

City of Sausalito

6th Cycle Housing Element Update

Housing Plan

Background Report

HCD Review Draft

Please note that the HCD Review Draft is available in two versions:

- Clean with no tracked changes

- *Track changes (underline/strikethrough) to assist the reader in identifying revisions made to the Public Review Draft Housing Element*

Both versions are accessible on the Housing Element Update website at:
https://housingelementsmarin.org/city-of-sausalito

October 27, 2022

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Housing Plan Table of Contents

I. INTRODUCTION 1
Overview and Purpose 1
Housing Element Components 1
Contents 1
Affirmatively Furthering Fair Housing 2
II. HOUSING PLAN 2
Goals and Policies 2
Programs 7

LIST OF TABLES

TABLE 1. RHNA SITES STRATEGY HP-10
TABLE 2. FAIR HOUSING PROGRAM ACTION ITEMS HP-27
TABLE 3. 2023–2031 QUANTIFIED OBJECTIVES HP-37

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. 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.
- 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.
- On an annual basis, review code enforcement records to identify areas that need special attention. If areas with less stable housing conditions are identified (e.g., code violations, significant deferred maintenance, illegal occupancy), perform targeted outreach within six months to the neighborhood and areas 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.
- 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.
    - 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.

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 to strengthen regulations to extend inclusionary requirements to smaller projects, with exceptions for projects that are occupied by long-term homeowners, and prohibit conversions during periods of low rental vacancy rates.

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 units. After accounting for approved projects, projected ADUs, and projected SB the City has a remaining RHNA of 465 units, including 263 lower income units (extremely/very low and low), 52 moderate income units, and 166 above moderate income units.

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 49 du/ac Housing Overlay, a 70 du/ac Housing Overlay, or a Mixed Use Overlay. Densities of Opportunity Sites would be based on the maximum allowed residential density (49 units per acre or 70 units per acre) applied as part of the rezone and development of sites would be allowed up to the maximum allowed density, plus any density bonus required by State law.

A summary of the RHNA approach is shown in Table 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**	
Approved/Entitled Projects	3	8	7	10	25
Inventory of Existing Residential Sites	1	4	25	72	118
ADU & SB 9 Projected Units	12	27	30	47	116
Opportunity Sites					
Housing Opportunity – 49 du/ac	38	21	35	33	127
Housing Opportunity – 70 du/ac	94	52	30	10	186
Mixed Use Overlay	149	81	54	16	300
Total	**297**	**209**	**181**	**188**	**872**
Surplus[1]	**97**	**94**	**67**	**-**	**148**
Percentage of Total Sites that are Surplus	**33%**	**45%**	**37%**	**-**	**17%**

1. 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.

The RHNA Sites Strategy shown in Table 1 provides the capacity to accommodate at least 872 new units at all income levels, exceeding the total RHNA allocation for Sausalito by 148 units, or 17%. 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 1288. Voter initiative sites are identified in Appendix D1 and are anticipated to accommodate at least 207 very low, 113 low, 69 moderate, and 13 above 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.

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 - sites larger than 0.5 acre that were ultimately not selected to be rezoned as Opportunity Sites were determined to be unsuitable by the HEAC 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.

- Within three years [Housing Element must be adopted by May 2024 and certified by HCD or the rezoning must occur within one year] of Housing Element adoption, and no later than January 2027, amend the General Plan and Zoning Ordinance to establish the Housing Overlay-49, Housing Overlay-70, and Mixed Use Overlay in order to designate adequate opportunity sites to accommodate the City's remaining RHNA of 465 units, plus a buffer for the very low, low, and moderate income categories.
    - 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 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
        - 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.

- Ensure 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 within 6 months.

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 2024 and 2025, p~~P~~ursue State funding available to assist lower- and moderate-income homeowners in the construction of ADUs. If funds are

received, provide financial assistance to qualified property owners to build ADUs using State funds (such as CalHOME funds).

- In 2023, p~~P~~rovide 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.
- In 2024 and 2026, c~~C~~onduct 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 of permitted ADUS, included in Chapter IV of the Background Report. If the review finds that production is not consistent with the projections in Background Report Chapter IV, 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.
- ~~Provide financial assistance to qualified property owners to build ADUs using State funds (such as CalHOME funds).~~

Primary Responsible Department: Community Development

Funding Source: General Fund

7. SB 9 Mapping Tool

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 ~~areas~~ 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.

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. The majority of the sites will remain in City ownership. Should, in the future, any 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 Housing Law. In accordance with State Housing Law, should surplus land be identified in the future, 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.

Program Objectives and Timeframe:

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

Primary Responsible Department: Community Development

Funding Source: General Fund

9. 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.

Program Objectives and Timeframe:

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.
- 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.

- 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."
- Work with Marin Housing and regional affordable housing providers 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.
- Work 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 through:
    - Allowing marinas to increase their capacity of total berths by 5% 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:

- 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.
- 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.

Primary Responsible Department: Community Development

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 Department: Community Development

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:

- 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 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 an overview of the Inventory of Residential Sites, 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
- 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.
    - ~~Customized Development Standards. The City will create and adopt new customized development standards to support its new Workforce Housing Overlay and Mixed-Use Housing land use and zoning designation(s); as part of this process, the City will engage developers of affordable and special needs housing to understand potential land use constraints related to development standards and prepare and adopt standards which support the development of housing affordable to lower- and moderate-income households and households with special needs.~~
    - 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 with displacement risk
- 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 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.
- 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).

Primary Responsible Department: Community Development

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 20% of the units affordable to moderate income households.

Program Objectives and Timeframe:

- By December 2024, modify the inclusionary requirement to address the potential to require specified minimum percentages of very low and low income units, if determined to be feasible, 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, 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, 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 to households seeking rental assistance.

Primary Responsible Department: Community Development

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 as necessary to ensure that transitional and supportive housing are allowed in residential and mixed use zones in accordance with Government Code Section 65583(c)(3), and to allow eligible supportive housing in zones where multi-family and mixed uses are permitted in accordance with Government Code Sections 65650 through 65656.



C. *Employee Housing:* The Zoning Ordinance will be updated to ensure 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.

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 as necessary to remove restrictions on mobile homes and manufactured homes that conflict with the provisions of 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 ~~Objective Design and Development Standards~~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.

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

~~I. *Objective Design & Development Standards.* The City will adopt objective design and development standards for single family and multifamily housing, including ministerial (by-right) residential and mixed use development, and will ensure that the standards, including floor area ratio, unit size height, setback, and parking requirements, 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.~~

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

Primary Responsible Department: Community Development

Funding Source: General Fund

17. Density Bonus and Other Incentives

Government Code Section 65915-65918 requires density bonuses for a range of housing types, including bonuses of 5% to 80% for projects affordable to very low, low, and moderate income households (depending on the affordable units provided by the project) 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 component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 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 is in the process of preparing 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.

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, 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.

To further improve development review, the City will establish a project tracking database and review its permit processing timelines and permit processing procedures to ensure projects are not subject to excessive review hearings or an excessive public process. If the City's permit processing timelines do not conform to 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.

Program Objectives and Timeframe:

- Within ~~two years~~1 year of Housing Element adoption, and no later than ~~May~~ November 202~~35~~, develop procedures to address the streamlining requirements of SB 35 and objective design requirements of SB 330. The procedures shall include ODDs for multi-unit projects (by-right) residential and mixed use development and shall address the densities allowed for Opportunity Sites under Program 4. The standards, including floor area ratio, unit size, height, setback, and parking requirements, 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.

- Within two years of Housing Element adoption, and no later than May 2025, adopt objective design and development standards for single family and multifamily housing, including ministerial (by-right) residential and mixed use development, and ensure that the standards, including floor area ratio, unit size height, setback, and parking requirements, 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.
- 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 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

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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:

- Continue 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.

- 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 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 2 summarizes fair housing issues, contributing factors, and implementing actions.

The actions listed below, ~~along with the~~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 2, 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 1. Fair Housing Program Action Items

Program/Action Area ~~Programs~~	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Housing Mobility Enhancement				
6. Accessory Dwelling Units and Junior Accessory Dwelling Units~~(ADUs)~~: 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); • ~~Provide financial assistance to qualified property owners to build ADUs (2025)~~
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 emphasis on	• 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; • Three presentations per

			higher opportunity areas	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				
10. Affordable Housing Development Assistance: Provide Housing Opportunities throughout Sausalito, including increased opportunities in Higher Opportunity Areas for all Members of the Community ~~Affordable Housing Development Assistance~~	• 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 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	Medium priority/ within 24 months of Housing Element adoption	• Target affordable housing throughout the City with an emphasis on higher 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	• Establish financial and regulatory incentives (2024) • Annual outreach to affordable developers and housing providers (2023-2031)

			• Prioritize funding for infrastructure improvements in the most economically impacted neighborhoods	
22. 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 Concentrated Area of Poverty in Marin City	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 through the Sausalito Marin City School District on a quarterly basis
Place-Based Strategies for Community Preservation and Revitalization				
9. Liveaboard Housing: Maintain and Enhance Liveaboards as a Permanent Form of Housing ~~Liveaboard 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); • Institute 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); • Advocate with BDC 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)
Displacement Protection				
22. Displacement Risk of Lower Income Residents Due to Economic Pressures: • ~~Rental Registry~~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 • ~~Consider l~~implement~~ation~~ strategies to strengthen protection for tenants. Strategies may include ~~of~~ 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	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

	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 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			reporting throughout the planning period

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.
- 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.

Program Objectives and Timeframe:

- Continue to implement City's adopted procedures to allow reasonable accommodations.
- 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 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 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 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

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 3 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 3. 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).

Background Report Table of Contents

I. Introduction 1
A. Contents 1

II. Housing Needs Assessment 3
A. Introduction 3
B. Data and Methodology 3
C. Demographic Profile 3
D. Household Profile 9
E. Housing Stock Characteristics 31
F. Housing Costs and Affordability 36
G. Projected Housing Needs 48
H. Housing Resources 49

III. Housing Constraints 51
A. Governmental and Environmental Constraints 51
B. Non-Governmental Constraints 87
C. Public Facilities And Infrastructure 99
D. Environmental Issues 102

IV. Housing Inventory 105
A. Progress Toward the RHNA 105
B. Inventory of Residential Sites 105
1. Sites with Zoning in Place 113
2. Opportunity Sites to be Rezoned 115
3. Residential Projects with Development Entitlements (Post June 30, 2022 Occupancy) 119
4. Projected ADUs and SB 9 Units On Underutilized Sites 119
Accessory Dwelling Units 120

V. Affirmatively Furthering Fair Housing 126
6a. Outreach 126
6b. Assessment of Fair Housing Issues 130
6c. Sites Inventory 170
6d. Analysis of Contributing Factors and Fair Housing Priorities And Goals 175

VI. Evaluation Of The 2015-2023 Housing Element 180
A. Introduction 180
B. 2015 – 2023 Housing Element Goals 180
C. Appropriateness And Effectiveness of the 2015-2023 Housing Element 180

VII. Other Requirements 210
A. Energy Conservation Opportunities 210
B. Consistency with Other General Plan Elements 212
C. Priority Water and Sewer Service 212

LIST OF TABLES

Table 1. Population Statistics and Projections – City of Sausalito and Marin County (2000–2020) .4
Table 2. Population Trends – Marin County Jurisdictions (2010–2020) 4
Table 3. Age Distribution – Sausalito (2010, 2019) 5
Table 4. Population Distribution by Race & Origin – Sausalito (2010, 2019) 5
Table 5. Sausalito Employment by Industry (2010, 2019) 6
Table 6. Examples of Occupations and Wages – San Rafael MD (2021) 7
Table 7. Households by Tenure and Age (2019) 10
Table 8. Household Size by Tenure (2019) 11
Table 9. Income by Owner/Renter Tenure – Sausalito (2017) 12
Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017) 12
Table 11. Households in Poverty in Sausalito (2019) 14
Table 12. Occupations with Wages for Extremely Low Income Households in Marin County (2021) 15
Table 13. Senior Household Trends and Population – Sausalito 16
Table 14. Persons with Disability by Employment Status – Sausalito (2015, 2019) 18
Table 15. Persons with Disabilities by Disability Type and Age (2019) 19
Table 16. Developmental Disabilities by Age (2020) 21
Table 17. Developmental Disabilities by Residence Type (2020) 21
Table 18. Large Households in Sausalito (2019) 22
Table 19. Marin County Farmworkers – County-wide (2017) 23
Table 20. Marin County Farm Labor Employment (2017) 23
Table 21. Homelessness in Marin County (2019, 2017, 2015) 26
Table 22. Marin County Homeless Characteristics 27
Table 23. Homeless Facilities (2020) 28
Table 24. Housing Units by Type within Sausalito 31
Table 25. Vacancy by Type in the Sausalito (2019) 32

Table 26. Vacancy Rates in Sausalito (2000, 2010, and 2019) 33
Table 27. Age of Sausalito Housing Stock & Housing Stock Conditions 34
Table 28. Overcrowded Housing in Sausalito (2019) – by % of units occupied 36
Table 29. Median Homeowner/Renter Costs (2000-2019) - Sausalito 37
Table 30. Median Home Values (2001-2020) – Sausalito 37
Table 31. Value of Owner-Occupied Housing Units (2019) – Sausalito 37
Table 32. Sales Price by Jurisdiction – Marin County 38
Table 33. Marinas 38
Table 34. Ability to Pay for Housing Based on Income Group/Household Size (2021) * 39
Table 35. HUD Fair Market Rents Marin County (2021, 2022) 41
Table 36. Sausalito Rent Affordability (2021)[1] 41
Table 38. Median Home Sales Prices – Sausalito and Marin County 43
Table 38. Affordable Homes Sold in Sausalito (2021) 43
Table 39. Summary of Assisted Housing Developments 46
Table 40. Rehabilitation Costs 47
Table 41. Regional Housing Needs Allocation - Sausalito 48
Table 42. Residential Land Use Categories and Densities 52
Table 43. Land Use Categories and Zoning 54
Table 44. Zoning District Density, Minimum Lot Size, and Minimum Lot Width Regulations 55
Table 45. Zoning District Setback, Height, and Lot Coverage Regulations 56
Table 46. Residential Off-Street Vehicle Parking Requirements 57
Table 47. Zoning Districts Permitting Residential Uses 59
Table 48. Development Project -- Planning Fees 76
Table 49. Residential Building Permit and Public Works/Engineering Fees 77
Table 50. Development Fees – Single-Family and Multi-Family Development 79
Table 51. Comparison of Development Fees in Cities within Marin County 80
Table 52. Application Processing Times 81
Table 53. Typical Processing Procedures by Type 81
Table 54. Affordable Housing New Construction Cost Estimates 89
Table 55. Financial Resources 91
Table 56. Building Permit Timing and Densities 95
Table 58: Comparison of RHNA to Inventory of Sites, Approved Projects, and ADUs 106

Table 59: Compliance with Fair Housing Laws 131
Table 60: Demographic Trends 139
Table 61: Median Household Incomes 155
Table 62: Domains and List of Indicators by Factors 156
Table 63: Opportunity Resource Levels by Census Tract 157
Table 64: Fair Housing Issues and Contributing Factors 176
Table 65. Regional Housing Needs Allocation (RHNA) 5th Cycle Progress – City of Sausalito 181
Table 66: Description of Achievements from Previous 2015 – 2023 Housing Element 185

LIST OF FIGURES

Figure 1: Parcels Constrained by Ordinances 1022 and 1288 75
Figure 2A: Inventory of Sites – Aerial Map 122
Figure 2B: Inventory of Sites – Zoning Map 123
Figure 3: Inventory of Sites – Environmental Constraints 124
Figure 4: Inventory of Sites - Infrastructure 125
Figure 5: Census Tract Boundaries 136
Figure 6: Housing Choice Vouchers and LIHTC Projects 137
Figure 7: Intentionally Blank 144
Figure 8: Neighborhood Concentration by Census Tract 145
Figure 9: Diversity Index by Census Block Group 2018 146
Figure 10: Diversity Index by Census Block Group 2010 147
Figure 11: Proportion of Population with Disabilities by Census Tract 148
Figure 12: Percent of Population 18 Years and Over in Households Living with Spouse 149
Figure 13: Percent of Children in Married Couple Households 150
Figure 14: Female-Headed Households by Proportion of Children Present by Census Tract 151
Figure 15: Proportion of Senior Residents by Census Tract 152
Figure 16: Median Household Income by Block Group 153
Figure 17: TCAC Economic Score by Census Tract 158

Figure 18: TCAC Education Score by Census Tract 159

Figure 19: TCAC Environmental Score by Census Tract 160

Figure 20: TCAC Opportunity Areas by Census Tract 161

Figure 21: Job Proximity Index by Block Group 162

Figure 22: Sensitive Communities 163

Figure 22: Cost-Burdened Renter Households by Census Tract 172

Figure 23: Cost-Burdened Owner Households by Census Tract 173

Figure 24: Overcrowded Households 174

LIST OF APPENDICES (SEPARATE DOCUMENT)

Appendix A – Summary of Comments on the Draft Housing Element and Responses to Comments

~~Appendix A – Community Action Marin Resource Guide~~

Appendix B – Baseline Site Selection Criteria

Appendix C – Site Suitability Criteria

Appendix D – Inventory Of Residential Sites

- D1: Summary of Residential Sites
- D2: Residential Sites – Site Scoring Criteria and Total Ratings

Appendix E – Very Low And Low Income Opportunity Sites

Appendix F – Lots with SB 9 Potential

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
- G5: Town Hall #3 Input Summary

~~H: Summary of Comments on the Draft Housing Element and Responses to Comments~~

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 Plan

This Chapter includes an analysis of population and employment trends, quantified housing

III. 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.

IV. Constraints and Resources

6TH CYCLE HOUSING ELEMENT BACKGROUND REPORT

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.

V. 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.

VI. 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.

VII. 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.

VIII. 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. It 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

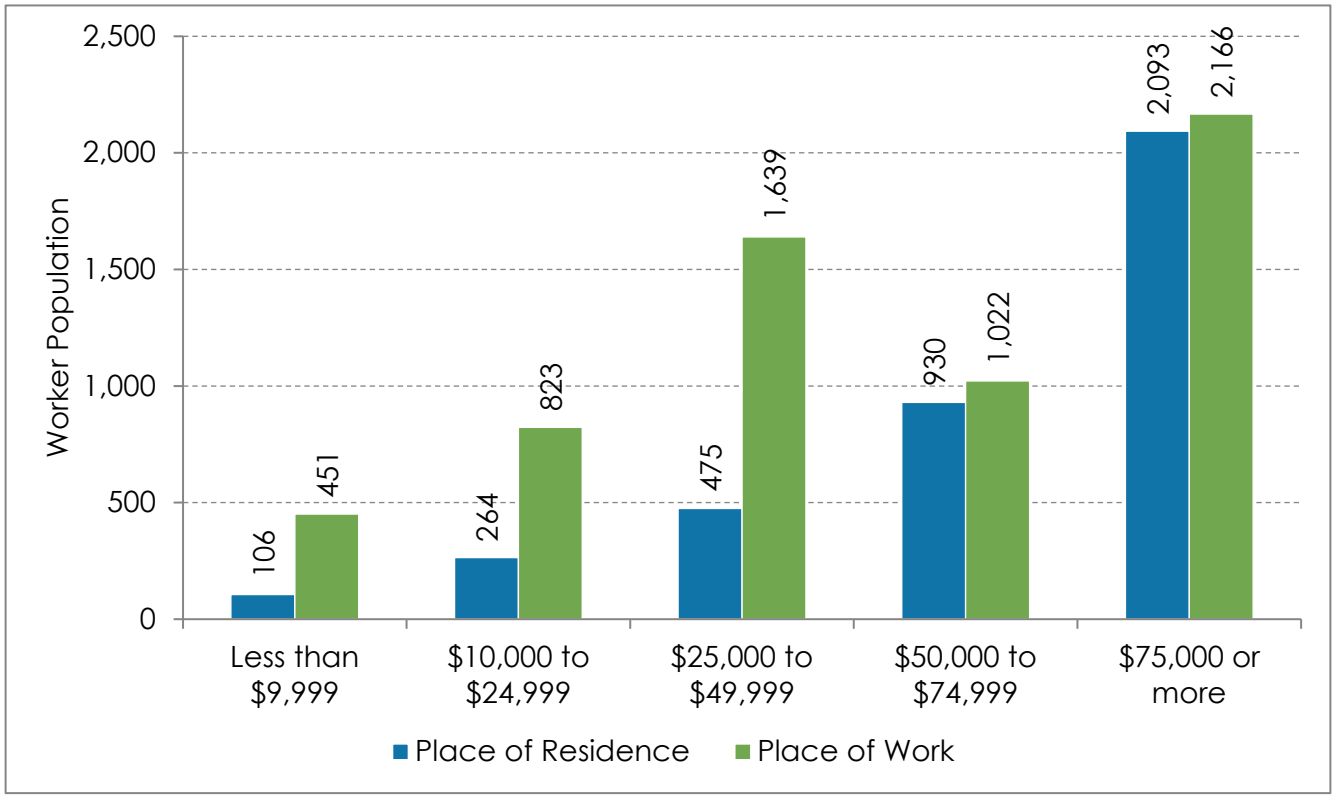
As shown in Table 5, the data shows the occupations of Sausalito residents regardless of the location of the job. Between 2010 and 2019, the number of jobs in Sausalito decreased by 16.1% from 4,676 to 3,924 jobs.

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

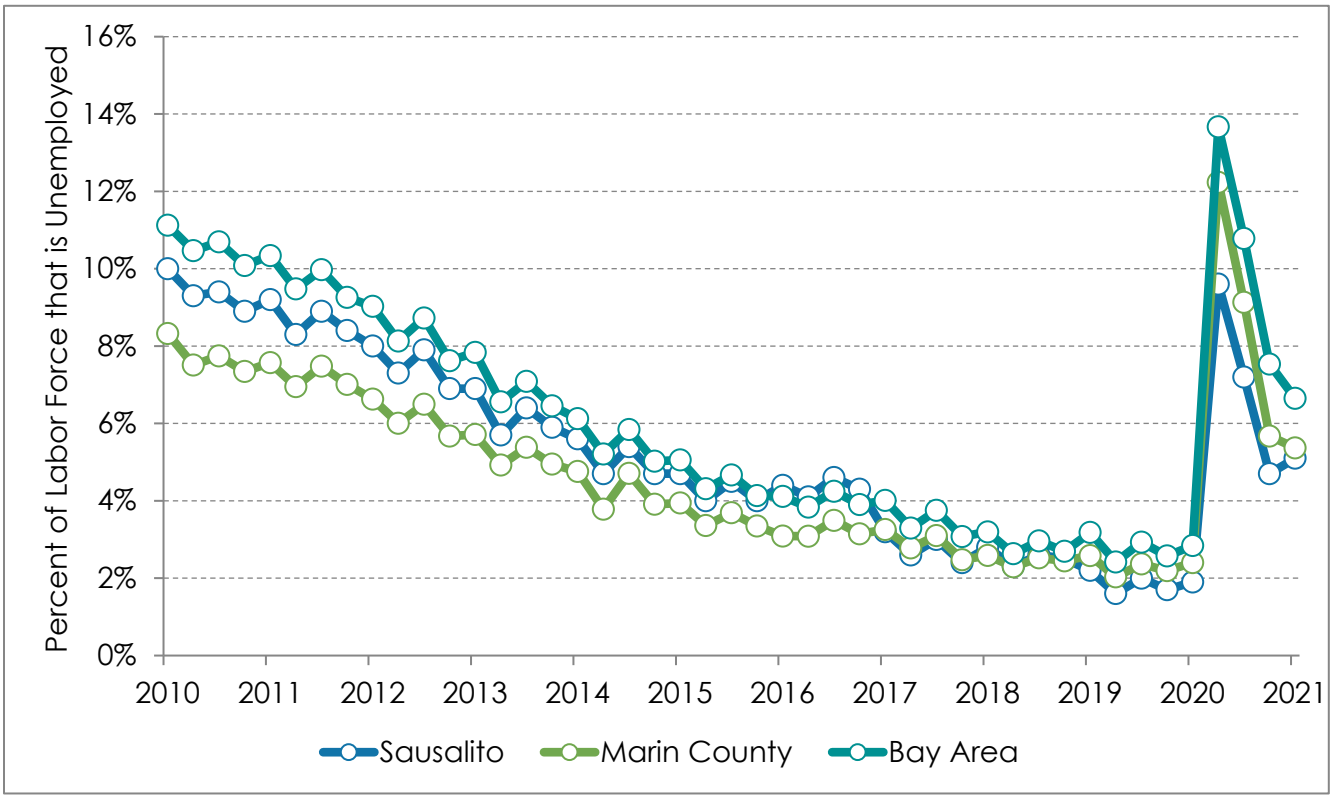


Source: ABAG Housing Data Needs Report 2021; U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2010-2018.

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%

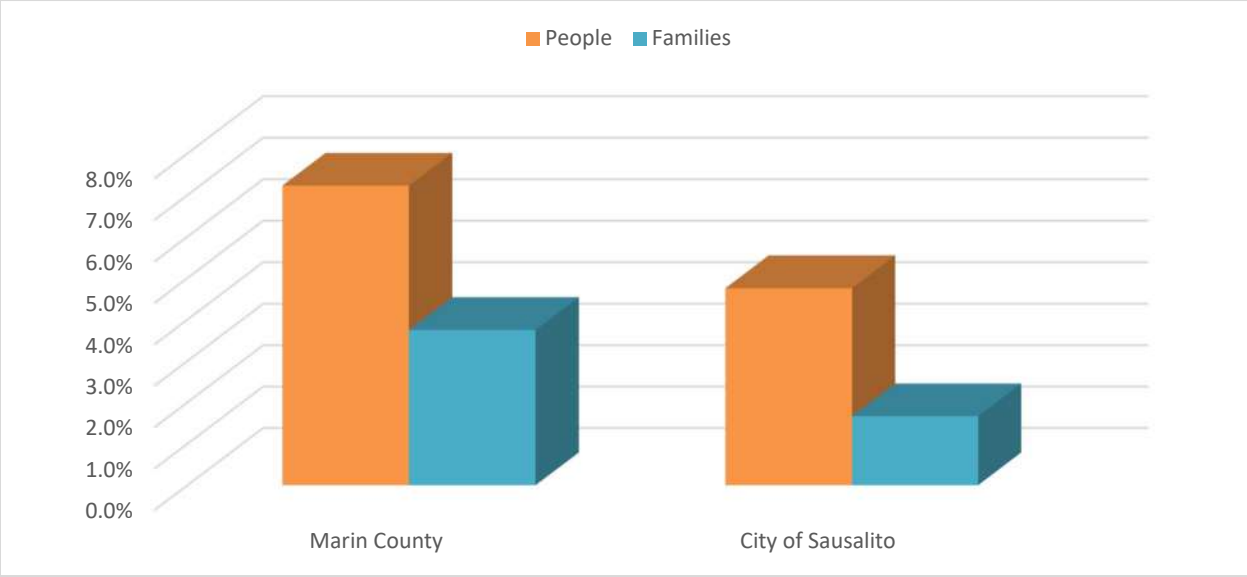
Table 10. Housing Characteristics (Tenure, Overpayment) by Income Level (2017)				
Total Households Characteristics	Sausalito		Marin County	
	Number	Percent	Number	Percent
Extremely Low Income (0-30%)	355	8.7%	9,855	9.4%
Extremely Low Income Renter Severely Overpaying	155	3.8%	6,085	5.8%
Extremely Low 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/~~Appendix A~~. 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

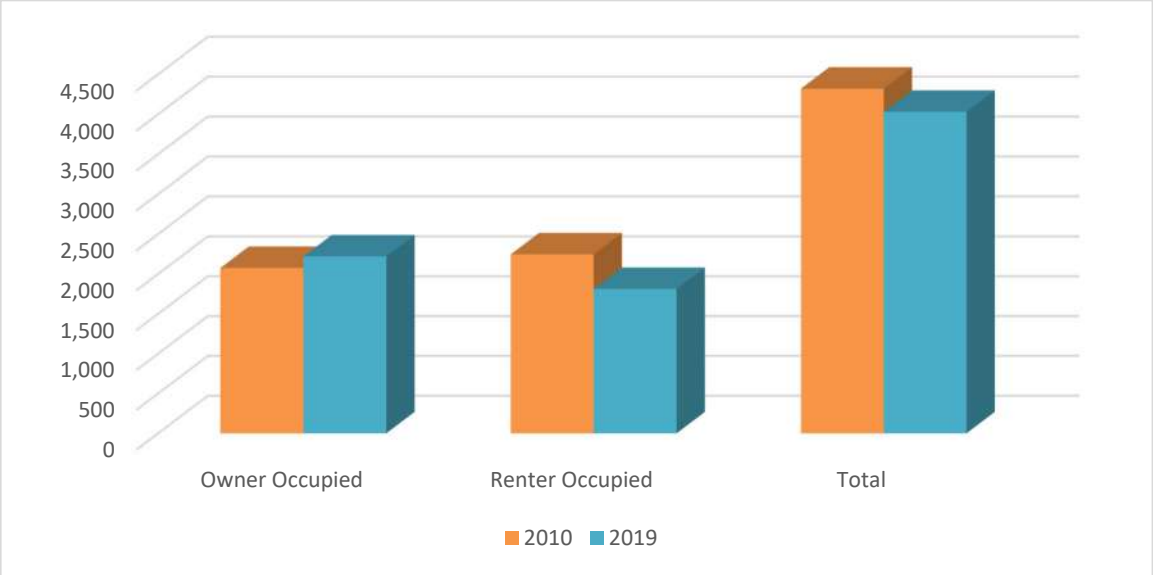
	2000	2010	2020	Change 2010-2020
Single-Family Detached	425	824	829	+5
Single-Family Attached	1,714	1,789	1,773	-16
2 to 4 Units	1,360	900	958	+58
5+ Units	809	938	938	+0
Mobile Homes	12	85	85	+0
Total:	4,533	4,536	4,583	+47

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.

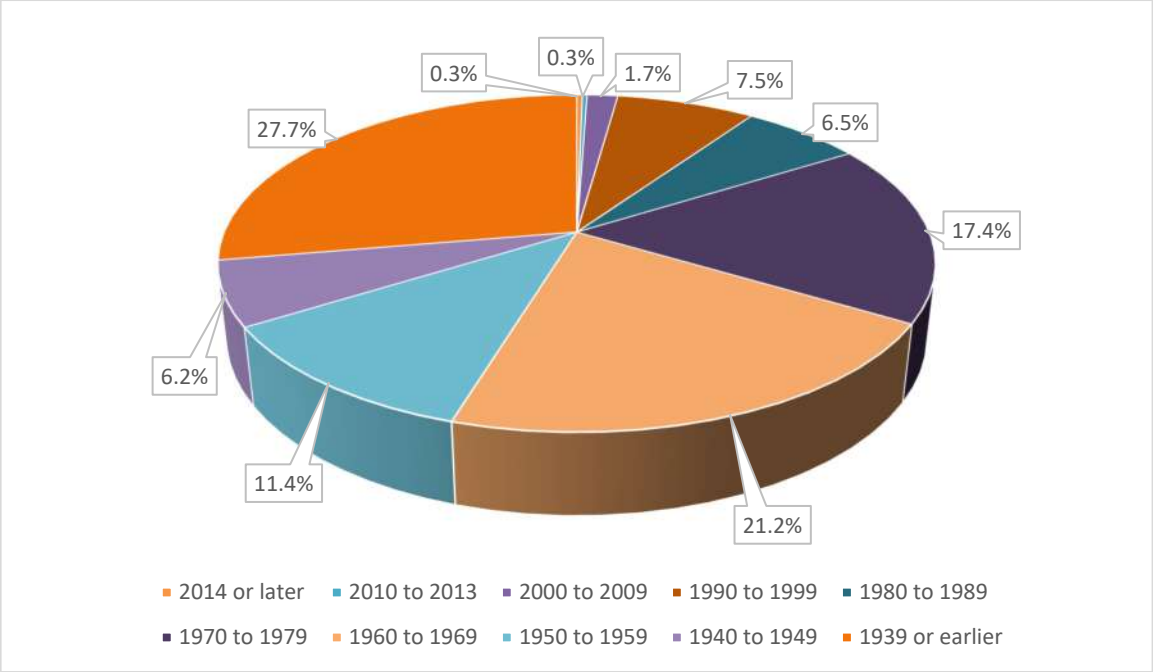
Table 26. Vacancy Rates in Sausalito (2000, 2010, and 2019)

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%

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

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

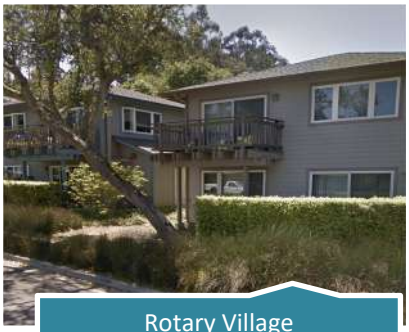
Units at risk of conversion are those that may have their subsidized contracts terminated ("opt out") or that may "prepay" the mortgage, thus terminating the rental restrictions that keep the unit affordable to lower income tenants. There are several reasons why the property owner may choose to convert 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.

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



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 ~~Appendix A,~~ the Community Action Marin Resource Guide, which is updated annually and available at: https://camarin.org/resources/ ~~dated 2021~~. 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.

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
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.

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. In addition, the City of Sausalito does not have a required setback from the front property line, which gives owners greater flexibility in developing their properties.

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, ~~such as~~ 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)

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 CP 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.

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.

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.

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). 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. 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.

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; however, Sausalito is not an agricultural community and there are no parcels zoned for agricultural use.

Program 16 (Zoning Ordinance Amendments) will ensure that employee housing is permitted and treated consistent with the requirements of HSC Section 17021.5.

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 project with 4 or more units be affordable to moderate-income households. 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 income units are eligible for a density bonus, consistent with 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.

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 grant variances to setbacks to accommodate for 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 permit procedures or requirements that could impede the retrofitting of homes for accessibility. 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.

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.

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. ~~concurrently with public review of the Draft Housing Element. [Update as needed following close of consultation/comment period]~~

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 1022

Ordinance 1022, adopted by the voters on June 4, 1985, limits floor area ratios and densities in commercial and industrial areas. Ordinance 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, t~~T~~he resultant minimum FARs necessary to accommodate the realistic capacity for Opportunity Sites ~~ranges~~ (identified in Appendix D2) are estimated to range from 0.25 to 0.57, if parking is excluded from the FAR. T~~, t~~he Draft Opportunity sites affected by the Fair Traffic Initiative are: 31, 39, 47, 67, 68, 72, 79, and 81. 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 Ordinances 1022. Program 4 in the Housing Plan ensures that the City initiates and fully funds an election to remove constraints associated with Ordinance 1022 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

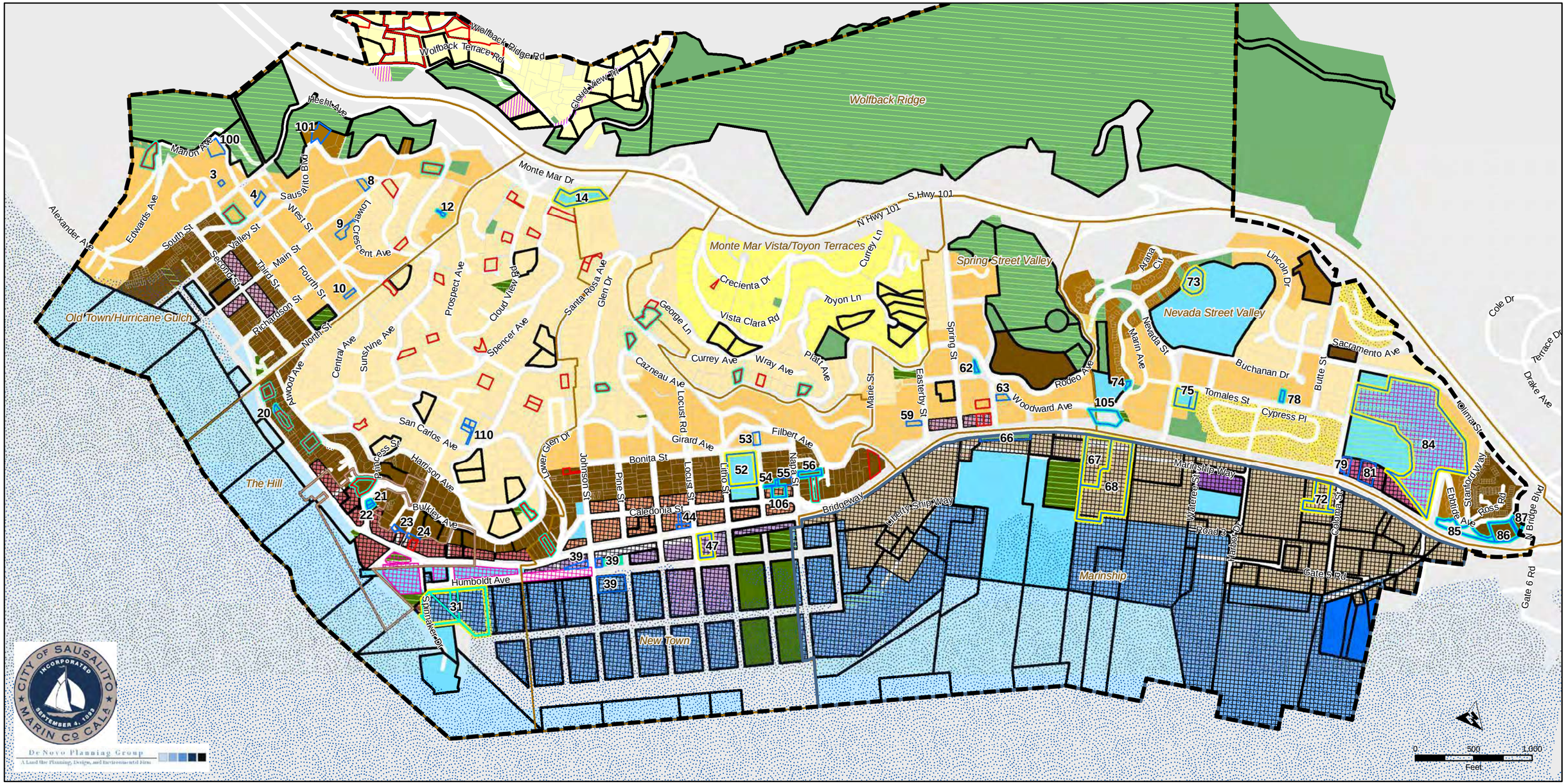
Ordinance 1128, adopted by the City Council on December 18, 1997 in lieu of placing a voter initiative on the ballot, regulates the sale, lease or other disposition of the following City-owned lands:

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



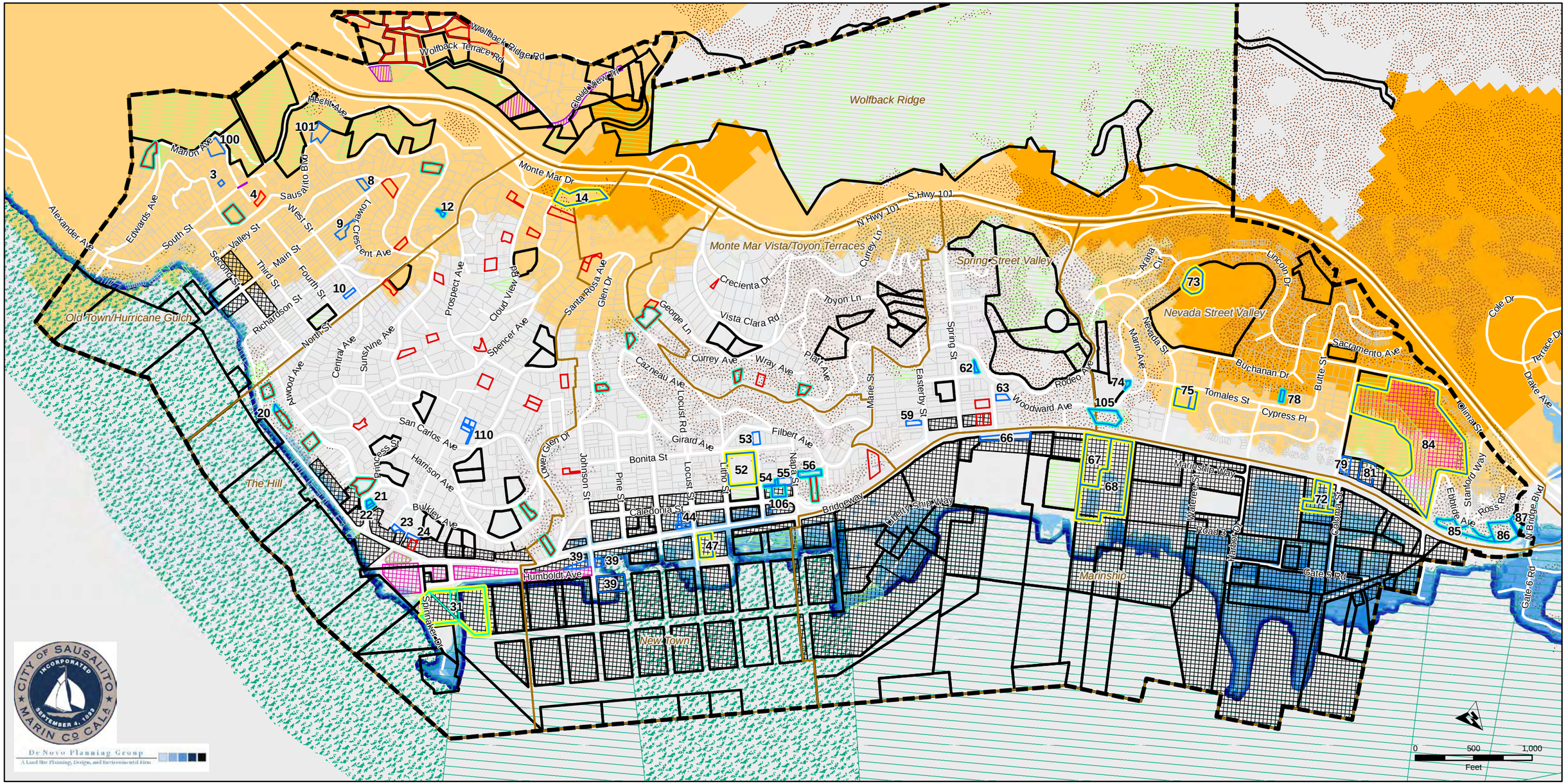
LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Existing Capacity Sites
- Opportunity Sites
- Very Low/Low Income Opportunity Site
- Backup Site
- Parcels >= 0.5 acres
- Ordinance 1022 Sites
- Ordinance 1128 Sites
- CPAD Protected Lands
- CCED Protected Lands
- 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:
- 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

SAUSALITO 6th CYCLE HOUSING ELEMENT UPDATE

FIGURE 1A
ORDINANCES 1022 & 1128 RESTRICTIONS WITH ZONING AND SITES >=0.5 ACRES

Sources: City of Sausalito; Marin GeoHub. Map date: October 10, 2022.



LEGEND

- Sausalito City Boundary
- Neighborhood Boundary
- Existing Capacity Sites
- Opportunity Sites
- Very Low/Low Income Opportunity Site
- Backup Site
- Parcels >= 0.5 acres
- Ordinance 1022 Sites
- Ordinance 1128 Sites
- CPAD Protected Lands
- CCED Protected Lands

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 UPDATE

FIGURE 1B
ORDINANCES 1022 & 1128 RESTRICTIONS WITH ENVIRONMENTAL CONSTRAINTS AND SITES >=0.5 ACRES

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: October 10, 2022.

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 has no development impact fees, and in addition, does not 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.Buildingjournal.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 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, or depending on the project, it might be reviewed by the Community Development Director.

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) CEQA Exemption	Design Review (PC) 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. 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.
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.

While the design review requirements have not posed a constraint to development, the second finding includes a subjective component related to "complementing" the surrounding neighborhood. Program I6 (Zoning Ordinance Amendments) will ensure the design review criteria are revised to address potentially subjective terminology in order to provide objectivity in the design review process.

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) and has several mechanisms in place to preserve and maintain its historic structures. Per Section 18.46.020, 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.

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.

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~~641,285~~ 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~~574,227~~. 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~~	~~2021-164 67 Units 999 3rd St, San Rafael~~	~~2018-058 54 Units 2626 Sir Francis Drake Blvd, San Rafael~~	~~Average % of Total Costs~~
~~Land/Acquisition~~	~~$2,064,317~~	~~$3,999,751~~	~~8.7%~~
~~Relocation Expenses~~	~~$0~~	~~$157,500~~	~~0.2%~~
~~Construction~~	~~$25,973,211~~	~~$16,416,692~~	~~61.0%~~
~~Architectural and Engineering~~	~~$1,755,608~~	~~$986,355~~	~~3.9%~~
~~Construction Interest/ Financing~~	~~$3,121,084~~	~~$2,236,181~~	~~15.0%~~
~~Attorney Costs~~	~~$95,160~~	~~$26,000~~	~~0.2%~~
~~Reserve Costs~~	~~$381,912~~	~~$385,572~~	~~1.1%~~
~~Contingency Costs~~	~~$1,762,331~~	~~$870,307~~	~~3.8%~~
~~Other Costs~~	~~$3,420,591~~	~~$1,328,527~~	~~6.8%~~
~~Developer Costs~~	~~$2,200,000~~	~~$2,200,000~~	~~6.3%~~
~~TOTAL RESIDENTIAL COST~~	~~$40,874,536~~	~~$28,606,885~~	~~-~~
~~Average Cost per Unit~~	~~$610,068~~	~~$529,757~~	~~-~~
~~Total units: 121~~ ~~Average Cost per Unit: $574,226,62~~			
~~*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*~~			

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
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

Table 55. Financial Resources		
Program Name	**Description**	**Eligible Activities**
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
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

Table 55. Financial Resources		
Program Name	**Description**	**Eligible Activities**
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
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

Table 55. Financial Resources		
Program Name	**Description**	**Eligible Activities**
	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. 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.

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. 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 day2 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 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.

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. Since then, a number of projects have been completed, are under construction, or have either been designed or are currently in the design process.

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.

[2] Marin Water 2020 Urban Water Management Plan, Table 4-2

[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]

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.

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

[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.

[6] City of Sausalito 2040 General Plan EIR.

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 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 25 units that have been permitted or are approved and entitled and anticipated to begin construction during the 6th Cycle. These units are identified in Attachment C and include 6 ADUs that have received building permits in 2022 and are under construction or anticipated to commence construction and 19 units, including 15 ADUs (9 approved but not yet permitted and 6 in the building permit process that are anticipated to be permitted by the end of the Housing Element review period) as well as 3 attached single family (for-sale) units and one single family unit that have been approved.

The 21 ADUs are anticipated to result in 3 very low income units, 7 low income units, 7 moderate income units, and 4 above moderate income units (see ADU affordability discussion below).

The 3 attached single family units include 1 deed-restricted low income unit and 2 market rate units. The market rate single family unit is anticipated to be affordable to above moderate income households.

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. 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 58, shown on Figure 2A~~1~~, and are detailed in Appendix D:

1. 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 58, rezoning of Opportunity Sites is necessary to accommodate the RHNA in all categories. The methodology for selecting the residential sites and the approaches to each category are summarized below:

Table 58: 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-1-6	0	15	19	36	70
R-1-8	0	1	1	2	4
R-1-20	0	0	0	9	9
R-2-2.5	0	0	1	~~1~~2	~~2~~3
R-3	1	1	4	14	20
CC	0	1	0	0	1
CN	0	2	0	10	12
Total	*1*	*4*	*25*	*7~~3~~2*	*~~118~~119*
Inventory of Opportunity Sites					
Housing Overlay-49	38	21	3~~4~~5	3~~1~~3	12~~4~~7
Housing Overlay-70	94	52	30	10	186
Mixed Use Overlay	1~~26~~49	~~81~~69	~~54~~47	16	~~300~~258
Total	*2~~58~~81*	*~~154~~142*	*11~~1~~9*	*~~59~~57*	*~~613~~568*
Approved/Permitted Projects					
Approved/Entitled Projects	3	8	7	10	25
ADU and SB9 Underutilized Sites Capacity					
ADUs	10	21	21	12	64
SB 9 – Underutilized Sites	2	6	9	35	52
Total Capacity (Inventory, plus Approved Projects, plus ADUs)					
TOTAL CAPACITY	**27~~97~~**	**~~209~~181**	**173~~181~~**	**18~~78~~**	**8~~28~~72**
Excess Capacity	~~97~~74	~~94~~66	~~67~~59	-[1]	~~148~~104

[1] *Surplus capacities from the other income groups are applied toward the above moderate income group and the total surplus (148 units) exceeds the shortfall.*

Source: City of Sausalito, 2022; Marin County Assessor Data, 2021; De Novo Planning Group, 2022

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 1022, Ordinance 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 4 HEAC meetings, public input at Town Hall #2, and City Council review and recommendation.

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.

Realistic Capacity Assumptions

The analysis for the Housing Element has assumed that vacant and underutilized sites will develop at 80% of capacity, which is supported by the permitted and allowed densities shown in Table 44 and Appendix D1. 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).

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 67: Mixed Use Opportunity Site (49 du/ac) – 47 units realistic capacity versus 170 units with 100% residential project and a density bonus.

Site 53: Housing Opportunity – 49 Site (49 du/ac) – 6 units realistic capacity versus 14 units with a 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 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 considered a number of 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, 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 addresses 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 and property owner interest in upzoning and development
2) Development trends
3) Current/past uses on the site
4) Surrounding development and densities
5) Location outside the Very High Fire Hazard Severity Zone
6) Presence of flood hazard zones
7) Improvement to land value ratio
8) Site utilization/floor area ratio
9) Access to infrastructure (see Figure 4), goods and services, community amenities, and transit facilities
10) Amount of site leased/occupied, where information is available

Appendix D includes a detailed inventory of each site, including the above factors. Appendix E highlights the Very 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

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.

Property Owner Outreach

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 sending letters to each property owner 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.

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. As discussed below, development trends in the City indicate strong support for redeveloping underutilized sites with more intense residential uses.

Development Trends

The majority of recently approved and constructed projects in Sonoma, as shown in Table 60, have occurred on underutilized sites, with existing development ranging from individual residences to 10 residential units. As evidenced by Table 60, the housing market in Sonoma 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.

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:

- 1755 Bridgeway, Sausalito. This project proposes to redevelop an underutilized site with a 2-unit structure with 19 units, including 16 market rate and 3 moderate income units.
- 2015 Bridgeway, Sausalito. This project proposes to convert an office building to a 12-unit multifamily development, including 2 low income units and 10 moderate income units.
- 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.

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 overlay designations.

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 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 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,*

7 Office of the Governor, Gov. Newsom Signs Sb 8, Extending The Housing Crisis Act, September 16, 2021

> *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.

1. Sites with Zoning in Place

Proposed Development Projects

Sausalito is processing applications for 36 units, including one mixed use development project with 19 units, one office to apartment conversion project with 12 units, 1 single family unit, 4 ADUs, and 5 SB 9 units. The two larger development projects include:

1755 Bridgeway, 064-151-02 and 064-151-03: A complete application has been submitted for this project requesting a permit under SB 35 streamlining provisions. This project is a conversion of existing residences (one 2-unit structure). The project proposes 19 units, including 16 market rate and 3 moderate income units. The project has requested a density bonus.

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. This project is conversion of an office building to a 12-unit multifamily development, including 2 low income units and 10 moderate income units.

Sites with proposed development projects are identified in the Inventory of Residential Sites in Appendix C.

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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

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 the creation of three new overlay zones that significantly increase permitted residential densities:

- **Housing Opportunity-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 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 Opportunity-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 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 Opportunity:** 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 50% of the site be developed with residential uses at up to 49 units per acre or 70 units per acre.

"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 59 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 Site overlays.

Table 59: Housing Types and Associated Opportunity Sites Overlay Zone

Housing Type	Units per Structure	Height	Max. Floor Area Ratio	Unit Size	Opportunity Sites Overlay Zone
House-scale building(s)	1 to 6	1-2.5 stories	0.7	500-3400 s.f.	Housing Overlay-49
Duplex(es)	2	1 – 2.5 stories	0.7	500-2200 s.f.	Housing Overlay-49
Fourplex(es)	4	2- to 2.5-stories	0.7	500-1500 s.f.	Housing Overlay-49
Small-scale multifamily	4-8	2- to 2.5-stories	1.2	500-2200 s.f.	Housing Overlay-49 Housing Overlay-Mixed Use
Large-scale multifamily	9+	2- to 3-story podium parking	2.2	400-1800 s.f.	Housing Overlay-70 Housing Overlay-Mixed Use
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 Overlay-70 Housing Overlay-Mixed Use

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

3. Residential Projects with 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.

- 11 Bonita Street – Approved ADU, building permit not yet requested
- 111 Bonita Street- Approved ADU, building permit not yet requested
- 116 Prospect Ave – Permitted ADU, not yet complete
- 139 Currey Avenue – Permitted ADU
- 140 Glen Drive - Approved ADU, building permit not yet requested
- 221 San Carlos Avenue - Approved ADU, building permit not yet requested
- 33 San Carlos – Approved ADU, building permit not yet requested
- 424 Pine Street – Approved ADU, building permit not yet requested
- 429 Turney Street – Approved ADU, building permit not yet requested
- 446/448 Sausalito Blvd. & 77 Crescent Ave – Approved single unit and conversion of site (2 existing units) to 3-unit condominium, building permit not yet requested
- 509 Bonita Street – Approved ADU, building permit not yet requested
- 514 Bonita – Approved ADU, building permit not yet requested
- 719-725 Bridgeway – Approved 3 single family attached units (1 low income, 2 market rate), building permit not yet requested
- 72 Central Avenue – Approved ADU, building permit issued not yet occupied
- 75 Cloud View Road – Approved ADU, building permit not yet issued
- 77 Bulkley Avenue (Unit 1A) – Approved conversion of workout room to JADU, building permit not yet requested-Attached unit- conversion of existing workout room to JADU-1-JADU-A
- 168 Santa Rosa - SB 9 application approved, building permit not yet requested

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~~ion~~ an ADU or JADU on their property. From 2019 through May 2022, the City permitted 27 ADUs, an average of 0.7 units per month or 8 units per year. In 2022 alone, 6 ADUs have been permitted by May 2022 and 6 more ADU building permits are in process and an additional 9 ADUs are approved and have not yet requested permits (these 21 ADUs are credited toward the RHNA as discussed above). 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 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 2019 through 2022 will continue with an additional 8 ADUs permitted per year for the remainder of the 6th Cycle planning period (2023 through January ~~21~~31, 2031) for a total of 64 ADUs in addition to the 21 ADUs permitted in 2022 and have ~~/~~entitlements in 2022~~d~~ 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 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 groups. Based on the combined responses from the two surveys, 16.2% of ADUs are planned to be affordable to very low income households, 32.4% to 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 projected ADUs from 2023 through the end of the 6th Cycle will result in 10 very low income units, 21 low income units, 21 moderate income units, and 12 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).

5. Backup Sites

Appendices D1 and D2 include "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.



Sausalito City Boundary

Neighborhood Boundary

EXISTING CAPACITY SITES

- Vacant
- Underutilized
- Project
- City Project

HOUSING OVERLAY OPPORTUNITY SITES

- Multifamily 49 du/ac (vacant)
- Multifamily 49 du/ac (underutilized)
- Multifamily 70 du/ac (vacant))
- Multifamily 70 du/ac (underutilized)
- Mixed Use 49 du/ac (vacant)
- Mixed Use 49 du/ac (underutilized)
- Mixed Use 70 du/ac (underutilized)

SAUSALITO 6th CYCLE
HOUSING ELEMENT UPDATE

FIGURE 2A
INVENTORY OF SITES
AERIAL MAP

Sources: City of Sausalito; Marin GeoHub. Map date: July 15, 2022.

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Neighborhood Boundary

EXISTING CAPACITY SITES

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- Underutilized
- Project
- City Project

HOUSING OVERLAY OPPORTUNITY SITES

- Multifamily 49 du/ac (vacant)
- Multifamily 49 du/ac (underutilized)
- Multifamily 70 du/ac (vacant))
- Multifamily 70 du/ac (underutilized)
- Mixed Use 49 du/ac (vacant)
- Mixed Use 49 du/ac (underutilized)
- Mixed Use 70 du/ac (underutilized)

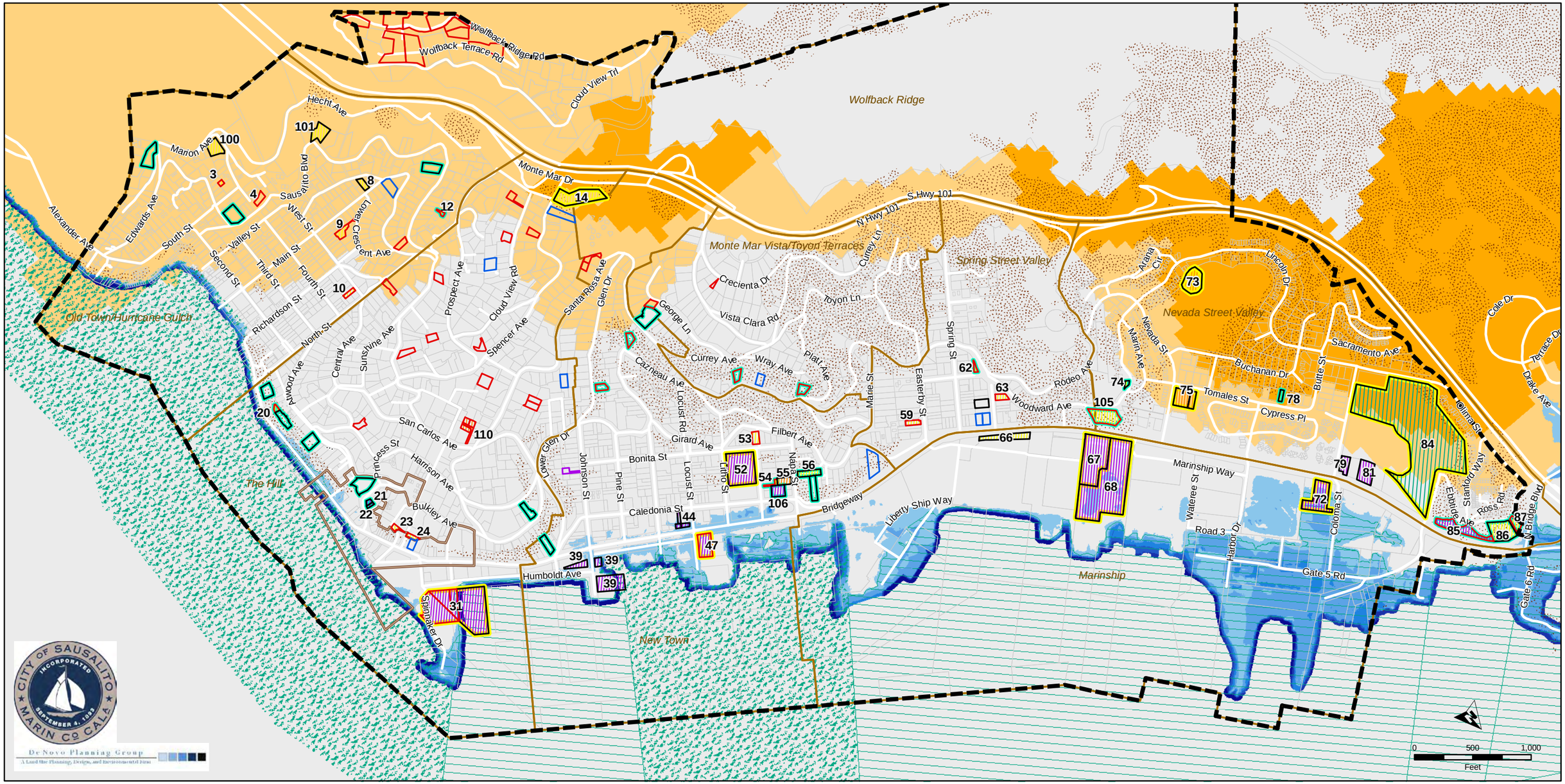
ZONING DESIGNATIONS

- 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 UPDATE

FIGURE 2B INVENTORY OF SITES ZONING MAP

Sources: City of Sausalito; Marin GeoHub. Map date: July 15, 2022.



Sausalito City Boundary

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- Multifamily 70 du/ac (vacant))
- Multifamily 70 du/ac (underutilized)
- Mixed Use 49 du/ac (vacant)
- Mixed Use 49 du/ac (underutilized)
- Mixed Use 70 du/ac (underutilized)

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

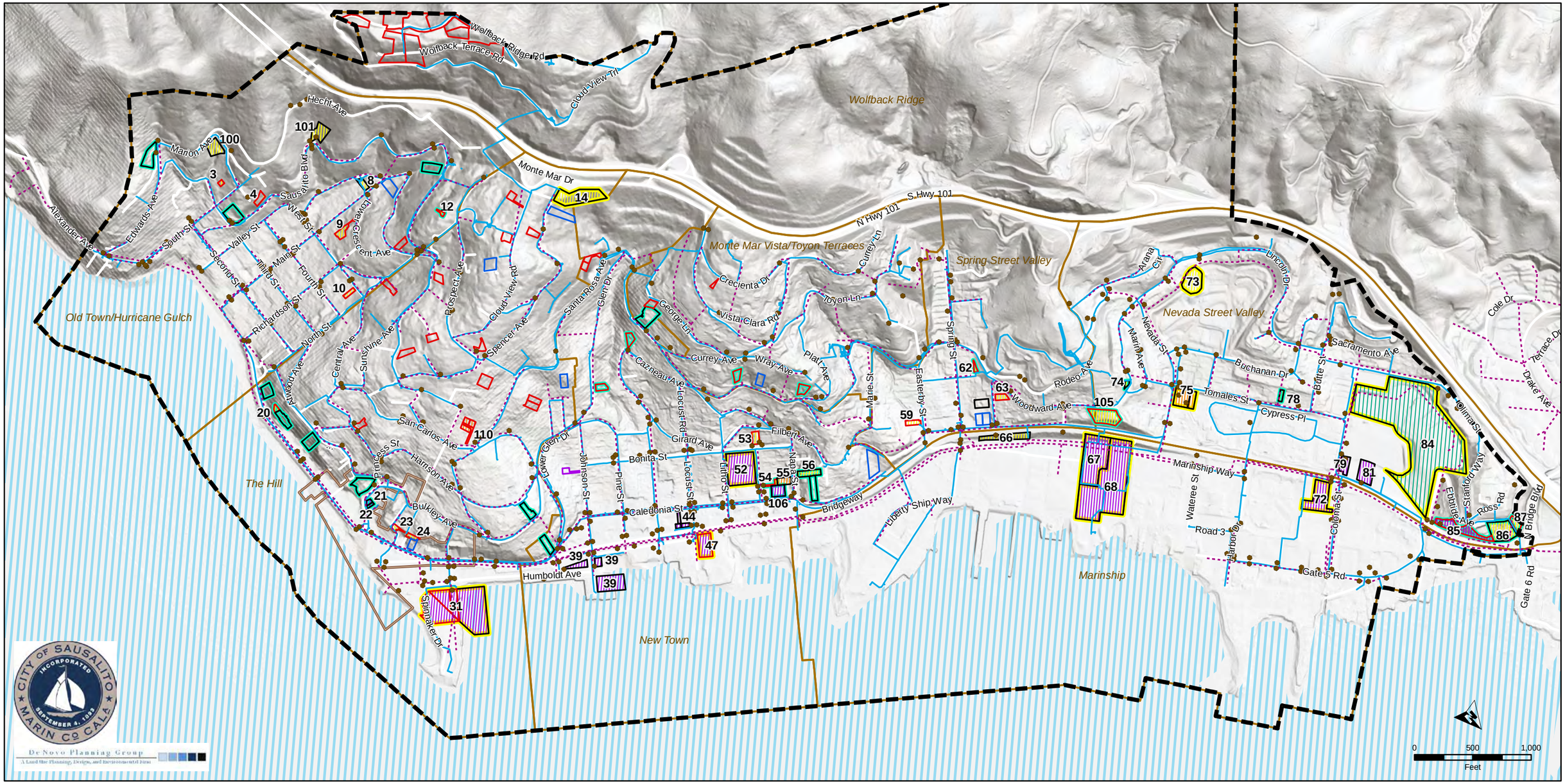
Landslide Susceptibility

- Highest Susceptibility Rating (Classes 9 and 10)

SAUSALITO 6th CYCLE
HOUSING ELEMENT UPDATE

FIGURE 3
INVENTORY OF SITES
ENVIRONMENTAL HAZARDS

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: July 15, 2022.



Sausalito City Boundary

Neighborhood Boundary

EXISTING CAPACITY SITES

- Vacant
- Underutilized
- Project
- City Project

HOUSING OVERLAY OPPORTUNITY SITES

- Multifamily 49 du/ac (vacant)
- Multifamily 49 du/ac (underutilized)
- Multifamily 70 du/ac (vacant))
- Multifamily 70 du/ac (underutilized)
- Mixed Use 49 du/ac (vacant)
- Mixed Use 49 du/ac (underutilized)
- Mixed Use 70 du/ac (underutilized)

INFRASTRUCTURE

- Storm Drain
- Sewer Pipeline
- Water Pipeline

SAUSALITO 6th CYCLE
HOUSING ELEMENT UPDATE

FIGURE 4
INVENTORY OF SITES
INFRASTRUCTURE

Sources: City of Sausalito; Marin GeoHub. Map date: July 15, 2022.

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.

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 – ~~upcoming~~September 2022: This Town Hall ~~will~~ presented the community with the Draft Housing Element, summarized key programs to be implemented, and ~~will~~ provided an opportunity for comment on the Draft Housing Element. Community input from Town Hall #3~~2~~ is presented in Appendix G5~~1~~.
- 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.

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.~~Update following Planning Commission briefing(s)~~

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. From 2015 through 2021, FHANC addressed 1,409 fair housing inquiries, 65 (5%) of inquiries were from persons with a Sausalito ~~zip~~ ZIP C~~c~~ode. 64 (5%) were from persons with a Sausalito ~~zip c~~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 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.	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 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	Compliance is achieved by uniform application of the City's codes, regulations, policies and

Law	Description	Compliance
	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.	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.
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	Compliance is achieved through the development review process consistent with the Housing

Law	Description	Compliance
	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.	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 growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through adoption of the City's comprehensive General Plan Update (2016) and the implementation of Housing Element 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	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive

Law	Description	Compliance
	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.	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: (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	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 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	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

Law	Description	Compliance
	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.	Housing and Community Development.

FIGURE 5: CENSUS TRACT AND BLOCK GROUP BOUNDARIES

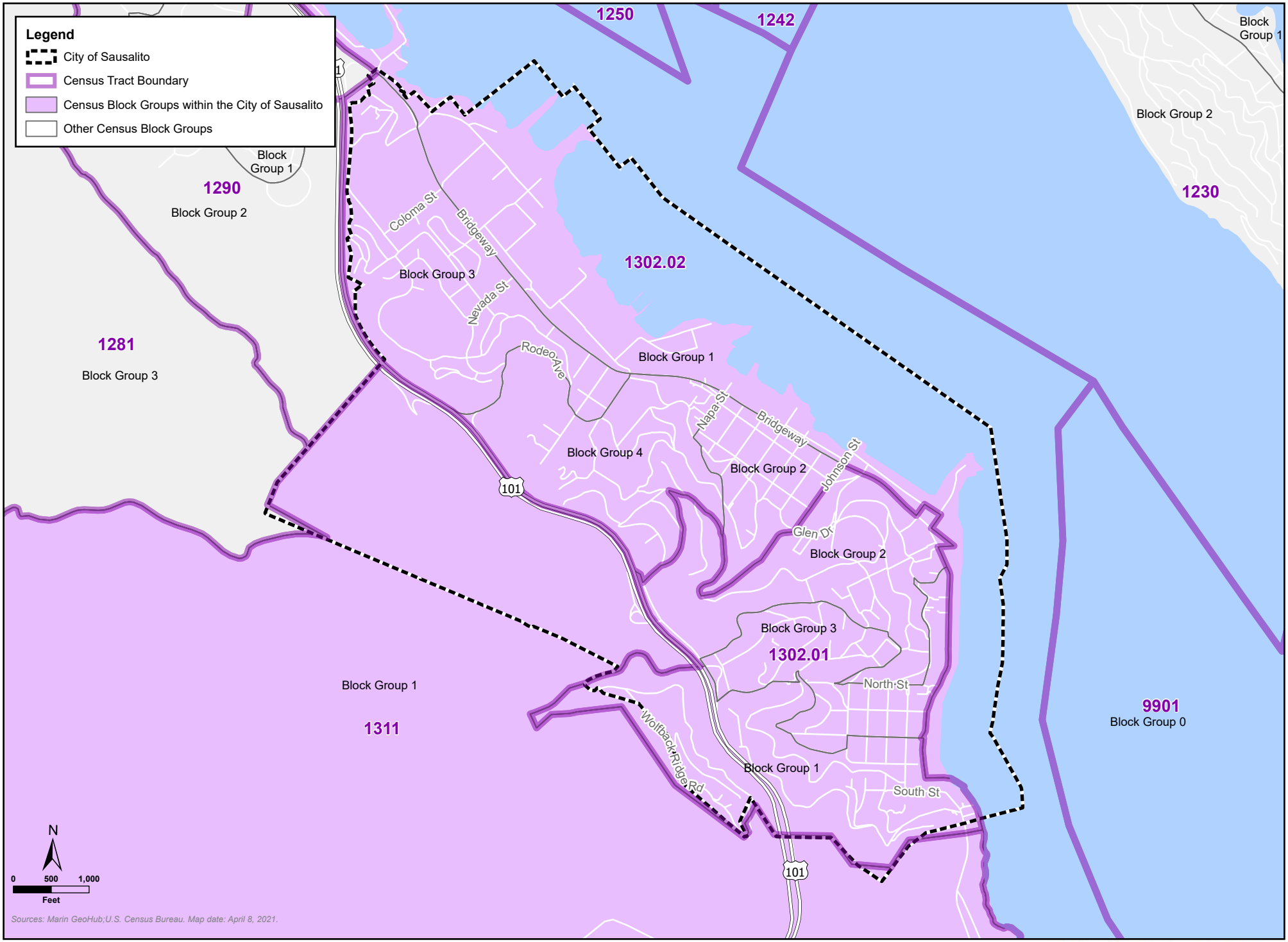
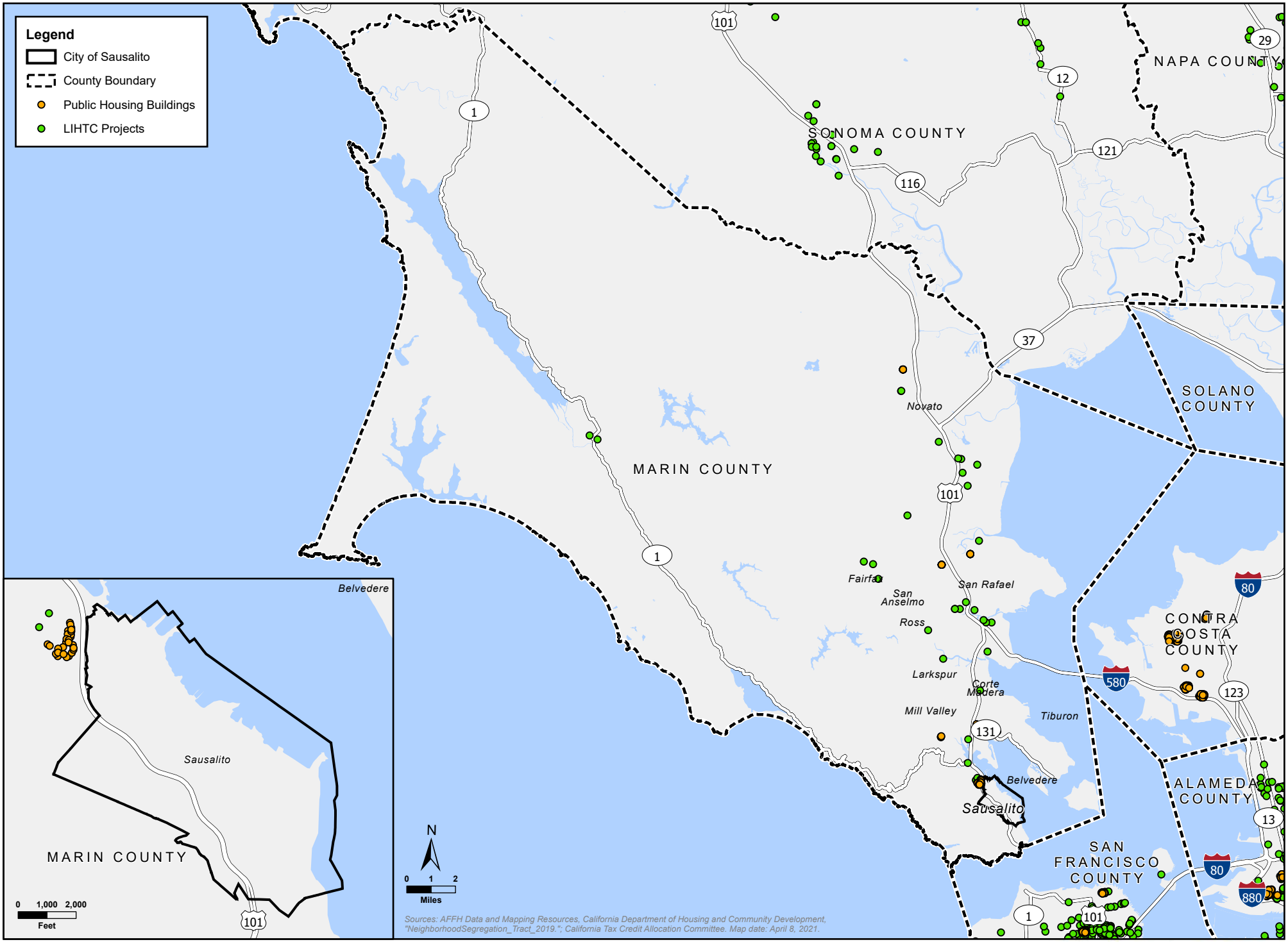


FIGURE 6: HOUSING CHOICE VOUCHERS AND LIHTC-ASSISTED HOUSING



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.

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 in the City has a rate of disability that is less than 10% and two census tracts in the City have a rate of disability between 10-20%, 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.

Family makeup, including married couples (with or without children), persons over the age of 18 living alone, and female-headed households can provide insight into potential segregation issues in the community. As shown in Figure 12, all census tracts in Sausalito have 40 to 60 percent of the population in married households. Countywide, the areas with higher concentrations of married households are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of married 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.

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.

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. 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

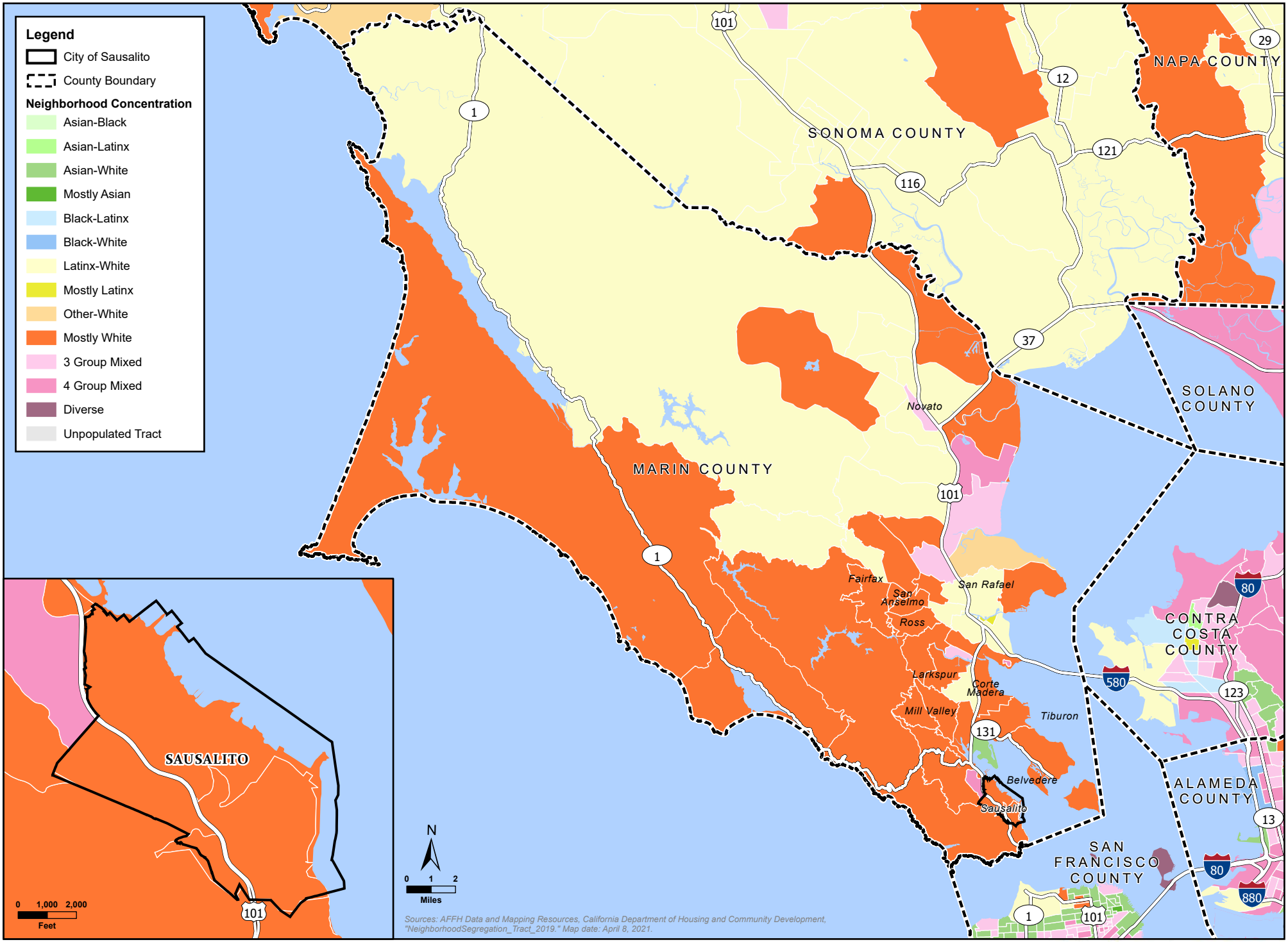


FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018

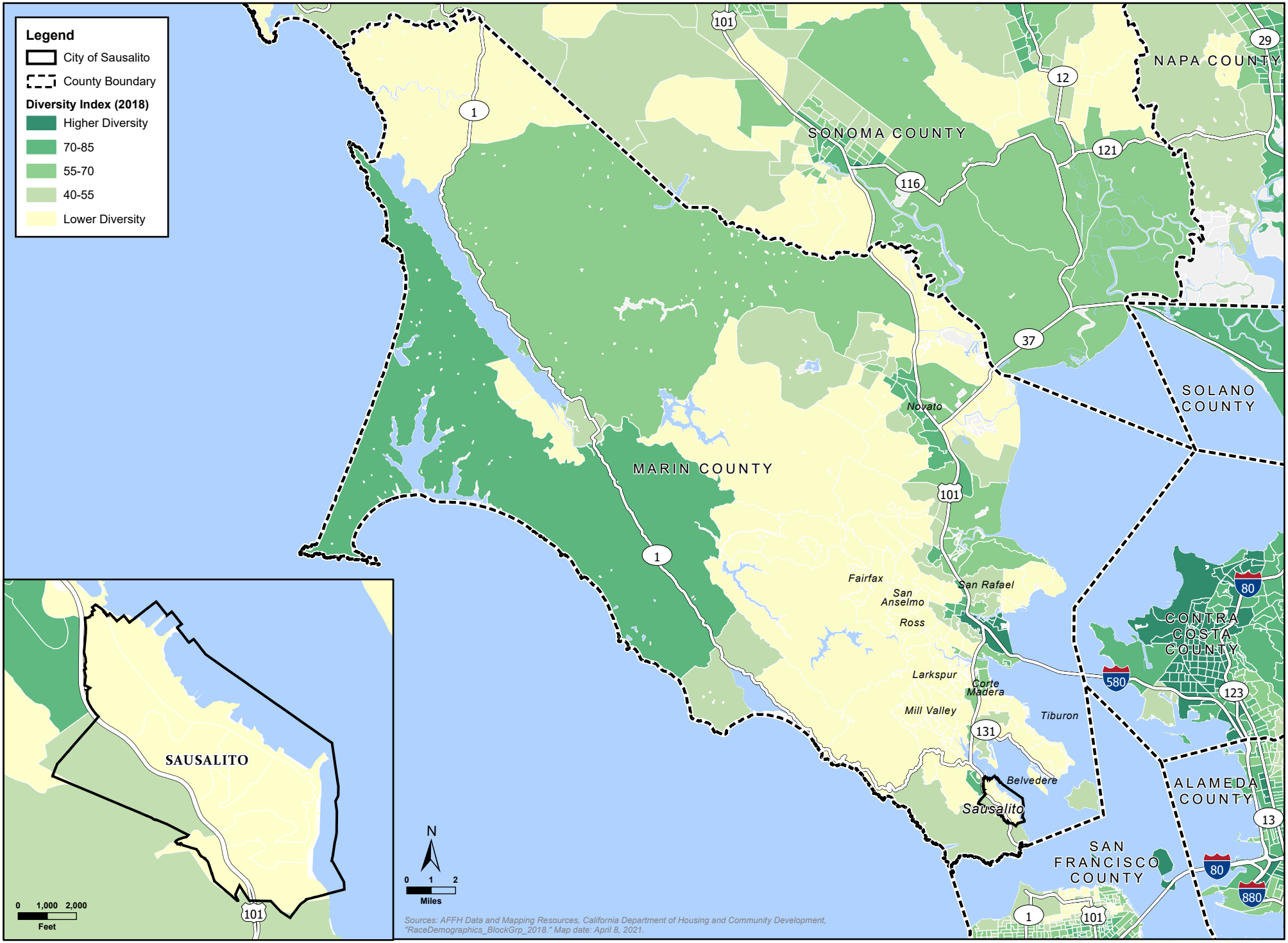


FIGURE 10: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2010

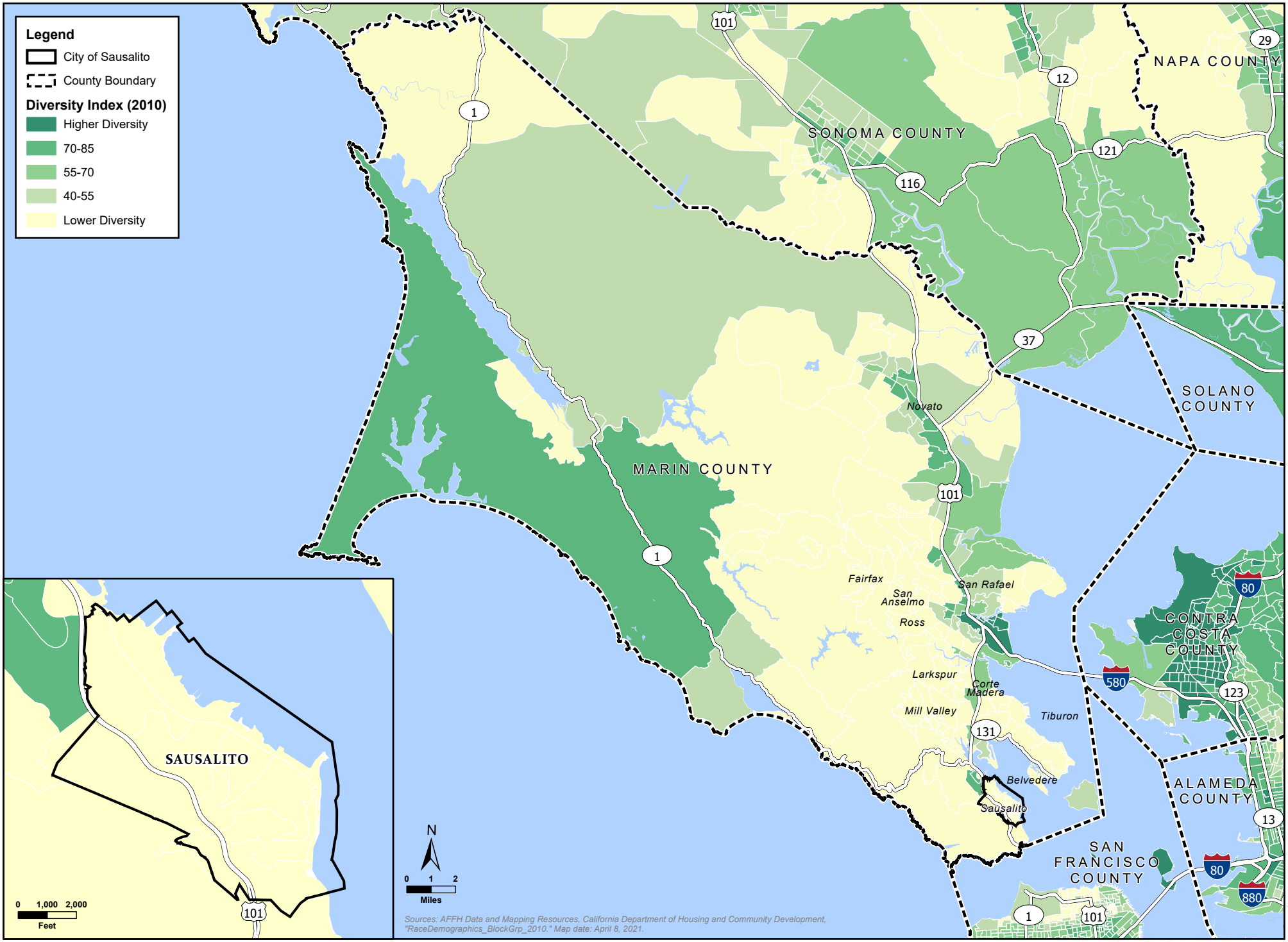


FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT

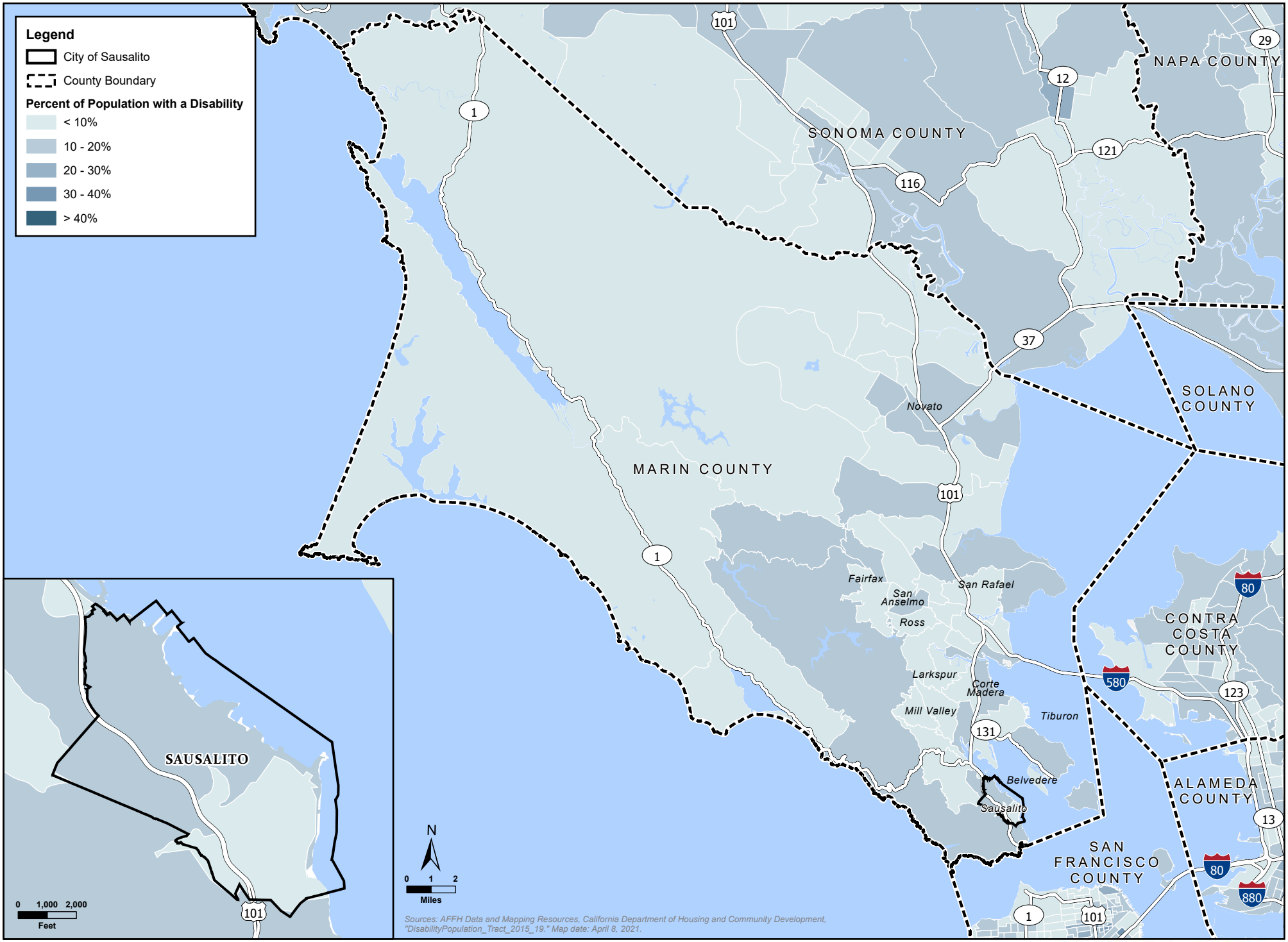


FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE

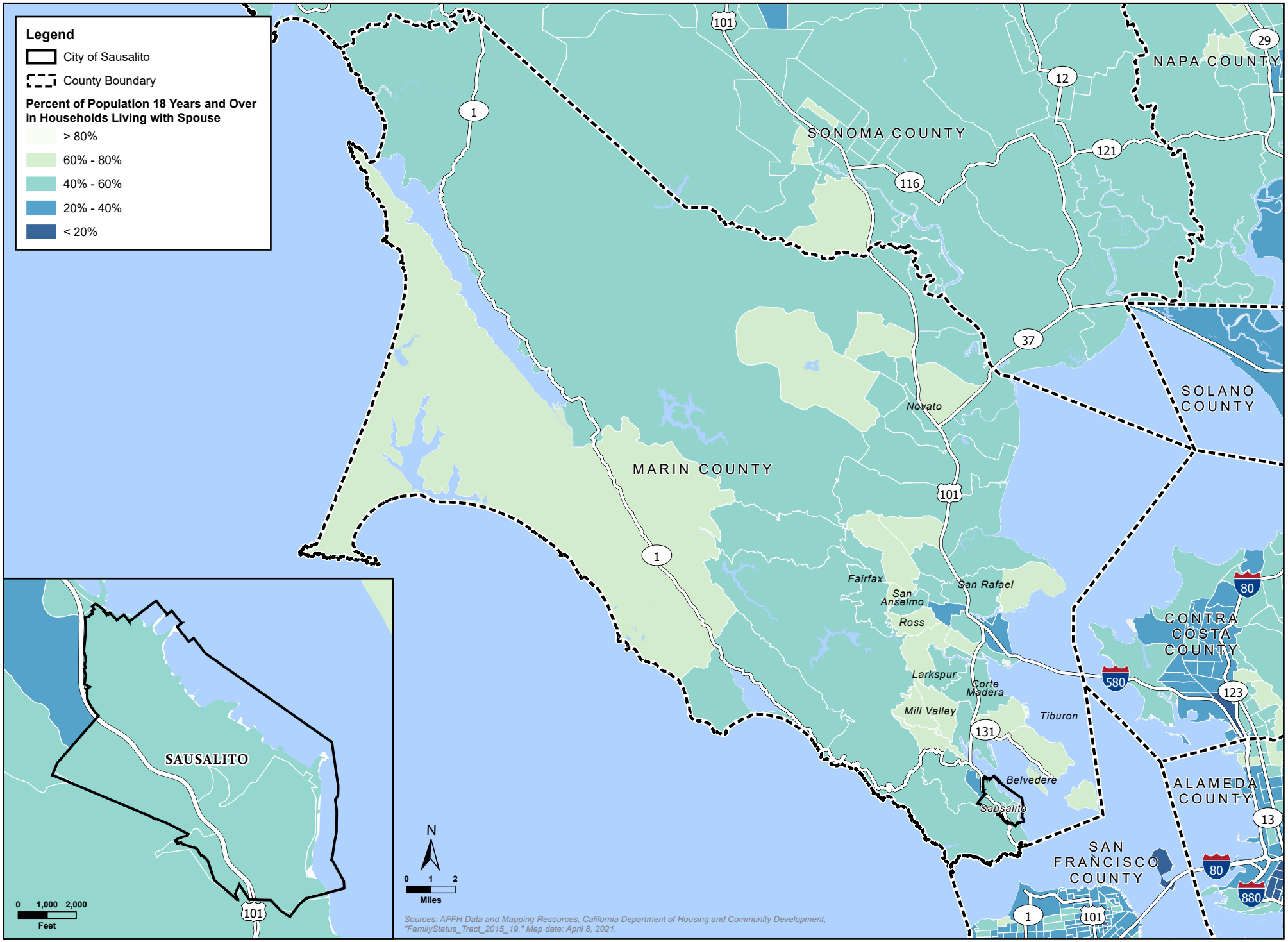


FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS

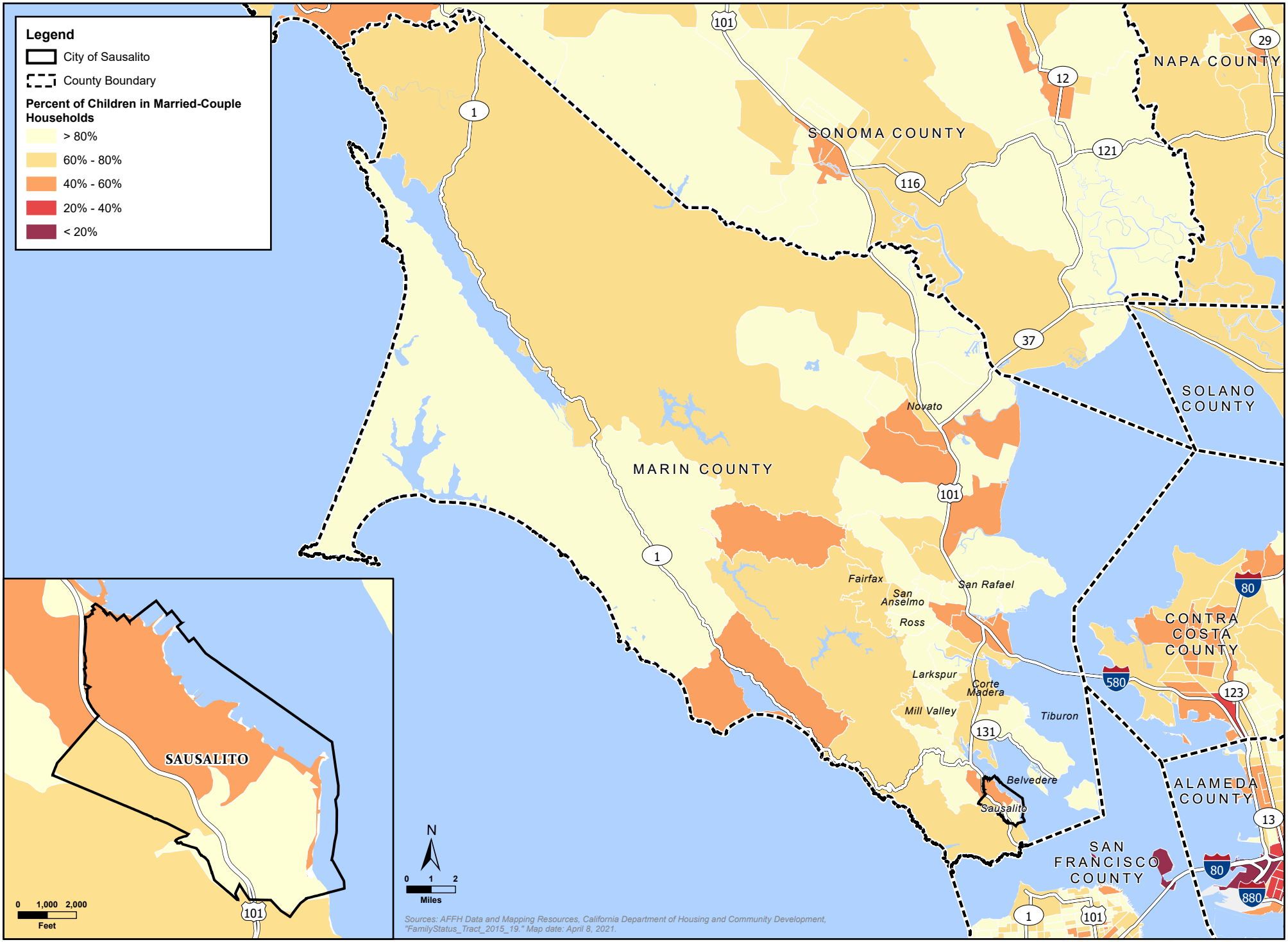


FIGURE 14: FEMALE-HEADED HOUSEHOLDS BY PROPORTION OF CHILDREN PRESENT BY CENSUS TRACT

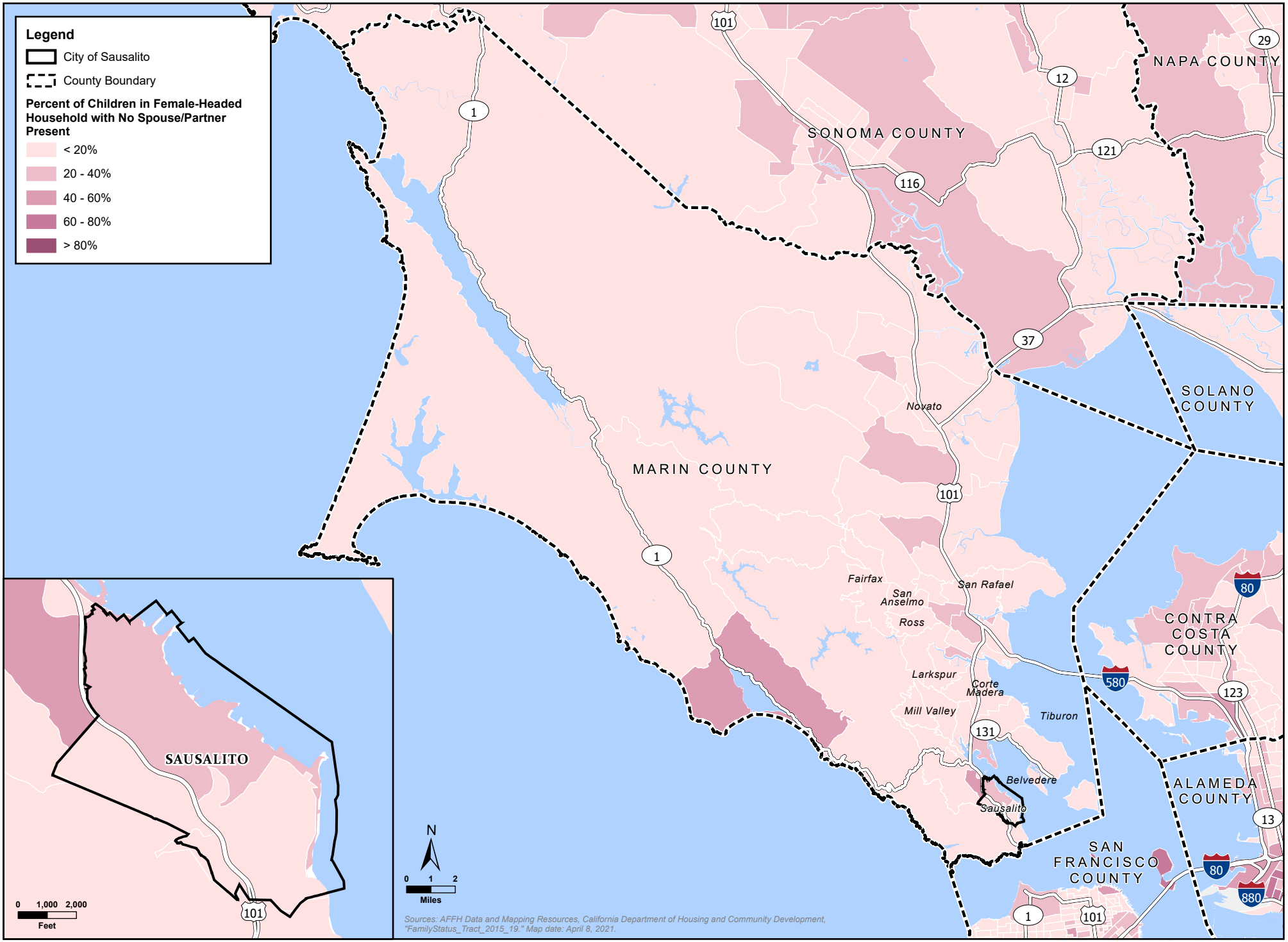


FIGURE 15: PROPORTION OF SENIOR RESIDENTS BY CENSUS TRACT

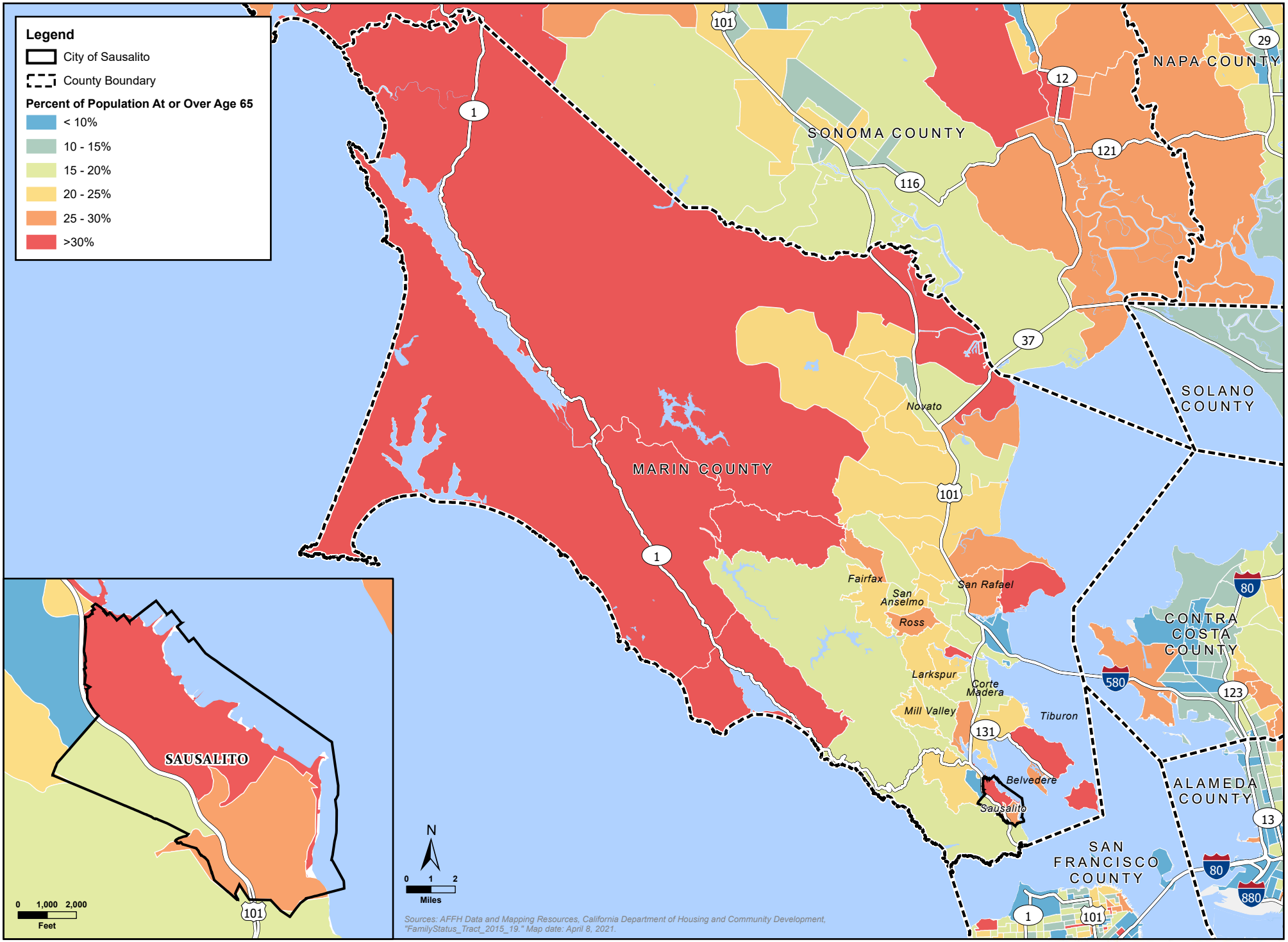
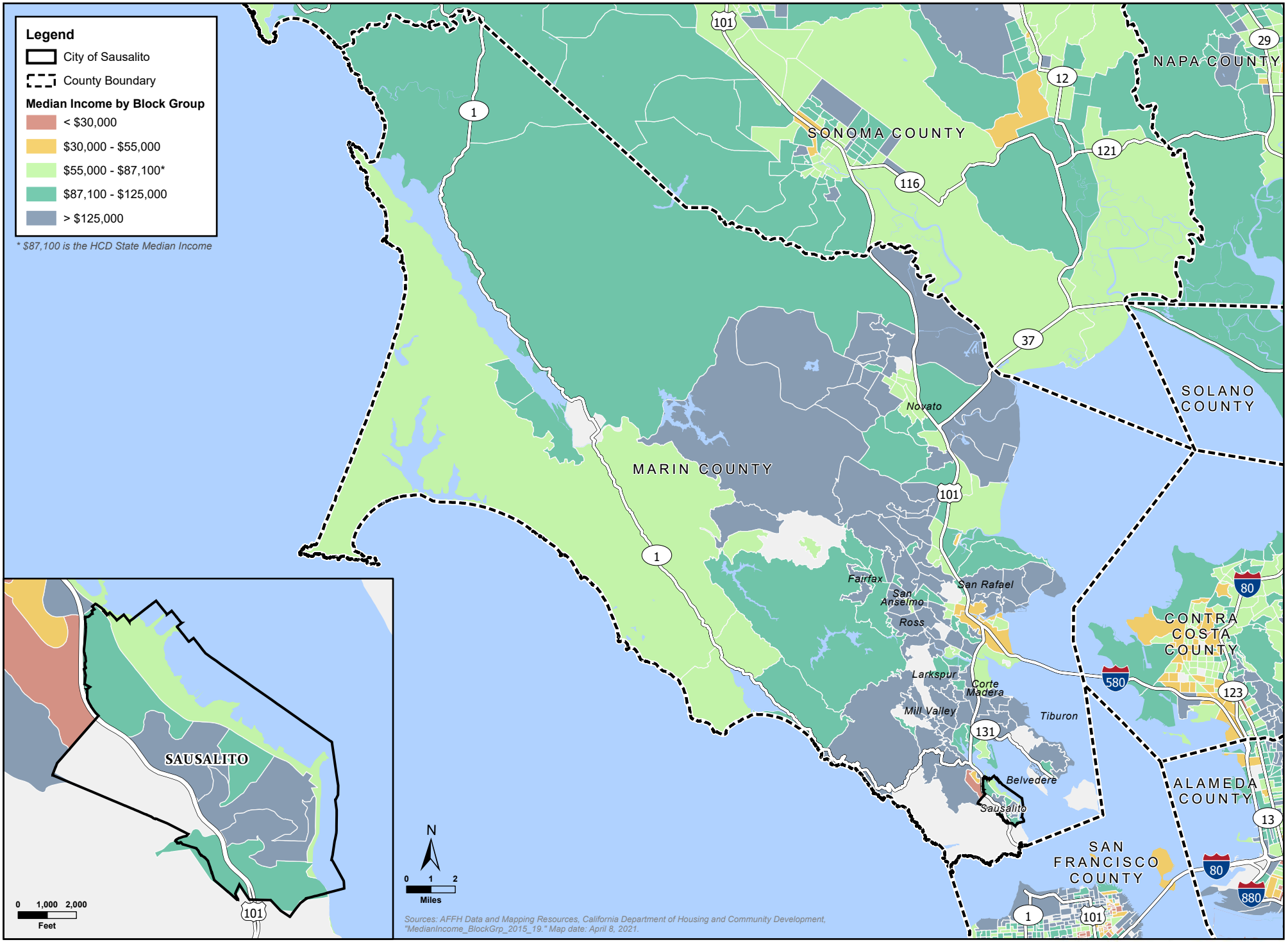


FIGURE 16: MEDIAN HOUSEHOLD INCOME BY BLOCK GROUP



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 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

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

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.

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

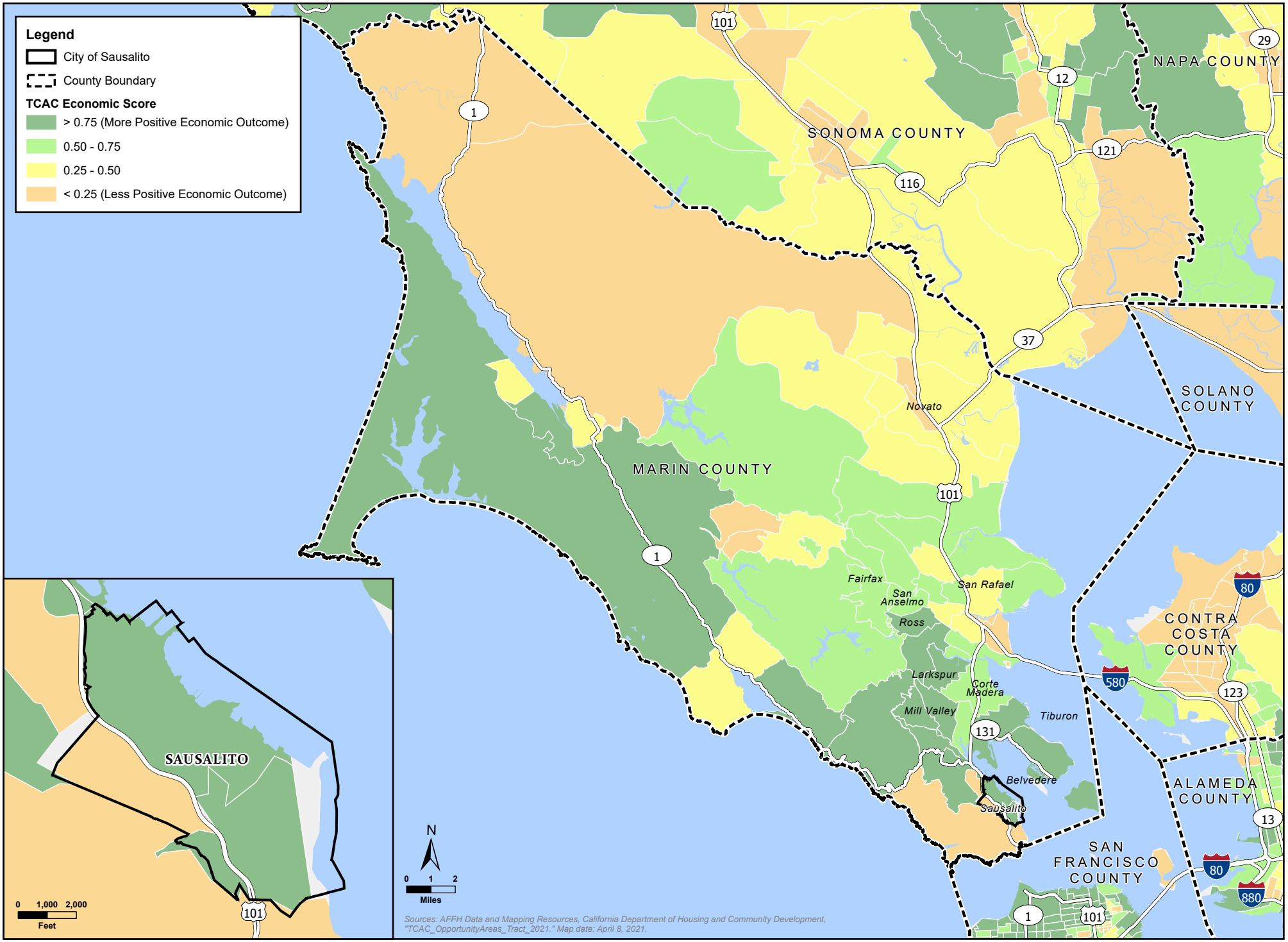


FIGURE 18: TCAC EDUCATIONAL SCORE BY CENSUS TRACT

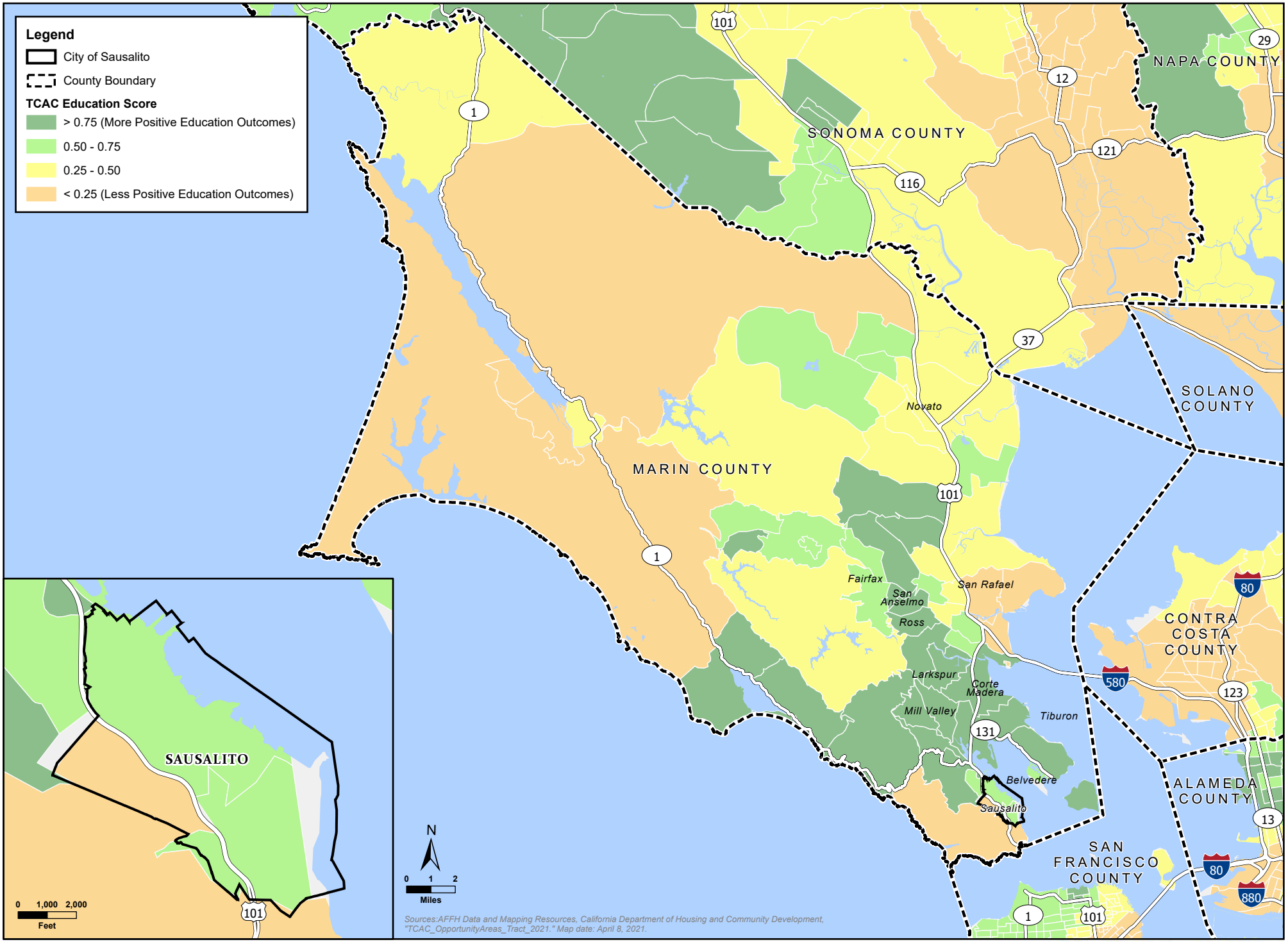


FIGURE 19: TCAC ENVIRONMENTAL SCORE BY CENSUS TRACT

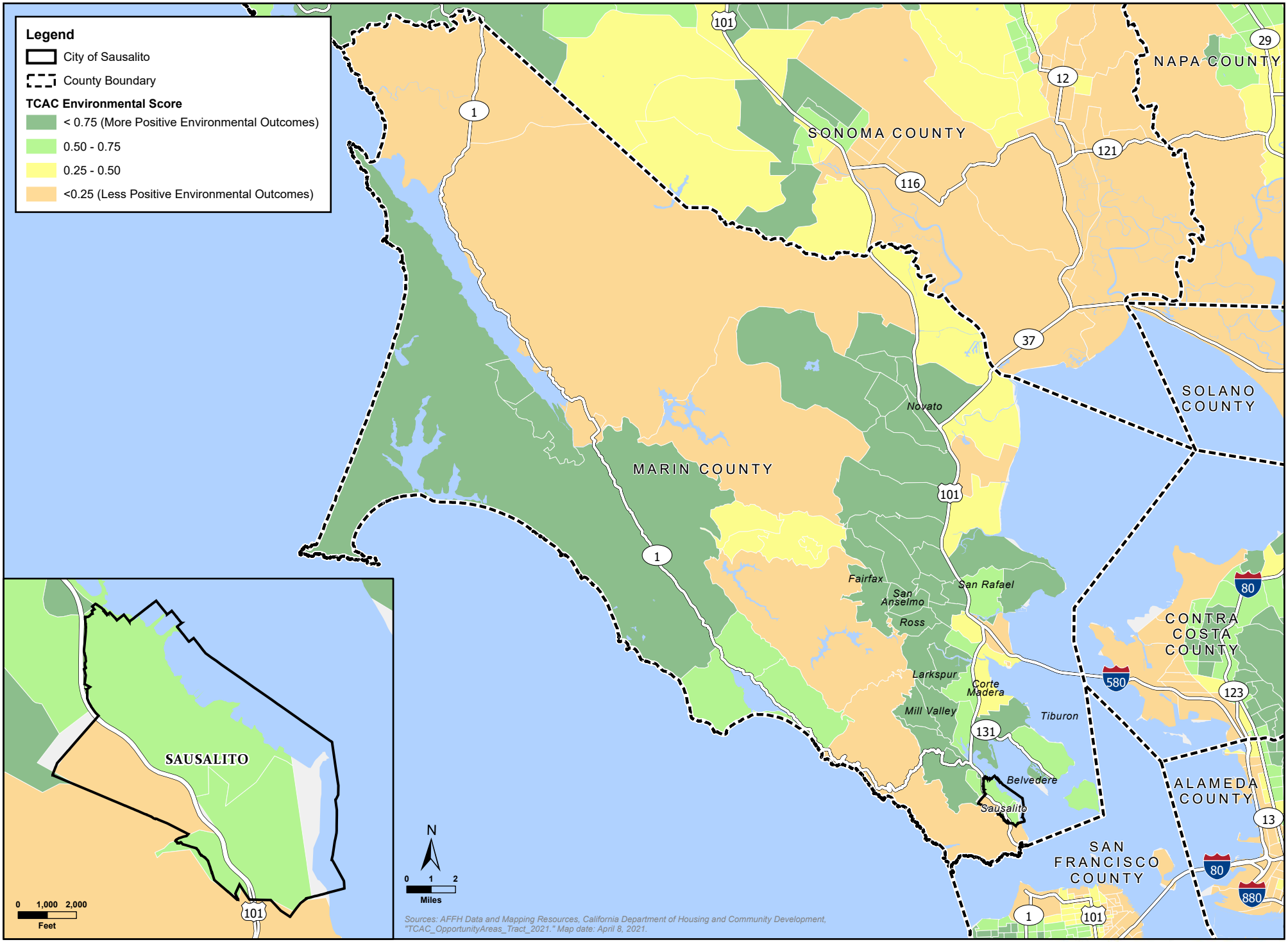


FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT

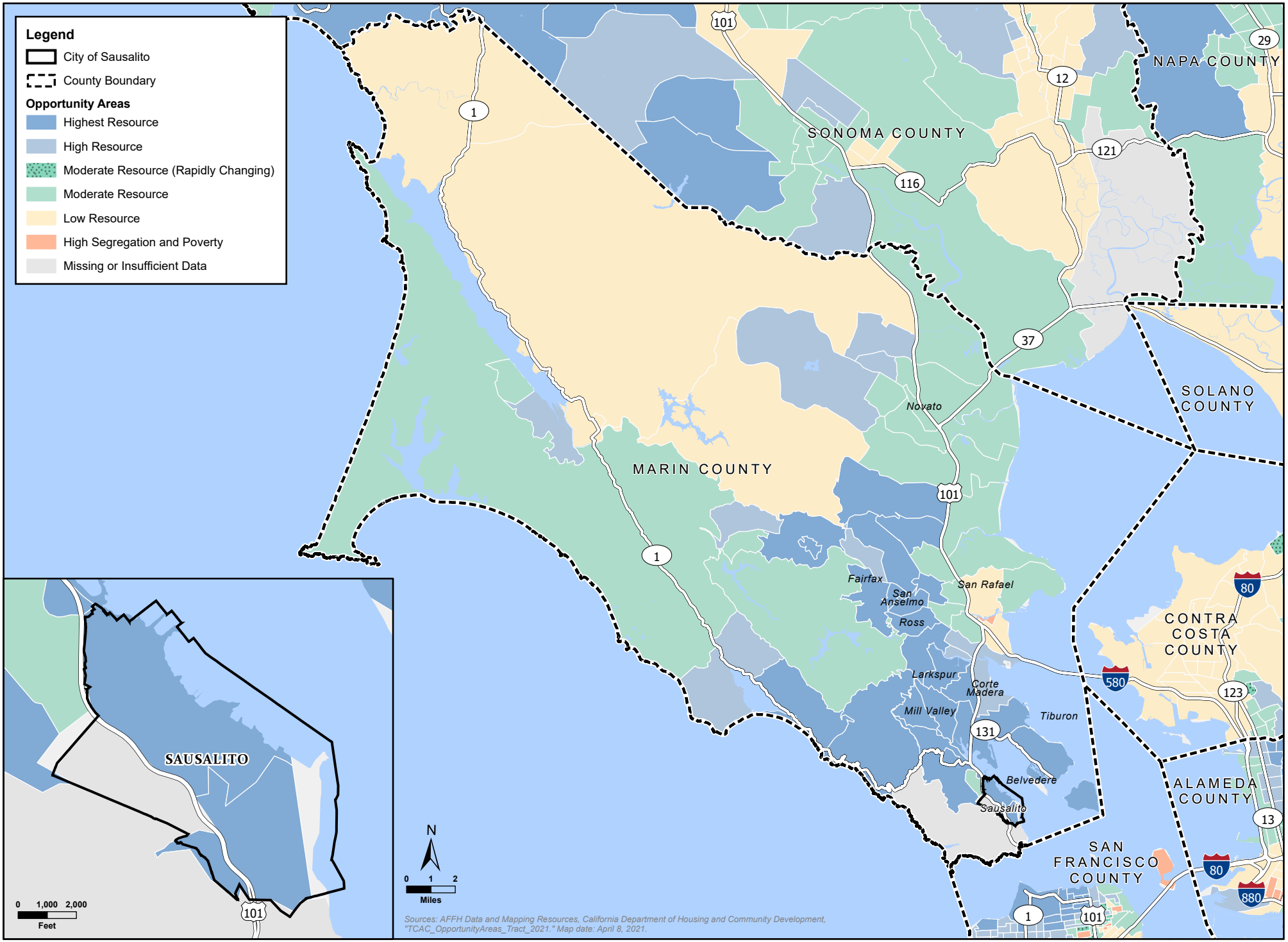


FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP

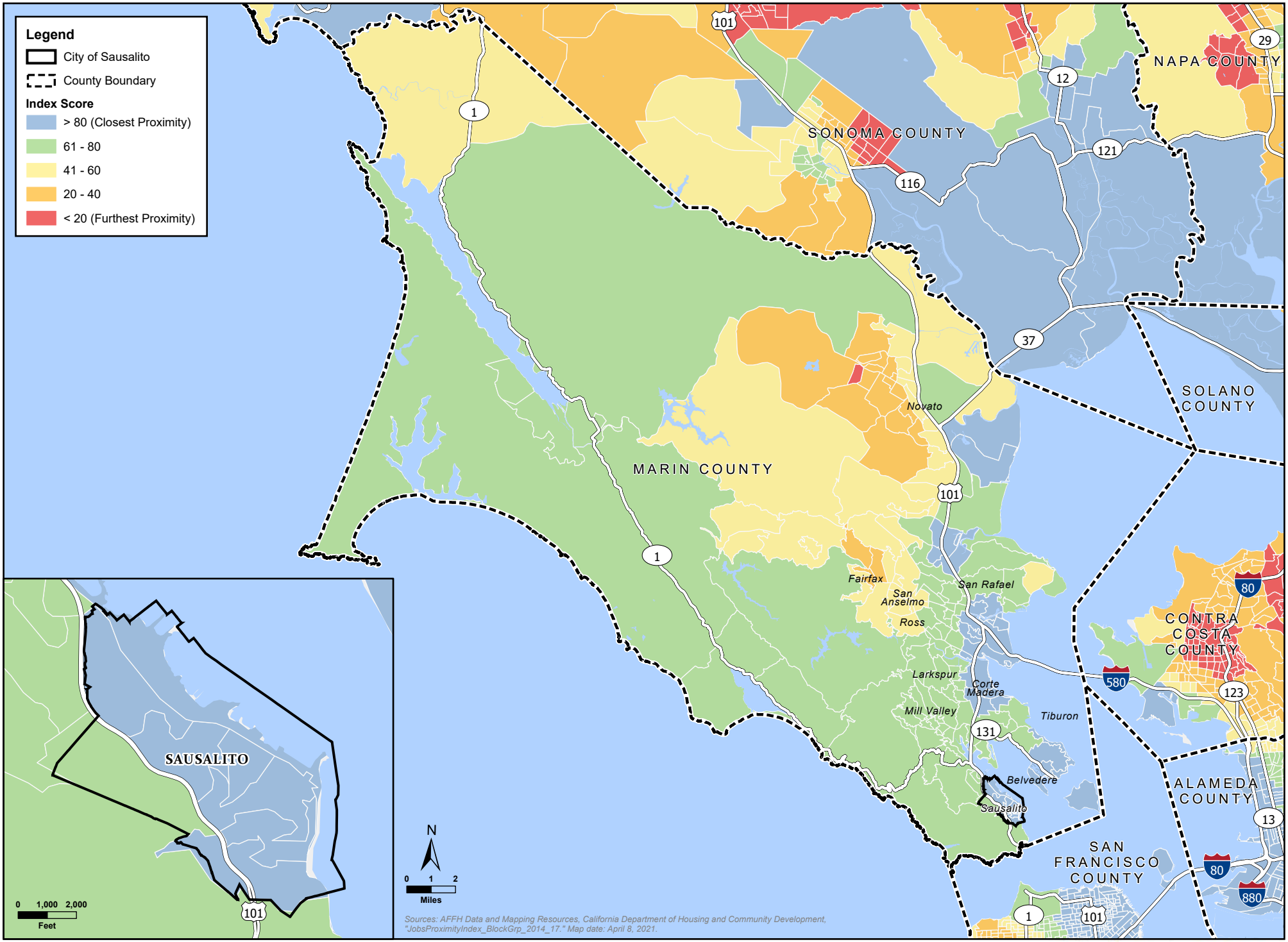
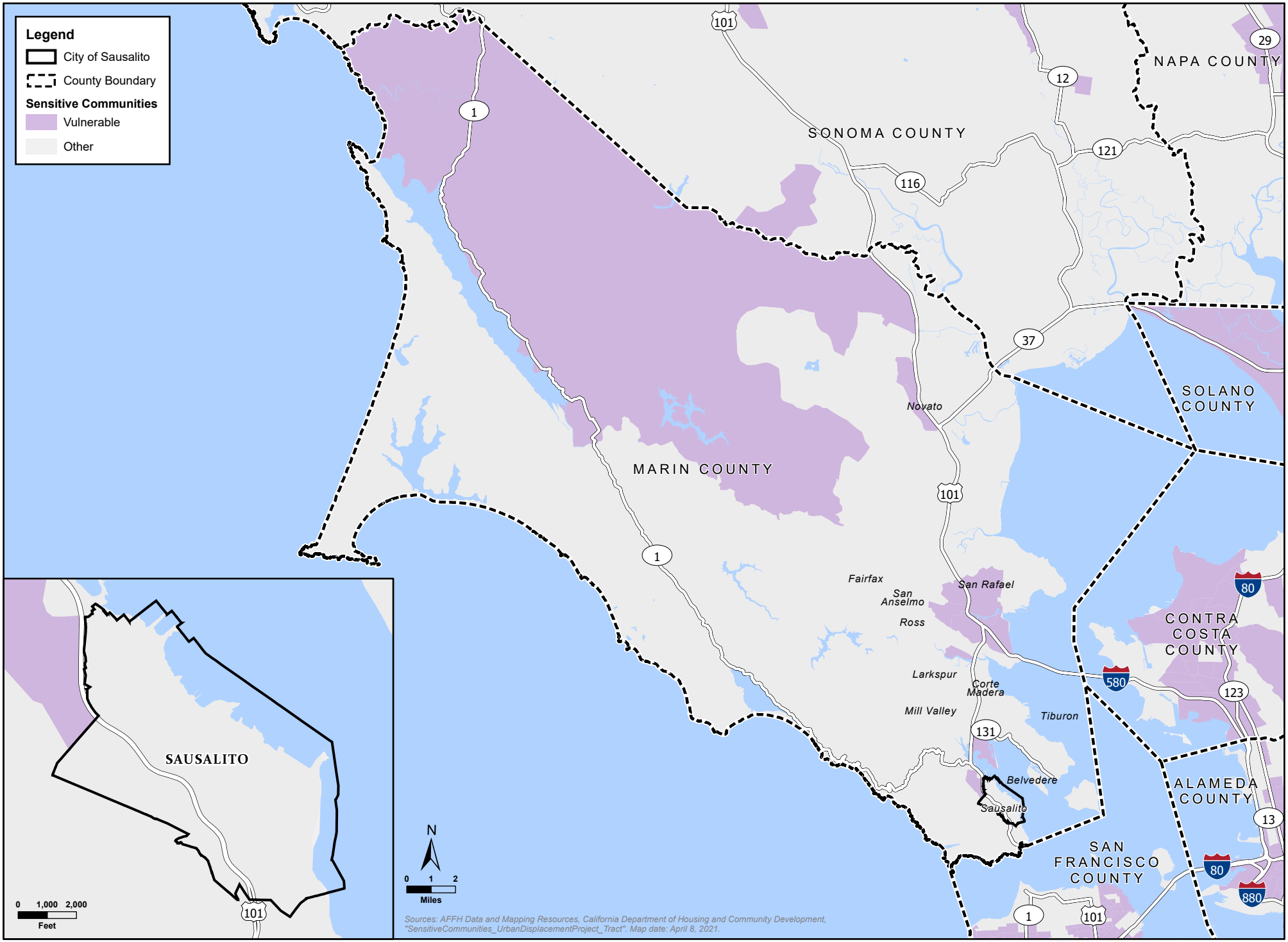


FIGURE 22: SENSITIVE COMMUNITIES



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, 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 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 tract is unpopulated within the City.

The Association of Bay Area Governments (ABAG) local profile of Sausalito lists 5,825 total jobs in Sausalito in 2018, which was an increase of 2.1% from 2008.

Education Opportunity

As shown in Table 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.

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 2021 the SMCSD had an enrollment of 558 students. The racial/ethnic make-up was: 27.0% Hispanic, 3.6% Asian, 8.1% White, 47.7% African American, 0.9% American Indian, and 0.9% two or more races. A total of 73.9% of the District's students come from socioeconomically disadvantaged backgrounds, 22.5% are English learners, and 21.6% are students with disabilities.

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.

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.

As shown in Table 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.

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.

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

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%).

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.

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 more than half (66.5%) of the housing in the City is greater than 50 years old (i.e. built before 1970). Another 17.4% of units were built between 1970 and 1979. 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. 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.

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. 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.

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.

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 31, 67, 68, 75, and 84, 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 52, 67, 68, 72, 73, 75, and 84, 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~~, potentially increasing the~~ .

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. 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.

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 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 is comprised mostly of 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 23: COST-BURDENED RENTER HOUSEHOLDS BY CENSUS TRACT

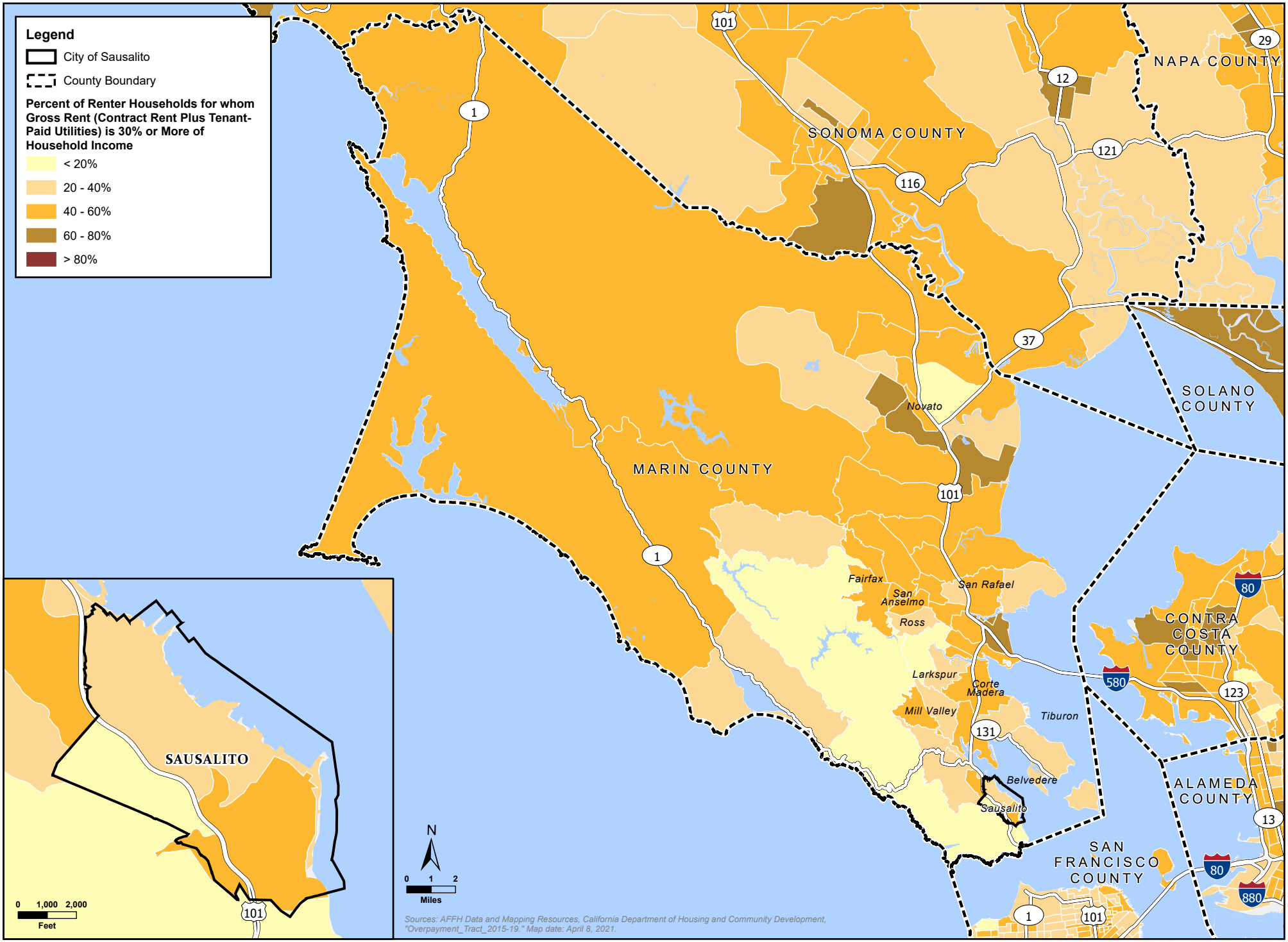


FIGURE 24: COST-BURDENED OWNER HOUSEHOLDS BY CENSUS TRACT

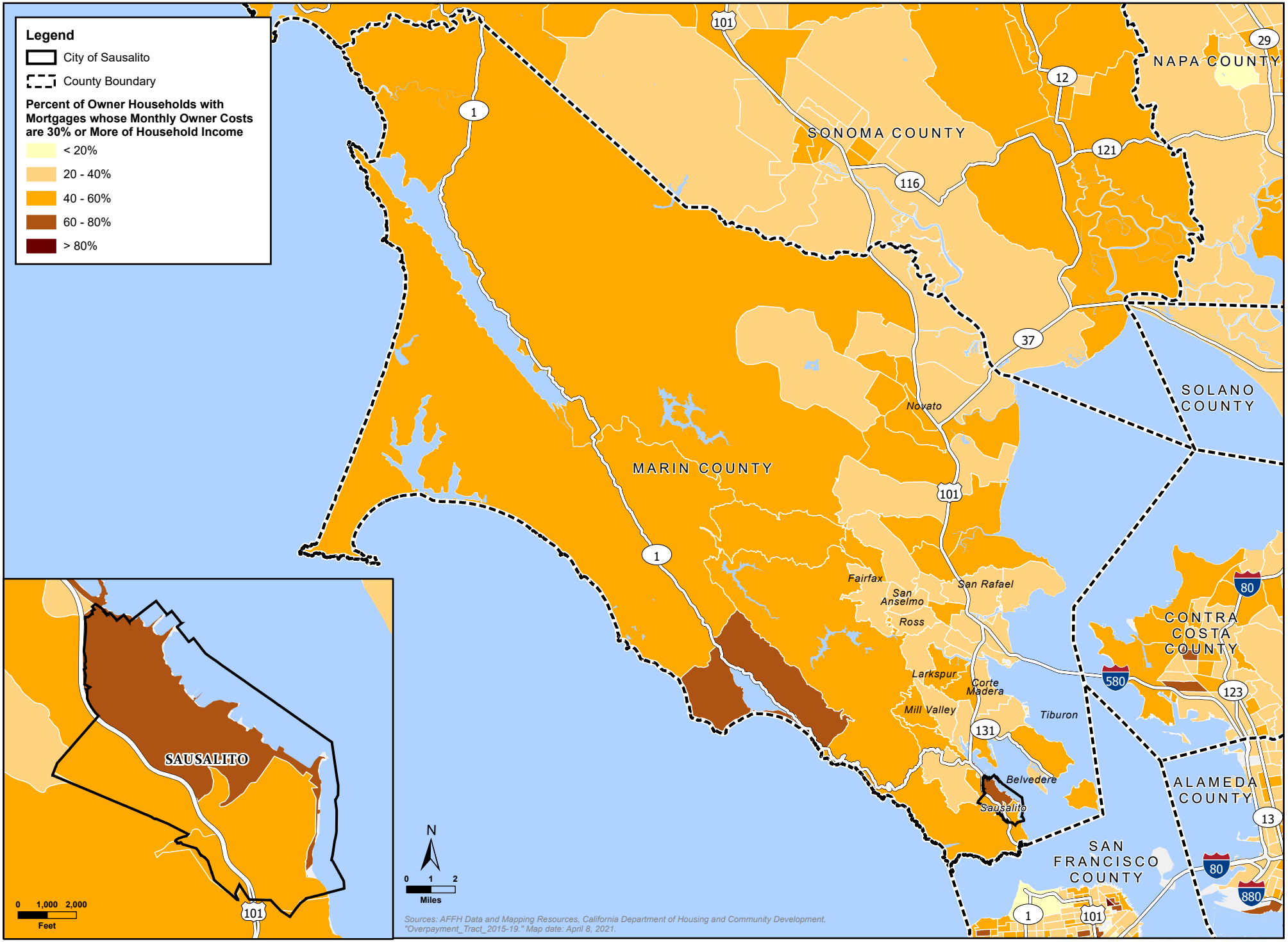
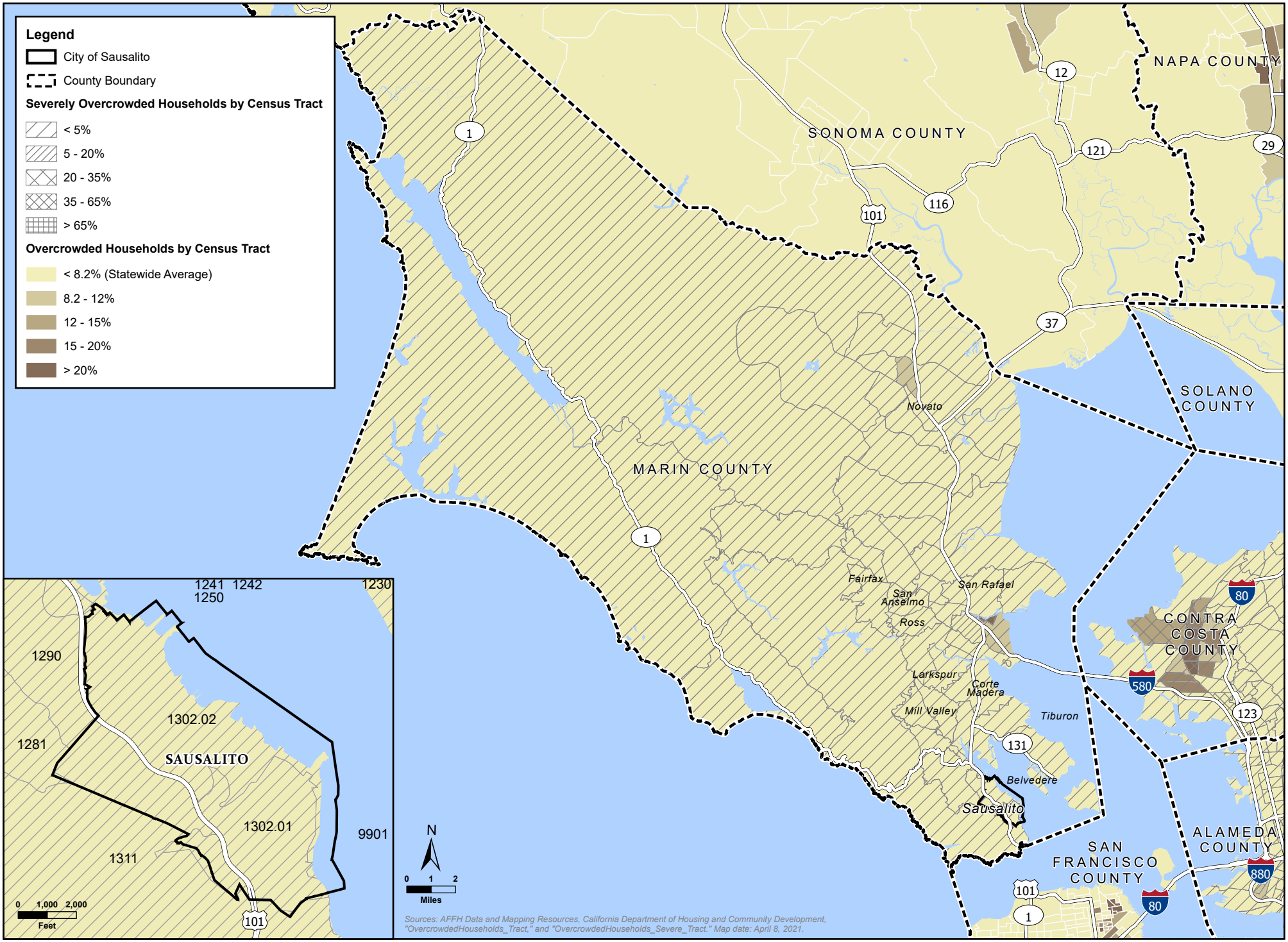


FIGURE 25: OVERCROWDED HOUSEHOLDS



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 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 64: 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 • Lack of public investment in specific neighborhoods, including services or amenities	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 • 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 • Land use and zoning laws • Lack of public investment in specific neighborhoods, including services or amenities • Lack of community revitalization strategies	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

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the Housing 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 designated with a 49 du/ac Housing Overlay, a 70 du/ac Housing Overlay, or a Mixed Use Overlay. 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 65 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 65. 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 66: 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

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.	be revised to address fee waivers or reductions for special 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.