Evaluation of 1995 Housing Element

HEC REVIEW DRAFT – 6-28-10

[PART 1]

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.

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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.

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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.

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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 90 new units, with 22 of the units available to very low and one unit available to low income 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.

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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.

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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 second units, this program has not been implemented.
Appropriateness: This program is appropriate to continue as with the adoption of Accessory Dwelling Unit (a.k.a. second unit) regulations additional affordable housing opportunities will be provided.

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 second units, this program has not been implemented.

Appropriateness: This program is appropriate to continue as with the adoption of Accessory Dwelling Unit (a.k.a. second unit) regulations property owners will be given the opportunity to legalize existing accessory dwelling units and will require that those units to be legalized 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 that accessory dwelling units are constructed as affordable housing, instead of resulting in above median rents.

Progress: This program was not implemented because the complexity of Zoning Ordinance update delayed adoption of first phase legalization.

Appropriateness: State law concerning accessory dwelling units has been amended and the Sausalito Second Unit Ordinance needs to be reviewed for compliance.

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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:
Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Appropriateness:

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:

Progress:

Appropriateness:

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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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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 this housing element.

Effectiveness:

Progress:

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Appropriateness:

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:

Progress:

Appropriateness:

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

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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

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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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress

Appropriateness:

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:

Progress:

Appropriateness:

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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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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:

Progress:

Appropriateness:

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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:

Progress:

Appropriateness: Continued participation in the Marin County Green Building program 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:

Progress:

Appropriateness:

C. Program H-5.4.3 Passive Solar Design. (See Environmental Quality Program EQ 3.13.2).

Effectiveness:

Progress:

Appropriateness: