

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction SAUSALITO

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Amnesty Accessory Dwelling Units	2 to 4	Renter	1	1	0	0	2	2			<p>The affordability of the projected 12 amnesty Accessory Dwelling Units in the adopted/certified Housing Element is based on rent levels from the City's ADU survey where Very Low (28%), Low (57%) and Moderate (15%) were projected.</p> <p>For purposes of crediting the ADU towards the RHNA, property owners will be required to demonstrate that the unit did not have an individual address as of the 2000 census and does not have a building permit of record, and thus has not been accounted for in the count of existing</p>

											units in the City's 2015-2023 RHNA.
New Accessory Dwelling Units	2 to 4	Renter	1	2	0	0	3	3			The affordability of the projected 12 Accessory Dwelling Units in the adopted/certified Housing Element is based on rent levels from the city's ADU survey where 3 Very Low (28%), 7 Low (57%), and 2 Moderate (15%) were projected.
(9) Total of Moderate and Above Moderate from Table A3					0	0					
(10) Total by Income Table A/A3			2	3	0	0					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	26										8	18
	Non-deed restricted		6	2									
Low	Deed Restricted	14										11	3
	Non-deed restricted		11										
Moderate	Deed Restricted	16										6	10
	Non-deed restricted		3	3									
Above Moderate		23	1									1	22
Total RHNA by COG. Enter allocation number:		79											
Total Units ▶ ▶ ▶			21	5								26	53
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Code Enforcement and Public Information (Program 1)	Continue to provide informational handouts on available rehabilitation and energy retrofit assistance. Provide information on volunteer service organizations on City website.	Ongoing	A Short Term Rental Code Enforcement Program was publicized and went into effect in late 2015 to regulate the use the business of short term rentals in residential zoning districts.
Residential Rehabilitation Loan and Energy Retrofit Programs (Program 2)	Publicize the Marin Housing Rehab program, Marin Clean Energy, and PG&E energy retrofit programs on City website and through brochures at City Hall and other community locations. Seek to assist eight very low income households.	Ongoing	Brochures and information available at City Hall and on the City's website.
Historic Design Preservation Regulations and Incentives (Program 3)	Disseminate the City's brochure on funding sources for historic preservation. Update Historic Preservation Regulations in Municipal Code and Zoning Ordinance.	Update regulations in 2015	A Task Force has been in place and meeting regularly to discuss and plan for updates to the City's Historic Preservation Regulations. It is anticipated that the Update will be completed in 2016.
Residential Design Review (Program 4)	Continue to provide design review to ensure that new projects and	Ongoing	14 Design Review applications were considered by the Planning Commission.

	modifications of existing buildings are consistent with the small-town character of Sausalito		
Accessory Dwelling Units (Program 10)	Implement the City's ADU regulations and seek to create an average of two new ADUs annually, for a total of 16 ADUs during the planning period. Initiate another amnesty program, and seek to legalize a minimum of 24 existing ADUs	During 2015	A total of 5 ADUs (3 Amnesty, 2 New) were approved and finalized in 2015.
Density Bonus and Other Incentives and Concessions for Affordable Housing (Program 20)	Implement City's density bonus provisions, and encourage applicants to utilize Tier 1 incentives/concessions to minimize neighborhood impacts.	Ongoing	This provision is continually relayed and publicized to appropriate projects seeking Design Review.
Fair Housing Program (Program 21)	Refer fair housing complaints to Fair Housing of Marin. Publicize the fair housing program.	Ongoing	Community Development Department Staff continually update the public with this information via brochures at City Hall and information available on the City's website.
Sausalito Senior Services (Program 22)	Support the efforts of Sausalito Village to allow seniors to age in place and promote housing assistance for seniors. Develop a Citywide Plan of Action for seniors with Age-Friendly Sausalito Task Force.	Ongoing	Community Development Department Staff continually update the public with this information via brochures at City Hall and information available on the City's website. The Building Division has conducted workshops and informational sessions to publicize the program, mobilize support, and develop a housing adoption program.
Reasonable Accommodations Procedures (Program 24)	Implement City's adopted procedures to allow reasonable accessibility accommodations.	Ongoing	Community Development Department Staff continually update the public with this information via brochures at City Hall and information available on the City's website. The Building Division has conducted workshops and informational sessions to publicize the program and mobilize support.
Universal Design / Visitability (Program 25)	Distribute City's Universal Design and Visitability Principles brochure at City Hall, through Sausalito Village and on City website.	Ongoing	Community Development Department Staff continually update the public with this information via brochures at City Hall and information available on the City's website. The Building Division has conducted workshops and informational sessions to publicize the program and mobilize support.
Homeless Continuum of Care (Program 27)	Support implementation of the Homeless Countywide Continuum of Care and	Amend the Code in 2015	The Planning Commission held a public hearing on February 4, 2015 and unanimously recommended that the City Council adopt the minor

	<p>continue to publicize the emergency 211 call system. Amend Sausalito Municipal Code Section 10.28.080.I.3 and Sausalito Municipal Code Section 10.28.080.I.4 as specified in Program 27.</p>		<p>modifications.</p> <p>The Council held a first reading on February 24, 2015 and directed a working group of the Council address some specific issues.</p> <p>The Planning Commission is scheduled to hold another public hearing on March 30, 2016 on the amendments.</p> <p>The Council is scheduled to hold a first reading at their second meeting in April.</p>
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General Comments: