Name

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January 24, 2025
Date

A0.5
Project Number 2020.19

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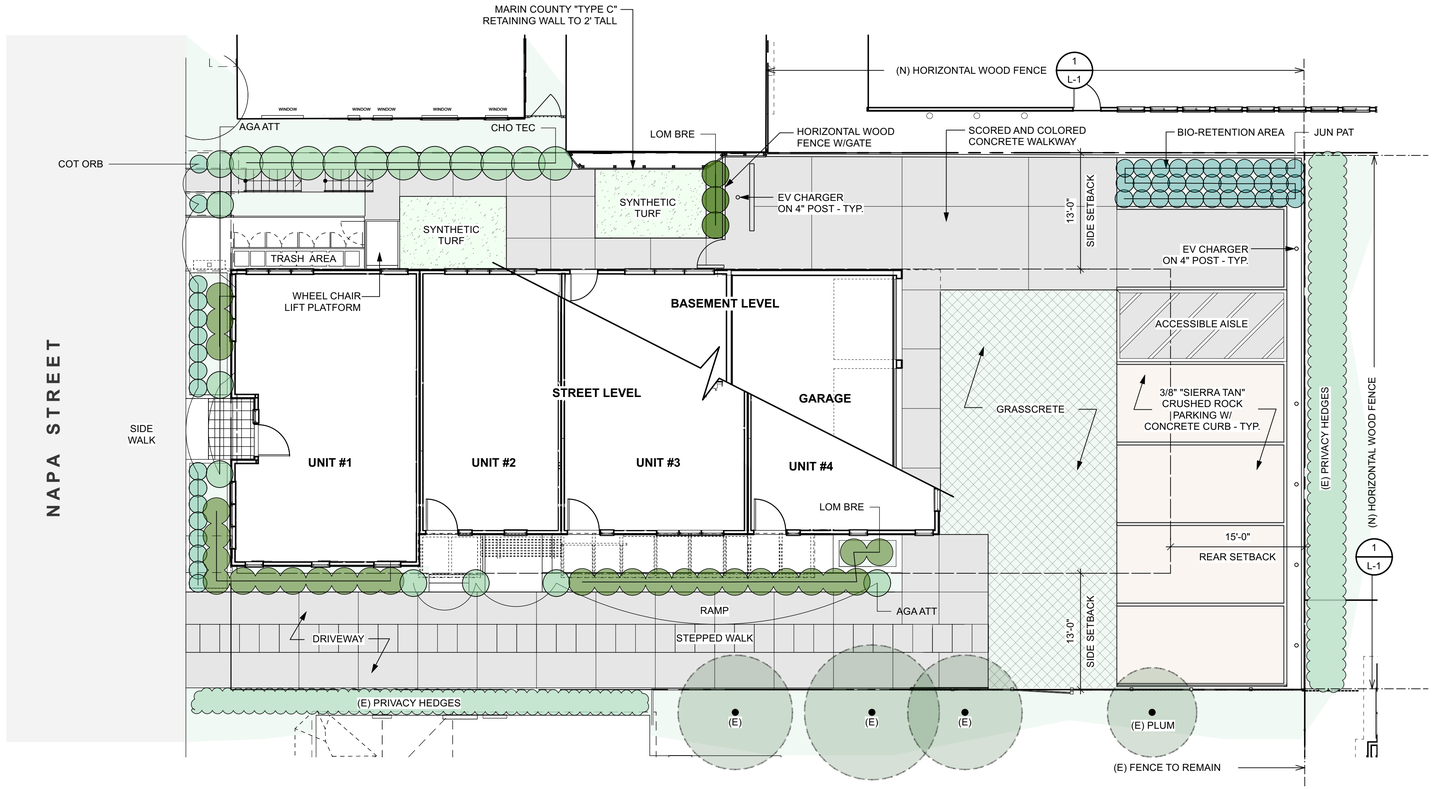
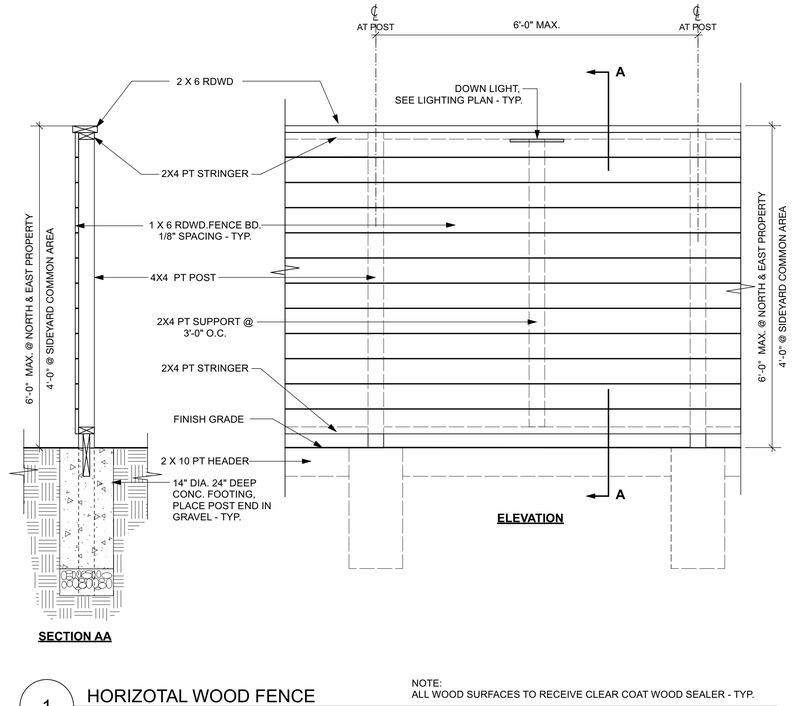
Appendix I6 – Conceptual Site Plans 409 Napa (Site 55)

8 4 0 8 16 24 32
SCALE: 1/8" =1'-0" FEET





ELEVATION

SECTION AA

1 HORIZOTAL WOOD FENCE
Scale: 3/4" = 1'-0"

NOTE:
ALL WOOD SURFACES TO RECEIVE CLEAR COAT WOOD SEALER - TYP.

PLANTING LEGEND

Symbol	Latin Name	Common Name	Quantity	Size	Mature Size	Water Use Rating	Native Plant	Fire-Prone Listed	Remarks
	Trees				(H X W)	VL, L, M, H	Yes(Y) or No(N)	Yes(Y) or No(N)	
	Shrubs								
	Perennials								
LOM BRE	Lomandra longifolia 'Breeze'	'Breeze' Dwarf Mat Rush	31	1 Gal.	3'x3'	L	N		
	Ferns								
	Grasses								
CHO TEC	Chondropetalum tectorum	Cape Rush	11	1 Gal.	3' x 4'	L	N	N	
JUN PAT	Juncus patens	California Gray Rush	33	1 Gal.	2' x 2'	L	Y	N	2' O.C.
	Succulents								
AGA ATT	Agave attenuata	Fox Tail Agave	8	5 Gal.	6' x 4'	L	Y	N	
COT ORB	Cotyledon orbiculata var. 'Flavida'	Fingar Aloe	17	5 Gal.	1'6"' x 3'	L	N	N	3' O.C.
	Vines								
	Groundcovers								

LEGEND

PROPERTY LINE

(E) TREE TO REMAIN

(E) SHRUB TO REMAIN

LANDSCAPE NOTES

PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.

PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

STAKE OR GUY TREES PER DETAILS.

CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSPLANTED.

GENERAL PURPOSE BACKFILL MIX TO BE 50% ON-SITE OR IMPORTED TOPSOIL, 50% APPROVED SOIL AMENDMENT.

PLANTING HOLES TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8". COMPACTED SOILS SHALL BE RIPPED TO 10" DEPTH AND GRADED SMOOTH TO TRANSITION TO SURROUNDING AREAS.

SOIL TESTS (THERE SHALL BE A MINUMUM OF 6) SHALL BE PERFORMED ON THE EXISTING SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:

- SOIL PERMEABILITY RATE IN INCHES PER HOUR
- SOIL TEXTURE TEST
- CATION EXCHANGE CAPACITY
- SOIL FERTILITY (INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND ELECTRICAL CONDUCTIVITY)
- RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL

GROUND COVER AREAS SHALL BE FERTILIZED PRIOR TO PLANTING WITH "AGRIFORM 18-18-6 OR EQUAL AT TWELVE POUNDS PER THOUSAND SQUARE FEET. BROADCAST FERTILIZER EVENLY AND WORK THOROUGHLY INTO THE TOP THREE INCHES OF SOIL.

FURNISH AND INSTALL A 3" LAYER OF MULCH IN ALL PLANTING AREAS. MULCH TO BE 'VINEYARD' MULCH FROM SONOMA COMPOST/WESTMARIN COMPOST (PH# 707-664-9113), 'ORGANIC ARBOR MULCH' FROM GRAB N' GROW (PH# 707-575-7275) OR FOREST FLOOR MULCH FROM AMERICAN SOIL PRODUCTS (PH# 510-860-0197). TRANSITION MULCHES TO 1" DEPTH AT ALL PLANT ROOT CROWNS. PLANT ALL MATERIALS 2" MINIMUM ABOVE EXISTING SOIL LEVELS.

THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.

THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

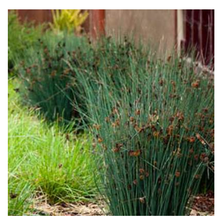
IRRIGATION SYSTEM TO BE A FULLY AUTOMATIC, LOW GALLONAGE DRIP SYSTEM WITH COMPLETE WATER PROTECTION. TREE, SHRUB, AND GROUND COVER AREAS TO RECEIVE DRIP EMITTER TYPE IRRIGATION.

LANDSCAPE LIGHTING TO BE RECESSED SO THAT THE LIGHT SOURCE IS SHIELDED. NO EXPOSED LAMPS SHALL BE SPECIFIED. STEP TYPE FIXTURES SHALL BE DIRECTED DOWNWARD, GARDEN AND PATHWAY FIXTURES SHALL BE SHROUDED OR HOODED.

PLANT IMAGES

Lomandra longifolia 'Breeze' 'Breeze'
Dwarf Mat Rush

Chondropetalum tectorum
Cape Rush


Juncus patens
California Gray Rush

Agave attenuata
Fox Tail Agave

Cotyledon orbiculata var. 'Flavida'
Fingar Aloe

PEDERSEN ASSOCIATES
LANDSCAPE ARCHITECTS
2 4 H S T R E E T
SAN RAFAEL CA 9 4 9 0 1 - 1 7 9 2
P 4 1 5 4 5 6 2 0 7 0 F 4 1 5 4 5 6 2 0 8 6
CA REG # 2 3 0 0 HI REG # 7 2 7 3
PA@PEDERSENASSOCIATES.COM

NAPA STREET

409-411 NAPA STREET
SAUSALITO, CA

APN: 3 064-162-16

PRELIMINARY PLANNING REVIEW : NOT FOR CONSTRUCTION

08/17/22 PLAN REVIEW

DATE ISSUES & REVISIONS NO.

PROJECT# 2022.03 DRAWN BY: TK

ORIGINAL DRAWING SIZE: 24" X 36"

SCALE: 1/8" = 1' - 0"

TN PROJECT NORTH

LANDSCAPE PLAN

SHEET #

L-1

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Appendix I7 – Conceptual Site Plans 2400 Bridgeway (Site 401)

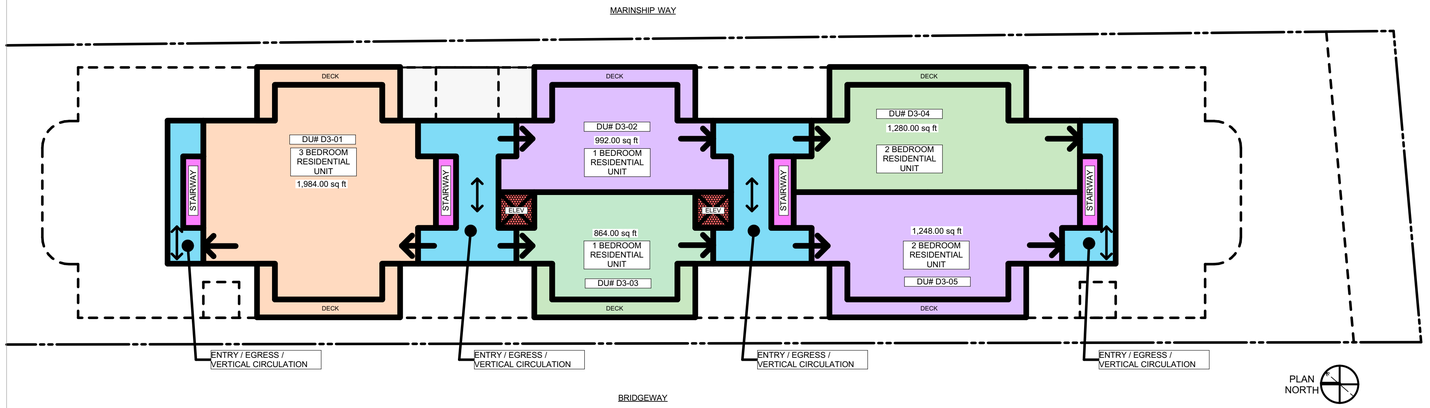
2400 BRIDGEWAY			
PRELIMINARY PROJECT DATA			
	EXISTING sf	PROPOSED sf	+/- DIFFERENCE sf
GROSS PARCEL AREA	28,785.69	28,785.69	0.00
ACCESS EASEMENTS	535.59	535.59	0.00
NET PARCEL AREA	28,250.10	28,250.10	0.00
FLOOR AREA (approximate)			
FIRST FLOOR	6,130.00	6,122.00	-8.00
SECOND FLOOR	9,084.87	11,906.00	2,821.13
THIRD FLOOR	2,863.99	7,768.12	4,904.13
TOTALS	18,078.86 sf	25,796.12 sf	7,717.26 sf
FIRST FLOOR GARAGE	3,584.00	3,584.00	0.00
FLOOR AREA RATIO (FAR)	0.64	0.91	0.27
BUILDING COVERAGE	11,383.99	14,495.85	3,111.86
BUILDING COVERAGE %	0.40	0.50	0.11

NOTE: Area totals summarize all spaces including circulation per the Sausalito Zoning Ordinance and are preliminary & approximate.

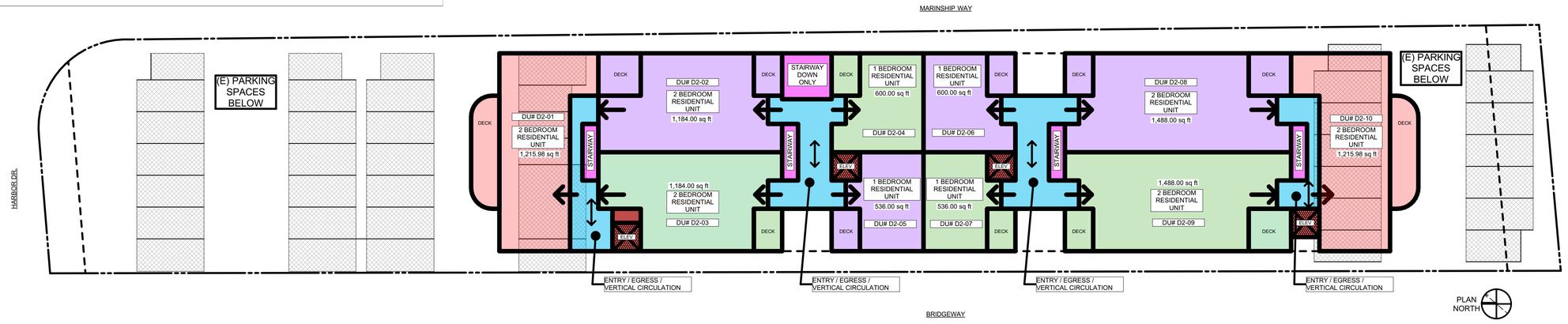
TOTAL # RESIDENTIAL DWELLING UNITS	17
TOTAL # COMMERCIAL UNITS	1

TOTAL RESIDENTIAL AREA +/-	18,816.00 sf
TOTAL COMMERCIAL AREA +/-	2,547.50 sf
TOTAL CIRCULATION +/-	4,432.62 sf

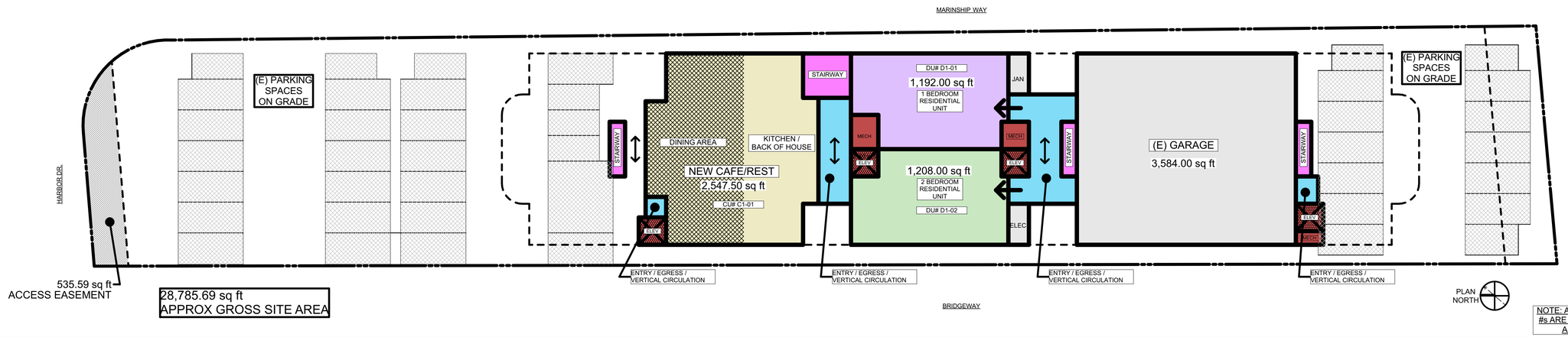
NUMBER OF PROPOSED DWELLING UNITS	PERCENTAGE OF TOTAL DWELLING UNITS	SIZE RANGE OF DWELLING UNITS (sf)	# BEDROOMS PER DWELLING UNIT
4 DWELLING UNITS	23.53%	536 - 600 sf	1 BEDROOM
2 DWELLING UNITS	11.76%	864 - 992 sf	1 BEDROOM
8 DWELLING UNITS	47.06%	1,184 - 1,280 sf	2 BEDROOMS
3 DWELLING UNITS	17.65%	1,488 - 1,984 sf	2 and 3 BEDROOMS



PROPOSED SCHEMATIC STUDY: THIRD FLOOR PLAN | 3



PROPOSED SCHEMATIC STUDY: SECOND FLOOR PLAN | 2



NOTE: ALL FLOOR AREA SF #s ARE PRELIMINARY AND APPROXIMATE

PROPOSED SCHEMATIC STUDY: FIRST FLOOR PLAN | 1

MICHAEL REX ARCHITECTS

1750 BRIDGEWAY, SUITE B211
SAUSALITO, CA 94965
MICHAELREXARCHITECTS.COM
TEL (415) 331-1400
FAX (415) 331-5463

PRELIMINARY NOT FOR CONSTRUCTION

IMPROVEMENTS TO
2400 BRIDGEWAY
2400 BRIDGEWAY
SAUSALITO, CA 94965
APN 063-130-01

DATE AND DESCRIPTION:
SCHEM DIAGRAM STUDY
21 MAY 2024
SCHEM DIAGRAM STUDY
04 JUNE 2024

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DRAWN BY: MRA
CHECKED BY: MRA
SCALE: 1/16" = 1'-0"

PROPOSED SCHEMATIC STUDY FLOOR PLANS

SHEET

A2.2

BIM/cloud-central/revit/rvt/rvt1 - BIM/cloud Co/Revit xx x Service/Addison 2400 Bridgeway

Appendix J – CC and R-3 Development Standards Analysis

		CC	R-3
	City Standards		
1	Units Per Acre	29.04	29.04
2	Maximum Building Coverage	100%	50%
3	Impervious Surface Coverage	NA	75%
4	Maximum Residential FAR	1.30	0.80
5	Maximum Building Height	32	32
6	Front Setback (distance from street)	0	0
7	Rear Setback (distance from rear lot line)	15	15
8	Side Setback (average of street/side)	10	5
9	Common Open Space or Yard per Building	0	0
10	Minimum Open Space per Unit (Common divided by units/building)		
	Prototype Project		
11	Site Size (acres)	0.55	0.55
12	Parcel Width - Front/Rear Width (feet)	133.2	133.2
13	Parcel Depth - Length of Sides (feet)	179.8	179.8
14	Unit Type	Multifamily	Multifamily
15	Units (Based on Maximum Units per Acre)	15.0	15.0
16	Average Unit Size (S.F.)	1,200	1,200
17	Private Storage per Unit	-	-
18	Building Stories (within Maximum Building Height)	3	3
19	Covered Parking Spaces (per unit)	0	0
20	Uncovered Parking Spaces (per unit)	1.88	1.88
21	Total Nonresidential S.F.	8,000	-
22	Total Residential S.F. (average unit size x total units)	18,000	18,000
24	Parking Space (s.f.) - covered or uncovered	9,752	4,568
26	Common Open Space/Yard S.F.	-	-
27	Front Setback Total Area (square feet)	-	-
28	Rear Setback Total Area (square feet)	1,998	1,998
29	Side Setbacks Total Area (square feet)	3,297	1,648
30	Lot Area Required for Setbacks (Acres)	0.12	0.08
31	Internal Streets/Driveways/Utilities (15% of site)	3,594	3,594
32	First Floor Building Footprint (Parking included in Structure)	17,752	8,275
33	First Floor Building Footprint (Nonresidential Structure, 50% of parking in structure)	12,876	7,438
34	Structure Coverage (First Floor Footprint with covered parking in residential structure	74%	35%
35	Structure Coverage (First Floor Footprint with 50% of parking in structure, remainder uncovered parking	54%	31%
36	Impervious Surface Coverage (First Floor Footprint with covered parking in residential structure plus Internal Driveways/Utilities)	89%	50%
37	Impervious Surface Coverage (First Floor Footprint with 50% parking in structure plus remainder uncovered parking plus Internal Driveways/Utilities)	89%	56%
38	Floor Area Ratio	1.09	0.75
39	Minimum Site Area Needed (Internal Streets/Utilities, First Floor Building Footprint/Carports, Uncovered Parking)	0.60	0.36
	Does Prototype Meet City Standards?		
40	Prototype uses City's building height, setback, open space, and landscaping standards? Note: No minimum open space or landscaping requirement.	Yes	Yes
41	Maximum Building Coverage Standard Met? (Rows 34 and 35 within Row 2 standard)	Yes	Yes
42	Maximum Impervious Surface Coverage Standard Met? (Rows 36 and 37 within Row 3 standard)	NA	Yes
43	Floor Area Ratio Standard Met? (Row 38 within Row 4 standard)	Yes	Yes