



CITY OF SAUSALITO

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June 28, 2012

Ezra Rapport, Executive Director
Association of Bay Area Governments
101 Eight Street
Oakland, CA 94607

RE: Draft 2014-2022 Regional Housing Needs Allocation Methodology

Dear Mr. Rapport:

The Sausalito City Council and staff have reviewed the draft Regional Housing Needs Allocation (RHNA) resulting from the draft 2014-2022 RHNA methodology approved by the Association of Bay Area Governments (ABAG) Board of Directors on May 17, 2012. In general we are pleased to see the RHNA numbers for Marin County, and in particular for Sausalito, have been reduced from draft RHNA numbers resulting from earlier versions of the 2014-2022 RHNA methodology.

However, the Council and members of the community continue to have serious concerns about the draft RHNA methodology that we want to share with you. Sausalito is a built-out community with significant physical and environmental constraints to development. The continued reliance on a methodology that places substantial weight to the provision of housing regardless of realistic development capacity is unsustainable.

Specifically, the use of a minimum housing floor of 40% of household formation growth results in a housing allocation that is clearly inconsistent with the overall objective of Senate Bill 375 to better integrate land-use and transportation planning. Any significant housing growth in smaller communities that are not support by employment centers or public transit would increase regional vehicle miles traveled and greenhouse gas emissions.

The draft proposed methodology also penalizes smaller cities that have a lower number of affordable units permitted in the 1999-2006 cycle. Cities should be evaluated on the number of affordable units permitted as a percentage of the total units permitted in their jurisdiction. Affordable housing is being built in smaller built-out cities and those

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cities should be acknowledged for that effort based on the performance of the local housing market and the total number of permits issued.

We appreciate the opportunity to provide the Sausalito perspective regarding the RHNA methodology. Please forward this letter to the ABAG Executive Board prior to its July 19, 2012 meeting.

Sincerely,



D. Michael Kelly
Mayor of the City of Sausalito

cc: Councilmembers
Adam Politzer, City Manager
Jeremy Graves, Community Development Director
Lilly Schinsing, Associate Planner
Ken Kirkey, ABAG Director of Research and Planning