MEMORANDUM

DATE: August 23, 2010

TO: Housing Element Committee (HEC)

FROM: Lilly Schinsing, Associate Planner

SUBJECT: Evaluation of the Previously-Adopted Housing Element Section

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The State requires that the City reviews the housing policies and programs of the most recently approved Housing Element regarding the effectiveness in achieving the stated goals and objectives therein. The City's existing Housing Element was last certified in 1995.

Requisite Analysis

The State requires analysis in three areas as follows:

1. **Effectiveness of the element** – A description of the actual results or outcomes of the prior element's goals (i.e., what happened), objectives, policies, and programs. The results should be quantified where possible (e.g., number of units rehabilitated) and may be qualitative where necessary (e.g., mitigation of governmental constraints).

2. **Progress in implementation** – For each program, the analysis should compare significant differences between what was projected or planned in the earlier element and what was achieved. Analyze the differences to determine where the previous housing element met, exceeded, or fell short of what was anticipated.

3. **Appropriateness of goals, objectives, policies and programs** – A description of what has been learned based on the analysis of progress and effectiveness of the previous element. A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element.

ITEM NO. 5A

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Evaluation of 1995 Housing Element

HEC REVIEW DRAFT – 8-23-10

Housing Element Law requires that a jurisdiction review its previously-adopted Element to determine what accomplishments occurred in the intervening years, and to consider modifications that might be necessary in order to make the new Element more effective. Specifically, a jurisdiction is required to review its prior Element along three main themes:

- "Effectiveness of the element" *(Section 65588(a)(2)): a review of the actual results of the previous element's goals, objectives, policies and programs. The results should be quantified where possible (e.g., mitigation of governmental constraints).*
- "Progress in implementation" *(Section 65588(a)(3)): an analysis of the significant difference between what was projected or planned in the previous Element and what was achieved.*
- "Appropriateness of goals, objectives and policies" *(Section 65588(a)(1)): a description of how the goals, objectives, policies and programs of the updated Element incorporate what has been learned from the results of the previous element.*

Objective H-1.0 Provide Active City Participation in Meeting Housing Needs. Ensure accountability and success of Housing Element programs by taking an active leadership role in implementing housing policies and programs, encouraging public review and participation in housing matters and taking action when needed to eliminate discrimination in the local housing market.

Policy H-1.1 Housing Goals. Facilitate the achievement of Housing Element objectives and policies by establishing realistic goals.

A. Program H-1.1.1 Housing Program Monitoring. Monitor housing program targets as described in the Background section of the Housing Element and submit a report to the City Council as may be required which outlines the City and other agency achievements in meeting stated housing objectives and which recommend needed additional actions.

Effectiveness: This program is an effective way to track the progress of the Housing Element and keep the City informed on housing issues.

Progress: Quarterly reports to the City Council and Planning Commission describe progress on meeting planning objectives and general plan goals, including housing element issues

Appropriateness: It is appropriate that the City continues to monitor the progress of Housing Element programs and periodically report on additional needed actions as they arise.

B. Program H-1.1.2 ABAG Housing Needs. Review and comment on ABAG's draft Housing Needs Determinations numbers to assure that the numbers are reflective of the City's development capabilities.

Effectiveness: Participation in review process is essential in order to be sure local circumstances are property reflected.

Progress: Community Development Department staff served on ABAG's Housing Methodology Committee which derived the methodology used to allocate Regional Housing Needs Allocations (RHNA) to Bay Area jurisdictions. In addition, City staff reviewed and requested ABAG to make downward revisions of the RHNA for the 2007-2014 planning period. ABAG declined to revise the City's RHNA.

Appropriateness: This is an appropriate program and should be continued.

C. Program H-1.1.3 Housing Element Update. Periodically update the Housing Element as appropriate to incorporate updated ABAG Housing Needs Determinations, consistent with state law requirements.

Effectiveness: This program has been effective.

Progress: The City prepared, but did not adopt an updated Housing Element which reflected the RHNA for the 1999-2006 time period. The RHNA for the 2007–2014 time period are reflected in this updated Housing Element, in addition to the carry-over RHNA from the 1999-2006 time period, as required by State law.

Appropriateness: This is an appropriate program that will be continued.

Policy H-1.2 Implementation of Housing Programs. Establish local mechanisms to facilitate implementation of the programs identified in the City's Housing Element.

A. Program H-1.2.1 Housing Committee. Establish a Housing Committee to assist in implementing the City's Housing Element programs.

Effectiveness: A Housing Committee was appointed by the City Council to guide the selection of goals and polices which were included in a draft Housing Element. The Committee was retired in 2006 when the draft Element was not adopted. A new Housing Element Committee was appointed by the City Council in 2009-10 to guide development of this Element.

Progress: The Housing Element Committee evaluated the City's housing needs and recommended policies and programs to encourage appropriate housing solutions for Sausalito.

Appropriateness: This is an appropriate program and should be continued.

Policy H-1.3 Public Participation. Encourage and support public participation from the community in the formulation and implementation of City housing objectives, policies and programs.

A. Program H-1.3.1 Resident Outreach. Conduct special outreach to all resident groups through targeted mailings and public meetings at the onset of future Housing Element updates.

Effectiveness: This ensures that the policies and programs of the Housing Element are well designed to suit the varying needs of all Sausalito residents.

Progress: For this Housing Element update, City staff participated in meetings held on a County wide basis, to discuss housing needs. In addition, a Housing Element Committee was appointed by the City Council to review and recommend policies and programs for this Housing Element update, Finally, the City solicited public feedback on housing issues at multiple public workshops, meetings, publicly-noticed hearings.

Appropriateness: This is an appropriate program that will be continued.

Policy H-1.4 Fair Housing. Promote fair housing opportunities for all people.

A. Program H-1.4.1 Fair Housing Information. Continue to provide public information on fair housing laws and state and federal anti-discrimination laws and to refer all complaints to the appropriate agency, as follows:

a. Refer discrimination complaints to Marin Mediation Services or its equivalent service.
b. Have fair housing pamphlets available at City Hall to provide to citizens on demand.
c. Have the Housing Committee write periodic news releases/articles to be published in the local newspaper.
d. Establish a City contact person in the Community Development Department for Countywide groups concerned with discrimination.

Effectiveness: The above methods are effective ways in which to inform the public about their housing rights as well as the City's progress to address housing needs.

Progress: The City has provided direction and information to citizens with questions on fair housing or with discrimination complaints.

Appropriateness: The City will continue to provide information to citizens regarding fair housing. Pamphlets and brochures from Marin County will to be displayed at the Community Development Department. The City will publish housing information in the *Sausalito Community Magazine*, which is distributed free throughout the City and surrounding areas.

Policy H-1.5 Housing Assistance Information. Provide information on sources of housing assistance from Government agencies to private developers and to the public.

A. Program H-1.5.1 Housing Assistance Information. Maintain a current file of available housing agencies and other housing related services at City Hall.

Effectiveness: Informing the public on available resources for housing assistance is an effective means of disseminating information.

Progress: A list of agencies and services providing housing assistance is publicly available at City Hall.

Appropriateness: This program is appropriate and should be expanded to provide assistance for online research as well.

Objective H-2.0 Provide an Adequate Supply of Housing. Maintain an adequate supply of housing that provides a diverse range of housing choices.

Policy H-2.1 Housing Objectives. Strive to achieve Sausalito's objective of 85 units between 1988 and 1997, with 34 units available to low and moderate income households within the City Limits.

A. Program H-2.1.1 Development Applications. Continue to review and process development applications to meet Sausalito's fair share of regional housing needs.

Effectiveness: This program is an effective way to reinforce the need for housing when reviewing development applications. Since the Housing Element was adopted in 1995 the City has processed applications to add approximately 55 new units, with 22 of the units available to very low and one unit available to moderate households.

Progress: This on-going program is fully in place.

Appropriateness: This is an appropriate program that will be continued.

Policy H-2.2 Residential/Commercial. Retain existing and encourage new residential units in the Downtown and the Caledonia Street commercial areas.

A. Program H-2.2.1 Contact CR and CN Property Owners. Include contact of all property owners in the CR and CN zones to promote 2nd level residential uses in the list of tasks for the Housing Committee.

Effectiveness: The Housing Committee formed in 2002 was discontinued prior to implementation of the program.

Progress: No progress

Appropriateness: The Zoning Ordinance promotes second level residential uses and has replaced the need for this program.

B. Program H-2.2.2 Zoning Ordinance (Shared Parking). Amend the Zoning Ordinance to allow shared parking for residential and commercial uses on the same lot.

Effectiveness: This is an effective program to encourage the maximum use of a property by allowing flexible parking standards for mixed-use properties.

Progress: The City adopted a revised Zoning Ordinance in 2003 which allowed the City to reduce the number of required parking spaces for mixed-use projects with approval of a Conditional Use Permit.

Appropriateness: With the adoption of the amended Zoning Ordinance, this program has been completed.

C. Program H-2.2.3 Zoning Ordinance (Caledonia Area). Revise the current zoning district name in the Caledonia Street area to reflect the intended mix of residential and local/resident serving commercial uses.

Effectiveness: Specifically stating the mix of commercial and residential uses allowed on Caledonia is an effective way of promoting mixed development.

Progress: The Caledonia Street area is zoned "Commercial-Residential District," which reflects the mixed-use intent.

Appropriateness: This program has been completed.

D. Program H-2.2.4 Street Level Uses. Amend the Zoning Ordinance to require that commercial parcels locate local/resident serving retail and service outlets at the street level.

Effectiveness: Keeping ground floor retail uses is an effective way to retain existing structures to provide desirable services to the residents of the mixed use areas.

Progress: The City adopted a revised Zoning Ordinance in 2003 which requires approval of a Conditional Use Permit to replace existing retail uses or residential uses with office uses.

Appropriateness: With the adoption of the amended Zoning Ordinance, this program has been completed.

E. Program H-2.2.5 Traffic Initiative. Continue to implement the objectives of the 1985 Traffic Initiative pertaining to the prohibition against conversion of existing residential uses to commercial uses.

Effectiveness: As implemented in the Zoning Ordinance, the 1985 Traffic Initiative limits new above-ground level uses in the Mixed Commercial and Residential (CR) Zoning District to residential uses (unless a Conditional Use Permit is authorized). Additionally, the 1985 Traffic Initiative requires that residential uses existing as of December 1, 1984 may not be converted into any other uses. Continuing to apply this standard prohibits the conversion of residential uses in the Caledonia Street areas and encourages the development of new above-ground residential uses.

Progress: This on-going program is fully in place.

Appropriateness: This is an appropriate program that will be continued.

F. Program H-2.2.6 Above Street Level Commercial Uses. Amend the Zoning Ordinance to require that commercial properties have residential uses on all levels above the street unless commercial uses are permitted by a Conditional Use Permit.

Effectiveness: This program is an effective way to ensure that above street commercial uses do not replace or preclude residential units where they are appropriate.

Progress: The City adopted a revised Zoning Ordinance in 2003 which requires approval of a Conditional Use Permit to replace existing retail uses or residential uses with office uses.

Appropriateness: With the adoption of the amended Zoning Ordinance, this program has been completed.

Policy H-2.3 Existing Second Units. Maintain affordable housing stock while preserving the basic density and character of single-family areas.

A. Program H-2.3.1 Second Unit Ordinance (Existing Units). Adopt an ordinance for legalizing existing second units where prescribed standards, elaborated in the Background section of this Plan, can be met.

Effectiveness: Accessory Dwelling Units (a.k.a. second units) can be an effective way to provide additional and affordable housing.

Progress: Since the Zoning Ordinance does not yet allow Accessory Dwelling Units, this program has not been implemented.

Appropriateness: This program is appropriate to continue since adoption of Accessory Dwelling Unit (a.k.a. second unit) regulations will be create provided additional opportunities for affordable housing.

B. Program H-2.3.2 Safe and Affordable Second Units. Undertake an enforcement and abatement program of existing second units that do not meet the minimum health and safety standards.

Effectiveness: This is an effective program to maintain safe housing within the City.

Progress: Since the Zoning Ordinance does not yet allow Accessory Dwelling Units, this program has not been implemented.

Appropriateness: This program is appropriate to continue since adoption of Accessory Dwelling Unit (a.k.a. second unit) regulations will give property owners the opportunity to legalize existing accessory dwelling units which meet health and safety standards.

C. Program H-2.3.3 Standards Incentives. Include provisions in the ordinance for existing second units which permit exceptions from the prescribed standards if rents are affordable to households earning less than 80 percent of median for the area.

Effectiveness: This is an effective program to encourage accessory dwelling units which are provided as affordable housing.

Progress: Since the Zoning Ordinance does not yet allow Accessory Dwelling Units, this program has not been implemented.

Appropriateness: State law concerning accessory dwelling units has been amended and the proposed Accessory Dwelling Unit regulations will need to be reviewed for compliance.

Policy H-2.4 New Second Units. Consider allowing new second units in single-family areas of the City where prescribed standards can be met. In that analysis, prime consideration should be given to the creation of additional affordable housing as balanced by the actual increase in density that would result from the second unit legalization ordinance and the expected increase in density resulting from a new second unit ordinance.

A. Program H-2.4.1 Second Unit Ordinance (New Units). Adopt a Second Unit Ordinance for new second units which acknowledges specific neighborhood conditions and concerns if it is found to be appropriate based on an analysis of the impact of legalizing existing second units.

Effectiveness: This program would strive toward reducing the impact of new accessory dwelling units in neighborhoods with constrained conditions such as limited parking.

Progress: Since the Zoning Ordinance does not yet allow Accessory Dwelling Units, this program has not been implemented.

Appropriateness: State law concerning accessory dwelling units has been amended and the proposed Accessory Dwelling Unit regulations will need to be reviewed for compliance.

B. Program H-2.4.2 Information on Affordable Construction. Include public information releases which promote the construction of affordable second units in the list of tasks for the Housing Committee in areas where new second units are found to be appropriate.

Effectiveness: Unknown.

Progress: No progress has been made on program.

Appropriateness: Reconsider following adoption of related code amendments.

Policy H-2.5 Liveaboard Housing. Recognize the existence of liveaboard boats in recreational marinas.

A. Program H-2.5.1 Liveaboard Zoning. Amend the Zoning Ordinance to permit marina management to allow up to 10% of berths in all recreational marinas to be occupied by liveaboards.

Effectiveness: Liveaboard housing is an effective program for affordable housing that takes advantage of the community's waterfront location and marine oriented uses.

Progress: The Zoning Ordinance amendments adopted in 2003 includes an allowance for 10 percent of marina berths to be liveaboard housing.

Appropriateness: With the adoption of the amended Zoning Ordinance, this program is complete and no longer needed.

Policy H-2.6 Manufactured Housing. Recognize manufactured housing as a viable housing type and allow the installation of manufactured housing on permanent foundations subject to the same design considerations which apply to site built housing and consistent with state law requirements.

A. Program H-2.6.1 Building and Development Codes. Review building and development codes to assure safety considerations are addressed if a proposal is received.

Effectiveness: This is an effective program to ensure safety if manufactured housing is proposed.

Progress: The City reviews all building permit applications for compliance with the California Building Code.

Appropriateness: This activity is consistent with state law and does not need to be continued.

Objective H-3.0 Increase the Supply of Affordable Housing. Maintain and increase the supply of low and moderate income housing in the community.

Policy H-3.1 Non-Profit Housing Projects. Encourage non-profit affordable housing project sponsors in efforts to acquire and renovate existing multi-family structures, in the building of new housing or in mixed use projects.

A. Program H-3.1.1 Technical Assistance. Provide technical assistance in project processing and City regulations.

Effectiveness: This is an effective program to assure that local regulations and requirements are understandable to new housing applicants and that new development is not discouraged.

Progress: The City worked with the Rotary Club of Sausalito and to successfully process an application for a 22-unit senior housing facility. The facility has been constructed and occupied.

Appropriateness: This is an appropriate program that will be continued.

B. Program H-3.1.2 Non-Profit Project Funding. Contact non-profit affordable housing sponsors in Marin County and inform them of the City Staff's and the Housing Committee's availability in helping to identify funding sources for rental and for-sale affordable housing including the possibility of equity sharing with the City, as well as assisting non-profits in establishing public-private partnerships.

Effectiveness: This is an effective program for the City to work directly with local non-profit organizations to meet the housing need.

Progress: Substantial progress has not been maintained on this program.

Appropriateness: This is an appropriate program for encouraging the provision of affordable housing in the City.

Policy H-3.2 Expedited Processing. Expedite processing and reduce or subsidize fees for projects which provide at least 15% of the total proposed housing units as low and moderate income housing units available for 40 years or as long as legally possible.

A. Program H-3.2.1 Fee Schedule. Develop a fee schedule based on the number of affordable units provided and the level of affordability of those units.

Effectiveness: This is an effective program to reduce costs to developers of affordable housing.

Progress: The City waived the standard application fees for the approved Rotary Senior Housing project.

Appropriateness: This is an appropriate policy that will be continued.

Policy H-3.3 Housing Opportunity Sites. Seek out potential housing opportunity sites where lower cost housing can be maintained or developed.

A. Program H-3.3.1 Housing Committee Review of Potential Sites. Establish as an ongoing responsibility of the Housing Committee (see Program H-1.2.1) the review and assessment of potential housing opportunity sites that can meet the City's housing needs.

Effectiveness: Reviewing potential housing opportunity sites is an effective way to determine how local housing needs can be met, however very few sites are available within the City.

Progress: Through the Housing Element update process, housing opportunity sites have been identified and reviewed.

Appropriateness: Due to the limited number of sites available, on-going reviews are not needed.

B. Program H-3.3.2 Donation of Property. Establish an education program to inform residents of the City's Donation of Property program as a first task of the Housing Committee to be appointed immediately after the adoption of the 1995 General Plan.

Effectiveness: Unknown.

Progress: This program was not implemented.

Appropriateness: Since number of sites in Sausalito is very limited it is unlikely that property suitable for development of affordable housing would be donated.

Policy H-3.4 Innovative Housing Design. Encourage innovative approaches in the design of low and moderate income housing units that reduce costs or meets the needs of special groups.

A. Program H-3.4.1 Work with Non-Profits. Establish a liaison in the Community Development Department with the Housing Committee and non-profits active in Marin County to make them aware of opportunities for innovative housing which arise through land use changes in the City.

Effectiveness: This is an effective program to keep non-profit agencies directly informed of the potential for new housing within the City.

Progress: The City worked with the Sausalito Rotary Housing organization to identify an adequate site for senior housing.

Appropriateness: This is an appropriate program that will be continued.

Policy H-3.5 Density Bonus. Provide the opportunity for density bonuses or other incentives for low and moderate income housing consistent with California Government Code sections 65915 to 65918.

A. Program H-3.5.1 Density Bonus Zoning. Amend the Zoning Ordinance to include criteria for implementing the density bonus program as described in the background section of the housing element.

Effectiveness: This is an effective program to provide developers with incentives to construct affordable units.

Progress: The 2003 Zoning Ordinance amendments incorporated density bonuses for affordable housing projects. Subsequent amendments [verifyxx] to State Density Bonus requirements have not been incorporated into the Zoning Ordinance.

Appropriateness: This is an appropriate program that will be continued.

Policy H-3.6 Eligibility Priorities. Consistent with state and federal fair housing laws, establish eligibility priorities for inclusionary housing units which emphasize people working in the City, seniors and the physically disabled.

A. Program H-3.6.1 Eligibility Guidelines. Develop Eligibility Guidelines based on the established priorities.

Effectiveness: This program could discourage housing development by regional non-profits.

Progress: This program was not implemented although the Rotary Club requires a local sponsor for residents of their projects.

Appropriateness: This program is unlikely to stimulate housing development.

Policy H-3.7 Purchase Assistance. Support and take maximum advantage of federal, state, and local housing purchase assistance programs for first-time very low, low, and moderate income home buyers.

A. Program H-3.7.1 Housing Authority Programs. Continue to participate in the Marin County Housing Authority Mortgage Credit Certificate Program.

Effectiveness: Mortgage Credit Certificates, which are restricted to purchasers of Below Market Rate Units, can be an effective way to provide housing assistance.

Progress: According to the Marin County Housing Authority, during this current Housing Element no Sausalito residents have participated in this program.

Appropriateness: This is an appropriate program and will be continued.

Policy H-3.8 Rental Assistance. Support and take maximum advantage of federal, state, and local rental housing assistance programs for very low and low income households.

A. Program H-3.8.1 Housing Authority Programs. Continue to work with the Marin County Housing Authority to ensure full use of the Section 8 and Project Independence rental assistance programs in Sausalito.

Effectiveness: This is an effective program to provide assistance with the cost of renting housing.

Progress: According to the Marin County Housing Authority thirteen families in Sausalito are receiving Section 8 assistance [verifyxx number].

Appropriateness: This is an appropriate program and will be continued.

B. Program H-3.8.2 Rebate for Marin Renters. Continue to contribute to the Rebate for Marin Renters program at a level which maintains the average contribution over the past five years.

Effectiveness: This is an effective program to provide assistance with the cost of renting housing.

Progress: Since 2000 Sausalito has contributed $11,357 to the Rebate for Marin Renters program, with an average contribution of $1,135 per year. According to the Marin County Housing Authority this program has served 22 Sausalito households since the fiscal year 2002/2003 [Update dataxx].

Appropriateness: This is an appropriate program and will be continued.

Policy H-3.9 Condominiums. Encourage the retention of single-family homes in the City and enhance the availability of rental units to low and moderate income and senior citizen tenants by controlling condominium conversions and construction.

A. Program H-3.9.1 Conversion Ordinance-Tenant Considerations. Amend the Zoning Ordinance to require maintenance of adequate rental stock and special considerations for senior citizen and low and moderate income tenants for all condominium conversions.

Effectiveness: Considering the availability of rental units prior to approving a condominium conversion is an appropriate mechanism to maintain rental stock. Demands for conversion are dependent upon the economy and housing market.

Progress: The City requires consideration of vacancy rates for rental units prior to approving a condominium conversion. The update of the Zoning Ordinance added consideration of adequate housing for "all segments of the community."

Appropriateness: This is an appropriate program and will be continued.

B. Program H-3.9.2 Conversion Ordinance-Bulk Regulations. Amend the Zoning Ordinance to provide some flexibility in waiving bulk regulations (height, setbacks, floor area and coverage) in the Conditional Use Permit (CUP) process, while continuing to meet all other current City requirements.

Effectiveness: This is an effective program to allow the conversion of existing buildings to condominium housing without potentially high costs to the applicant for remodeling additions to comply with the bulk regulations.

Progress: The update of the Zoning Ordinance provided flexibility with bulk regulations in the review and approval of condominium conversions.

Appropriateness: With the adoption of the amended Zoning Ordinance, this program is complete and no longer needed.

C. Program H-3.9.3 New Condominiums. Encourage new condominium construction where there is clear beneficial joint or multiple use of property and discourage such construction where condominiums are simply a device for effective "de facto" lot splitting.

Effectiveness: This program is not effective as it does not affect the amount of available housing.

Progress: This program has not played a role in the analysis of condominium applications.

Appropriateness: This program does not create additional housing and will not be continued.

Policy H-3.10 Relocation Assistance. Require that relocation assistance be provided to low and moderate income households when private redevelopment of land occurs.

A. Program H-3.10.1 Relocation Ordinance. Develop an ordinance amendment which requires relocation assistance.

Effectiveness: This is program, which would provide assistance to displaced low and moderate income households, may discourage private redevelopment activities and investment in residential construction.

Progress: Relocation assistance regulations have not been pursued.

Appropriateness: This program would provide financial assistance to displaced low and moderate income households and will be continued.

Policy H-3.11 Potential Governmental Constraints to Housing. Remove governmentally imposed constraints to the provision of housing.

A. Program H-3.11.1 Zoning Ordinance (Residential CUP). Amend the Zoning Ordinance to eliminate the requirement for a conditional use permit for projects which propose more than 3 residential dwelling units in the high density area.

Effectiveness: This is an effective program to encourage multi-family dwellings by reducing discussion over the appropriateness of the proposed use.

Progress: The update of the Zoning Ordinance included an amendment which allows residential dwellings of more than 3 units as a permitted use in the high density residential district.

Appropriateness: With the update of Zoning Ordinance, this program is complete and no longer needed.

Objective H-4.0 Meet the Special Housing Needs in the Community. Provide housing that addresses the special housing needs of senior citizens, the disabled, the homeless, female head of household and large families.

Policy H-4.1 Senior Housing. Encourage programs which increase housing opportunities for senior citizens in Sausalito.

A. Program H-4.1.1 New Senior Housing. Help identify housing resources through the Housing Committee and a liaison in the Community Development Department. Specifically, when approached by community groups for new senior housing, the Housing Committee could assist by reviewing real estate publications to identify potential properties that are on the market and review City property files for specific site details (building suitability). Other related programs include identifying local, state or federal funding assistance programs.

Effectiveness: This program is effective.

Progress: The City has successfully worked with the Rotary Senior Housing non-profit organization resulting in approval of a 22-unit senior housing development.

Appropriateness: This is an appropriate program that will be continued.

B. Program H-4.1.2 Residential Care/Skilled Nursing Facilities. Amend the Zoning Ordinance to include criteria for the provision of residential care and skilled nursing

facilities for seniors, including the appropriate measure of density and other development standards.

Effectiveness: This is an effective program to encourage housing for special needs groups.

Progress: The updated Zoning Ordinance included an amendment that allows residential care facilities within the residential zones.

Appropriateness: With the adoption of the updated Zoning Ordinance, this program is complete and no longer needed.

C. Program H-4.1.3 Senior Housing Information. Continue to direct seniors to programs and housing opportunities provided by countywide agencies and other cities in Marin.

Effectiveness: This program is an effective way to provide needed housing information to seniors.

Progress: The Community Development Department has provided program information regarding senior housing as questions have arisen.

Appropriateness: This program is an appropriate means of informing residents and will be continued.

Policy H-4.2 Single Parents and Large Families. Encourage housing that meets the special needs of low and moderate income single parents and large families of 5 or more persons.

A. Program H-4.2.1 New Family Housing. Help identify housing resources through the Housing Committee and a liaison in the Community Development Department. Specifically, when approached by community groups for new family housing, the Housing Committee could assist by reviewing real estate publications to identify potential properties that are on the market and review City property files for specific site details (building suitability). Other related programs include identifying local, state or federal funding assistance programs.

Effectiveness: This can be an effective way to assist proposed housing developments.

Progress: No family housing projects were proposed.

Appropriateness: The Community Development Department will continue to assist community groups for new housing by reviewing City property files and providing development assistance, however few vacant sites are available in the City.

Policy H-4.3 Disabled Persons. Encourage the development of housing accessible to disabled persons.

A. Program H-4.3.1 Building Code. Continue to enforce state and federal building code requirements for accessibility of newly constructed housing.

Effectiveness: The City has enforced building code requirements for accessibility with newly constructed housing.

Progress: This is an on-going program which is fully in place.

Appropriateness: This is an appropriate program which will be continued.

B. Program H-4.3.2 Rehabilitation Accessibility. Continue to refer eligible residents who wish to rehabilitate existing homes to the Marin County Rehabilitation Loan program.

Effectiveness: This is an effective means of providing needed loan information, as inquiries arise, to those wishing to rehabilitate their homes.

Progress: This is an on-going program which is fully in place.

Appropriateness: This is an appropriate program which will be continued.

C. Program H-4.3.3 Project Independence. Continue to work with the Marin County Housing Authority to ensure full use of rental assistance programs in Sausalito.

Effectiveness: This is an effective means of providing needed rental assistance information as inquiries arise.

Progress: This is an on-going program which is fully in place.

Appropriateness: This is an appropriate program which will be continued.

Policy H-4.4 Housing for the Homeless. Support efforts to provide temporary shelter to homeless persons.

A. Program H-4.4.1 County Homeless Programs. Continue to participate in the Countywide Homeless Working Group in preparing and implementing recommendations to the Board of Supervisors, other appointed bodies and municipalities regarding plans for providing emergency housing, halfway houses and homes with supervised care.

Effectiveness: The Marin County Housing Authority is the local body that maintains a list of organizations providing services to the homeless. Since Marin County is small, as are its cities, it is appropriate that this effort be done on a countywide basis.

Progress: The City has provided program information regarding emergency housing as questions have arisen.

Appropriateness: This is an on-going program that will be continued.

B. Program H-4.4.2 Local Support Services. Establish the task of coordinating with existing local service organizations, especially churches, to provide assistance to the homeless as one of the responsibilities of the Housing Committee.

Effectiveness: Local service and religious organizations in the community, with City support, provide assistance to homeless individuals and households. Establishment of a parallel City program to provide assistance would be an inefficient use of resources.

Progress: This is an on-going program.

Appropriateness: This is an appropriate program which will be continued.

C. Program H-4.4.3 Zoning Ordinance (Homeless Shelters). Amend the Zoning Ordinance to provide for Homeless Shelters as a permitted use in the Commercial Residential and Neighborhood Commercial zones; Transitional Housing for 6 or fewer persons as a conditionally permitted use in all single family areas as a small group home, and Transitional Housing for more than 6 persons as a conditionally permitted use in the R-3, R-2-2.5, and R-2-5 zones.

Effectiveness: This is an effective program to allow facilities providing transitional housing services to locate in the City, and provide care for the homeless community.

Progress: The update of the Zoning Ordinance allowed Residential Care Homes (including halfway houses) with up to 6 people in all residential zones. It was determined that homeless shelters would not be an appropriate use in the Commercial Residential and Neighborhood Commercial Zoning Districts. The adoption of Senate Bill SB 2 requires local jurisdictions to take additional actions to address the needs of homeless individuals and families. To date, the City has not amended the Zoning Ordinance to address the requirements of SB 2.

Appropriateness: Adoption of the updated Zoning Ordinance satisfied the program requirements for transition (aka, halfway housing). The requirements for homeless shelters have not been completed.

Policy H-4.5 Neighborhood Outreach. Encourage early communication between neighborhood residents and providers of permanent or temporary emergency shelters and residential care facilities.

A. Program H-4.5.1 Outreach Programs. Assist providers or sponsors of emergency shelters, transitional housing programs and community care facilities to establish outreach programs within the affected neighborhoods.

Effectiveness: This is an effective program to address neighborhood concerns and gain public support of providing emergency shelter locations where feasible.

Progress: The City has expressed a willingness to work with a local community group that was interested in starting a program for inclement weather shelters.

Appropriateness: This is an appropriate program that will be continued.

Objective H-5.0 Preserve the Existing Housing Stock. Preserve the useful economic and shelter life of the existing housing stock.

Policy H-5.1 Existing Housing Quality. Maintain the quality and safety of the existing housing stock.

A. Program H-5.1.1 Code Enforcement. Investigate complaints and take appropriate action on Zoning, Building and Housing Code violations.

Effectiveness: This is an effective program to make sure that housing stock remains in good condition.

Progress: This is an on-going program.

Appropriateness: This is an appropriate program that will be continued.

B. Program H-5.1.2 Resale Inspections. Consider establishing regulations for a self-supporting program to require inspection of all residential properties for compliance with Building, Zoning and Housing Codes at the time of sale.

Effectiveness: Since the City's housing stock is in generally good condition, this program would add cost to property resale without significant effect. Instead of a physical inspection, the City requires a Residential Resale Report to be issued prior to the sale of a residential home which provides new owners with permit history.

Progress: This is an on-going program.

Appropriateness: The regulations are in place and this program is no longer needed.

Policy H-5.2 Rehabilitation Loans. Continue to support and encourage the use of rehabilitation loan subsidy programs offered by the Marin County Housing Authority.

A. Program H-5.2.1 Rehabilitation Assistance. Provide housing pamphlets at City Hall describing the available County rehabilitation loan programs and provide assistance by staff and the Housing Committee in advertising the program in Sausalito.

Effectiveness: This is an effective program to distribute information to residents who may qualify for assistance to rehabilitate their homes.

Progress: The Community Development Department has obtained pamphlets on rehabilitation loan assistance programs from the Marin County Housing Authority for display at the public counter.

Appropriateness: This is an appropriate program that will be continued.

Policy H-5.3 Retention of Diverse Housing Stock. Allow more flexibility in reinstatement of duplex and multiple family uses which have ceased involuntarily.

A. Program H-5.3.1 Involuntary Cessation of Diverse Housing Stock. Amend the Zoning Ordinance to allow reinstatement of non-conforming residential uses in relevant zoning areas through the issuance of a discretionary permit where such uses have ceased involuntarily.

Effectiveness: This is an effective mechanism to preserve housing that is a nonconforming use, such as a legal nonconforming duplex within a single-family zoning district.

Progress: The Zoning Ordinance has a nonconforming section that allows the reinstatement of a nonconforming use which has ceased involuntarily, within a one-year period. The update of the Zoning Ordinance established a discretionary review process for issuance of Nonconforming Permits to allow continuation of nonconforming uses.

Appropriateness: With the update of the Zoning Ordinance, this program is complete and no longer needed.

Policy H-5.4 Energy Conservation. Promote and support energy conservation programs that provide assistance for energy conservation improvements.

A. Program H-5.4.1 Community Action Marin-Energy. Continue to coordinate with Community Action Marin-Energy to promote citizen awareness of energy conservation programs.

Effectiveness: Promoting energy conservation programs are an effective way to reduce housing costs.

Progress: Although the above-mentioned program no longer exists, the City has participated in regional programs which promote methods to reduce energy consumption and costs.

Appropriateness: Continued participation in the regional energy conservation programs is an effective program that will be continued.

B. Program H-5.4.2 PG&E. Continue to coordinate with PG&E to promote citizen awareness of energy conservation programs.

Effectiveness: This is an effective way to provide energy conservation information to the general public.

Progress: When received, correspondence and information received from PG&E has been passed on to community residents.

Appropriateness: This is an appropriate program that will be continued.

C. Program H-5.4.3 Passive Solar Design. (See Environmental Quality Program EQ 3.13.2).
Effectiveness: This is an effective program to encourage the use of solar panels and reduce energy consumption and costs.
Progress: The City has received issued building permits to many solar panel projects. These permits are reviewed and acted upon ministerially.
Appropriateness: This is an appropriate program that will be continued.