THIS IS AN IMPORTANT NOTICE CONCERNING PROPERTY UNDER CONSIDERATION AS A FUTURE AFFORDABLE HOUSING SITE

THE CANDIDATE SITE IS LOCATED AT 1757/1751 BRIDGEWAY AND 160 FILBERT AVENUE

Get Involved--Upcoming Meetings

All meetings will be at Council Chambers, Sausalito City Hall unless otherwise noted. These dates and topics are **tentative**. Always check the meeting calendar at www.ci.sausalito.ca.us or request to join the email notification list by sending an email to LSchinsing@ci.sausalito.ca.us

Housing Element Task Force Meetings

Candidate Site Tour
October 8, 2011, 9:30am, Meet at City Hall parking lot for guided visits of each candidate site. Must provide own transportation. Since the date falls on Yom Kippur, anyone interested in touring the sites but cannot attend the 10/8/11 meeting should contact Lilly Schinsing at (415) 289-4134 for self-guided tour information or alternative arrangements

Discuss Candidate Sites
October 10, 2011, 5:30pm

Discuss Overall Strategy
October 25, 2011, 5:30pm

Discuss Goals, Policies, Programs and Sites Strategy
November 21, 2011, 5:30pm

Discussion of Community Workshop
December 5, 2011, 5:30pm

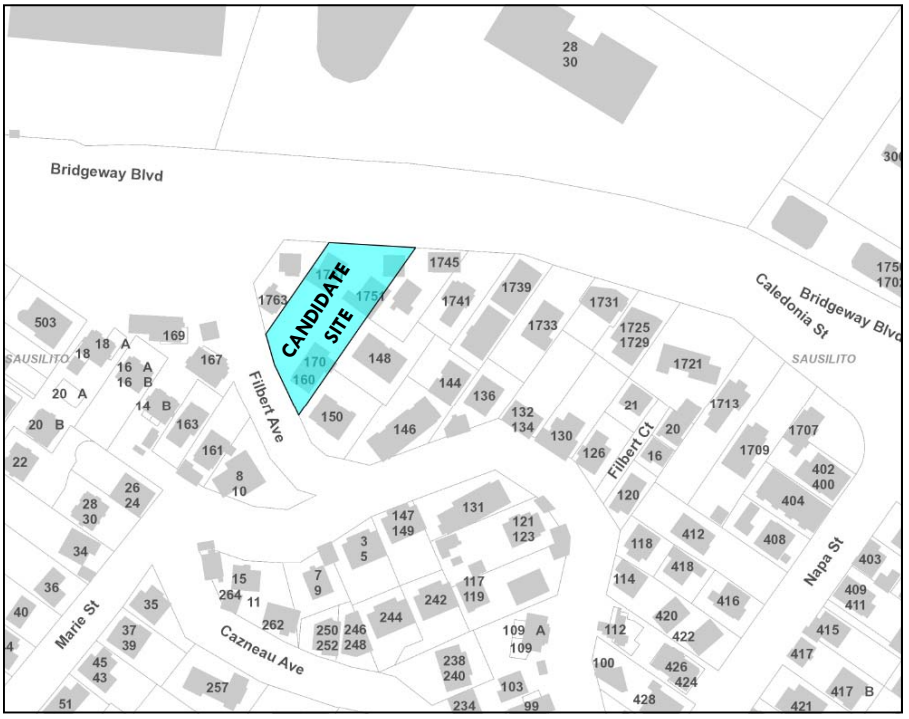
Presentation and Review of Goals, Policies, Programs and Sites Strategy Document
December 12, 2011, 5:30pm

Recommendation of Draft Housing Element
January 9, 2012, 5:30pm

Community Workshop
Saturday December 3, 2011, 9:30am, Bay Model, Sausalito

Planning Commission and City Council Meeting on Draft Housing Element
January 2012– Date TBD
(check the City's website)

THIS SITE (APN 064-151-02) IS CURRENTLY UNDER CONSIDERATION AS A FUTURE AFFORDABLE HOUSING SITE. THE HOUSING ELEMENT TASK FORCE (HETF) WILL CONDUCT PUBLIC MEETINGS TO DISCUSS POTENTIAL REZONING OF THIS PROPERTY IN YOUR NEIGHBORHOOD. THE TASK FORCE'S RECOMMENDATIONS WILL BE FORWARDED TO THE PLANNING COMMISSION AND CITY COUNCIL FOR PUBLIC MEETINGS.



HOW TO GET MORE INFORMATION

- ATTEND MONTHLY TASK FORCE MEETINGS (SEE SIDEBAR)
- JOIN THE TASK FORCE TOUR OF ALL SITES ON SATURDAY, OCTOBER 8 BEGINNING AT 9:30 AM AT CITY HALL PARKING LOT. Please note you must provide your own transportation
- PARTICIPATE IN THE THIRD COMMUNITY WORKSHOP ON DECEMBER 3, 2011AT 9:30 AM AT THE BAY MODEL
- VISIT THE TASK FORCE WEBSITE: http://ci.sausalito.ca.us/Index.aspx?page=703, contains detailed information about all candidate sites, site tours, schedule of task force meetings, the third community workshop and all documents produced to date
- CONTACT LILLY SCHINSING, ASSOCIATE PLANNER, at (415) 289-4134 or LSchinsing@ci.sausalito.ca.us
- JOIN THE EMAIL LIST: Email LSchinsing@ci.sausalito.ca.us

What is the Housing Element Update?

The City of Sausalito is preparing an update of its Housing Element in accordance with State law. The State requires that the City address a Regional Housing Needs Allocation (RHNA), which establishes the number of new housing units needed by various income groups (from very low to above moderate income) in each California jurisdiction. The RHNA for the City of Sausalito was established at 372 units for the two planning periods of 1999-2006 and 2007-2014. The Housing Element describes various programs the City will continue or establish to address its regional housing need. Cities are not required to actually build the housing—rather, they must demonstrate to the State that the opportunity to build the housing has been created.

In order to address the RHNA, the City is required to identify specific sites that potentially could be available for housing which would be affordable for a variety of income levels from very low income to above moderate income. The City is considering residentially zoned properties, either vacant or able to accommodate additional units. The City is also reviewing sites, both residential and non-residential, that might be suitable to accommodate residential development at an increased density.

The property at 1757/1751 Bridgeway and 160 Filbert Avenue has been identified as a site with potential for rezoning to allow residential development at an increased density. The site was chosen due to its size, current use, and potential for future residential development. Although identified as a *potential* housing site, it is important to emphasize that no property owner would be obligated to develop his or her property for such purpose as part of any adopted Housing Element. For more information visit http://ci.sausalito.ca.us/Index.aspx?page=703 or contact Lilly Schinsing, Associate Planner at LSchinsing@ci.sausalito.ca.us or (415) 289-4134.

What is Affordable Housing in Marin County?

Household Size	Annual Income and Housing Costs	Income Category			
		Very Low	Low	Moderate	Above Moderate
		50% or Less†	<50-80%	<80-120%	<120%+
1-person household Median Income: $71,100	Annual Income	Up to $35,550	$35,551-$56,880	$55,681-$85,320	<$85,321
	Monthly Housing Cost❋	*Up to $890*	*$891-$1,420*	*$1,421-$2,130*	*<$2,131+*
2-person household Median Income: $71,300	Annual Income	Up to $40,650	$40,651-$65,040	$63,601-$95,400	<$97,561
	Monthly Housing Cost	*Up to $1,020*	*$1,020-$1,630*	*$1,631-$2,440*	*<$2,440+*
3-person household Median Income: $91,450	Annual Income	Up to $45,730	$45,731-$73,160	$73,161-$109,740	<$109,741
	Monthly Housing Cost	*Up to $1,140*	*$1,141-$1,830*	*$1,831-$2,740*	*<$2,741*
4-person household Median Income: $101,600	Annual Income	Up to $50,800	$50,801-$81,280	$81,281-$121,920	<$121,920 +
	Monthly Housing Cost	*Up to $1,270*	*$1,271-$2,030*	*$2,031-$3,050*	*<$3,051+*

†Of Marin County Median Income

❋**Housing costs** are assumed to be a 30% of annual income. Per the California Housing and Community Development Department, a household is considered to be overpaying for housing (or cost burdened) if it spends more than 30% of its income on housing. Housing costs are rounded to nearest $10.

-For **Renters**, "housing cost" is assumed to include rent and utilities.

-For **Homeowners**, "housing cost" is assumed to include a mortgage payment, property taxes, homeowners insurance, private mortgage insurance, homeowners association dues and utilities.

City of Sausalito
Community Development Department
420 Litho Street
Sausalito, CA 94965

Important Notice Regarding Property at 1757/1751 Bridgeway and 160 Filbert Avenue