**ATTACHMENT IV: Liveaboards- Existing**

**Strategy:**

- Provide documentation as to why liveaboards as should count as housing units and as providing affordable housing
- Show that the 2000 Census did not count some existing unpermitted liveaboards
  - → Using block-level Census data, the 2000 Census indicated that 78 housing units were on/near waterfront
  - → Houseboats (5) +Arks (7) + Legal Liveaboards (99) =111 permitted units
  - → Unpermitted liveaboards (from 2011 count)= 116
- The Housing Element identifies amnesty program to legalize as many of the 116 unpermitted liveaboards as possible (limited to 10% of the marina)

**Basic Assumptions (from Liveaboard Technical Study):**

- The City and BCDC allow only 10% of a Marina's boat slips to be liveaboards
- The following Marinas do not have City or BCDC permits for liveaboards and therefore have the potential for amnesty for up to 10% of boat slips:
  - → Sausalito Yacht Harbor: 600 boat slips= 60 liveaboards
  - → Sausalito Marine Ways: 61 boat slips= 6 liveaboards
  - → Schoonmaker: 161 boat slips= 16 liveaboards
  - → Marina Plaza: 103 boat slips= 10 liveaboards

| Strategy | | | Additional Assumptions | Potential RHNA Credits | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Very Low | Lower | Moderate | Above Moderate | Total |
| Approach | Light | Legalize up to 10% of unpermitted liveaboards at unpermitted marinas[m] via an amnesty program (up to 92 liveaboards). Require an even split between all income levels. | Even split between all income levels | 23 | 23 | 23 | 23 | 92 |
| | Medium | Legalize up to 10% of unpermitted liveaboards at unpermitted marinas via an amnesty program (up to 92 liveaboards). Require that there is an even split between very low, lower and moderate.<br>Example of Incentives:<br>1- Funding: City commits to seeking funding sources to provide marina operators grants to construct required infrastructure (e.g., pump out facilities, restrooms, showers, etc.) in exchange for units provided at very low/lower/moderate rents.<br>2- Administrative Review: Discretionary Permits for required facilities (e.g., a Design Review Permit for a new restroom) may be reviewed at an administrative level (i.e., staff level) in exchange for units provided at very low/lower/moderate rents. | Even split between very low, lower and moderate | 31 | 31 | 30 | 0 | 92 |
| | Heavy | Legalize up to 10% of unpermitted liveaboards at unpermitted marinas via an amnesty program (up to 92 liveaboards). Require that there is an even split between very low and lower.<br>Example of Incentives:<br>1- Funding: City commits to seeking funding sources to provide marina operators grants to construct required infrastructure (e.g., pump out facilities, restrooms, showers, etc.) in exchange for units provided at very low/lower/moderate rents.<br>2- Administrative Review: Discretionary Permits for required facilities (e.g., a Design Review Permit for a new restroom) may be reviewed at an administrative level (i.e., a staff level) in exchange for units provided at very low/lower/moderate rents.<br>3- Expedited Review. The City provides expedited review of planning and building permits in exchange for units provided at very low/lower/moderate rents. | Even split between very low and lower | 46 | 46 | 0 | 0 | 92 |

[m] From Liveaboard Technical Study: Sausalito Yacht Harbor (up to 60 unpermitted liveaboards), Sausalito Marine Ways (up to 6 unpermitted liveaboards), Schoonmaker (up to 16 unpermitted liveaboards), Marina Plaza (up to 10 unpermitted liveaboards)



Item 4-Liveaboard Assumptions (Revised)

## Attachment V: Liveaboards- Future

**Strategy:**

- Provide incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households

**Basic Assumptions (from Liveaboard Technical Study):**

- The following permitted Marinas have additional liveaboard capacity:
  - → Marina Plaza= 4 additional
  - → Clipper Yacht=18 additional

| Strategy | | | Assumptions | Potential RHNA Credits | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Very Low | Lower | Moderate | Above Moderate | Total |
| Approach | Light | Status quo | No changes | 0 | 0 | 0 | 22 | 22[n] |
| | Medium | Provide incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households<br>Example of Incentives:<br><br>Funding: City commits to seeking funding sources to provide marina operators grants to construct required infrastructure (i.e., pump out facilities, restrooms, showers, etc.) in exchange for units provided at very low/lower/moderate rents. | Even split between very low, lower and moderate | 7 | 7 | 8 | 0 | 22 |
| | Heavy | Provide strong incentives to encourage permitted marinas to offer the remainder of their liveaboard allotment to low/moderate income households<br>Example of Incentives:<br><br>Funding: City commits to seeking funding sources to provide marina operators grants to construct required infrastructure (i.e., pump out facilities, restrooms, showers, etc.) in exchange for units provided at very low/lower/moderate rents.<br><br>Administrative Review: Discretionary Permits for upgraded facilities (e.g., a Design Review Permit for an upgraded/expanded restroom) may be reviewed at an administrative level (i.e., a staff level) in exchange for units provided at very low/lower/moderate rents.<br><br>Expedited Review. The City provides expedited review of planning and building permits in exchange for units provided at very low/lower/moderate rents. | Even split between very low and lower | 11 | 11 | 0 | 0 | 22 |

[n] From the Liveaboard Technical Report: Marina Plaza has 4 additional liveaboard slips and Clipper has 18 additional liveaboard slips that are not occupied