

MEMORANDUM

DATE: January 30, 2014

TO: Housing Element Subcommittee

FROM: Lilly Schinsing, Administrative Analyst

SUBJECT: Preparation of the Zoning Ordinance Amendments for Implementation of the 2007-2014 Housing Element and Update of the 2015-2002 Housing Element Update

Background

The update of the 2007-2014 Housing Element was a three-year effort (beginning in late 2009 and ending in late 2012) where 45 public Housing Element Task Force meetings, three community workshops and numerous Planning Commission and City Council meetings were held to discuss the update. Compounding the effort was the need to address two housing element cycles: the 1999-2006 and the 2007-2014 cycle, which totaled 372 housing units. The City's 2007-2014 Housing Element was adopted on October 9, 2012 and certified to be in conditional compliance with Housing Element Law by the California Department of Housing and Community Development (HCD) on November 7, 2012. The adopted Housing Element reflects the unique character of Sausalito while also being responsive to the State's legal requirements by using a multi-faceted approach that has a low impact on the community.

Discussion

The Government Code requires jurisdictions to update their housing element every planning period and obtain certification from the HCD that the element complies with Housing Element law. The current planning period is from 2014-2022 (an eight year cycle), provided that the City receives certification from HCD by January 31, 2015. If the City does not gain certification from HCD by the statutory deadline, the eight year cycle reverts to a four year cycle. Sausalito's RHNA for the 2014-2022 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.

For the first time, HCD is offering a streamlined review for the upcoming Housing Element cycle. While all local governments are still required to adopt a housing element update, the streamlined review is designed to reduce the number and scope of housing element submittals per jurisdiction and to focus resources on providing assistance to jurisdictions to ensure compliance and effectively addressing housing needs. *Jurisdictions that do not adopt a Housing Element by January 31, 2015 will not be eligible for the streamlined review.* The benefits to opting with a streamlined review with HCD include:

- Priority review status (less than the typical 60 day review);
- Ability to use a template to show changes made to Housing Element, which shortens the HCD review period and focuses the HCD questions to those relevant portions of the Element;
- Flexibility in having to only minimally update, or not update at all, certain sections of the Element;
- Permission to show changes to the Housing Element in a strikeout, underline, redline, or highlighting format.

In order to qualify for the streamlined review, the following requirements apply:

Streamlined Review Requirements	Status
<input type="checkbox"/> A housing element for the previous planning was adopted and found to be in compliance with State housing element law	<input checked="" type="checkbox"/> The 2007-2014 Housing Element was adopted and found to be in conditional compliance with State housing element law
<input type="checkbox"/> Any programs which the City was given conditional certification for need to be completed (Housing Element Programs 10a, 10b and 11)	<input checked="" type="checkbox"/> The ordinance regarding new and amnesty ADUs was adopted in late 2012 <input type="checkbox"/> Work needs to be completed for the liveaboard commitment
<input type="checkbox"/> Zoning Ordinance Amendment completed to permit emergency shelters without discretionary action (Housing Element Program 21)	<input type="checkbox"/> Needs to be done
<input type="checkbox"/> Zoning Ordinance Amendment completed to permit transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Housing Element Program 21)	<input type="checkbox"/> Needs to be done
<input type="checkbox"/> Zoning Ordinance Amendment completed to authorize reasonable accessibility accommodations with respect the zoning, permit processing and building regulations(Housing Element Program 25)	<input type="checkbox"/> Needs to be done
<input type="checkbox"/> Zoning Ordinance Amendment completed to update the current density bonus provisions in the Zoning Ordinance (Housing Element Program 19)	<input type="checkbox"/> Needs to be done

It should be noted that a significant part of the Housing Element Update will include requirement to “Review and Revise.” This will require the City to review the status of and demonstrate compliance with implementing programs (such as the VMU/HMU and Multi-family Standards) which were committed to being implemented by 2014.

Acknowledging the importance to complete the work and the short timeframe (now 11 months) to complete the work by the statutory deadline which includes four major Zoning Ordinance amendments, finalizing the liveaboard work and updating the Housing Element, staff requested the assistance of a consultant at the City Council’s September 24, 2013 meeting. At that meeting the Council authorized the City Manager to execute a contract with M-Group (who has recent experience working with Sausalito on updating the prior Housing Element) to assist with both the Zoning Ordinance amendments and the Housing Element Update. The Housing Element Subcommittee was also formed by the City Council, which consists of two Councilmembers and two Planning Commissioners to oversee the implementation and update effort.

The work is proposed in two phases. The Phase 1 would include the review of the required Zoning Ordinance amendments and the Phase 2 would include the update of the Housing Element. The Implementation and Update Flow Chart with anticipated timeframes for achieving milestones is attached.

Attachment

