

# HOUSING ELEMENT WORK IS BEGINNING

## Two Tracks: Implement Programs in Existing Housing Element and Adopt a New Housing Element

**Track 1: Implementation of Existing Housing Element.** In order to be eligible for certification from the State for the *upcoming* Housing Element cycle, the City must follow through with the programs in the existing Housing Element which was adopted in 2012. If the programs are not adopted, our eight year cycle reverts to a four year cycle and a Housing Element will be due in 2018, instead of 2023.

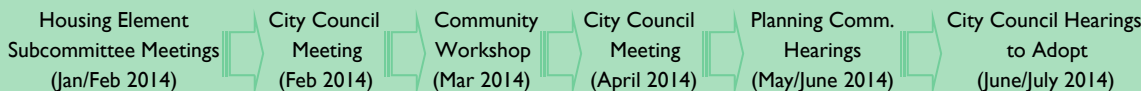
- ◆ **Vertical Mixed Use (VMU) Amendments:** Requires any upper level new construction in the City's commercial districts (CC, CN-I, CR) to be limited to residential use only, with a minimum of one affordable unit. Requires a Minor Use Permit for commercial and residential users to share parking, and for tandem and off-site parking leases.
- ◆ **Horizontal Mixed Use (HMU) Amendments:** Allows the 1901 Bridgeway and 2015 Bridgeway properties to utilize the ground floor level of buildings for residential use, rather than the commercial uses otherwise required in exchange for providing a percentage of affordable units.
- ◆ **Emergency Shelter Amendment:** Identifies a zoning district where emergency shelters will be permitted by right (subject to normal Design Review procedures) and establish standards to regulate emergency shelters
- ◆ **Transitional/Supportive Housing Amendment:** Adds transitional housing and supportive housing to the Zoning Ordinance's definition section, and regulates this use as a permitted use within residential zoning districts; adds single room occupancy (SRO) facilities within the Zoning Ordinance's definition section, and conditionally allows the use within the CC, CR and CN-I commercial zoning districts.

**Track 2: Update Housing Element for 2015-2023.** The State requires cities to update their housing element every planning period and obtain certification from the State that the element complies with Housing Element law. The current planning period is from 2015-2023 (an eight year cycle), provided that the City receives certification from State by January 31, 2015. If the City does not gain certification from state by the statutory deadline, the eight year cycle reverts to a four year cycle. The Regional Housing Need Allocation (RHNA) is the process by which each community is assigned its share of the regional housing need for an eight-year period. Sausalito's RHNA for the 2015-2023 Housing Element cycle is a total of 79 units, which is substantially less than the 207 units from the 1999-2006 RHNA and the 165 units from the 2007-2014 RHNA. **If the programs in Track 1 are adopted, it is anticipated that the City only be making minor updates to the existing Housing Element by using the strategies in the existing Housing Element in the upcoming update, and not need to develop additional strategies.**

- ◆ **Density Bonus Amendments:** The City must update the existing Density Bonus provision to comply with changes in the State code. Under Government Code Section 65915-65918, cities must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by the housing project) when requested by a project sponsor, and provide up to three incentives or concessions unless specific findings can be made. As density bonuses are only allowed for housing projects of at least five units, there are few sites in Sausalito that could take advantage of the bonuses.
- ◆ **Reasonable Accommodations Amendments:** Provides accommodation for disabled persons seeking fair access to housing in the zoning regulations. For example: allow a ramp in a setback to allow access to an entry door for a wheelchair-bound resident.

### Tentative Schedule for Upcoming Meetings\*

#### **Track 1: Implementation of Existing Programs**



#### **Track 2: Housing Element Update**



\*Months for these meetings are tentative. Check the website for exact dates. Get Involved! **Please join the notification list by emailing [LSchinsing@ci.sausalito.ca.us](mailto:LSchinsing@ci.sausalito.ca.us) to get a notice prior to each meeting date or visit the Housing Element Information website at [www.ci.sausalito.ca.us/Index.aspx?page=703](http://www.ci.sausalito.ca.us/Index.aspx?page=703) for background information and upcoming meeting documents.**