MEMORANDUM

DATE: October 11, 2010

TO: Housing Element Committee (HEC)

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Evaluation of the 1995 Housing Element Document

Discussion

On August 23, 2010 Staff circulated and requested feedback on a draft evaluation document of the 1995 Housing Element. At the August 23 meeting the HEC appointed a subcommittee to review and edit the document. Vice-Chair Cox and Committee Member Stoddard have forwarded an initial conceptual draft Evaluation of the 1995 Housing Element document to the HEC (attached). They have noted that the document is only conceptual in nature at this point to enable further discussion by the full HEC.

Attachment: - Initial conceptual draft Evaluation of the 1995 Housing Element from Vice-Chair Cox and Committee Member Stoddard

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Evaluation of the 1995 Housing Element

State Law requires each Housing Element assess the following for the prior Housing Element:

- Appropriateness of Goals, Objectives, and Policies (65588(a)(1))
- Effectiveness of the Element (65588(a)(2))
- Progress in Implementation (65588(a)(3))

Sausalito did not pass a Housing Element in 2002. Accordingly, the last Certified Housing Element was passed in 1995. Sausalito staff, management, and city officials have completely turned over since 2002. Accordingly, Sausalito staff and members of Sausalito's Housing Element Committee lack the institutional knowledge necessary to accurately describe progress on its 1995 Housing Element in the detail suggested by state law policies.

Instead, this Evaluation document will provide an overview of key policies and objectives attained and those that were not.

The following are some of the programs were successfully implemented:

- Continued implementation of objectives of 1985 Traffic Initiative.
- Amendment of Zoning Ordinance to permit marina management to allow up to 10% of berths in all recreational marinas to be occupied by liveaboards.
- Successful processing of application (including fee waiver) for a 22-unit senior housing facility and subsequent construction.
- Amendment of Zoning Ordinance to allow residential care facilities within residential zones.

Although required as a part of the 1995 Housing Element, the following programs have been ineffective or have not yet been memorialized in the city's ordinances:

- The consideration by ABAG of Sausalito's significant developmental constraints and existing density in allocating Regional Housing Needs Allocations.
- The selection by Sausalito officials of a Housing Element Committee in adequate time to timely prepare the Housing Element.
- Resident outreach through targeted mailings and public meetings at the onset of future Housing Element updates.
- Encourage new residential units in the Downtown and Caledonia Street commercial areas.
- Adoption of an ordinance for legalizing existing second units where prescribed standards can be met.

The 2010 Housing Element will take into account the shortcomings of the 1995 Housing Element to ensure that the city of Sausalito does not face fines and penalties from state and federal agencies, or challenges from housing advocacy groups.