

THE TOWN OF
CORTE MADERA
MARIN COUNTY CALIFORNIA

Town of Corte Madera

Housing Element



Draft Housing Element
for the
TOWN OF CORTE MADERA
2015-2023

February 17, 2015

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1.0 INTRODUCTION

1.1 OVERVIEW

California's housing and planning laws require every town, city, and county to have a General Plan with at least seven elements, including a Housing Element. The General Plan is the constitution for development in Corte Madera. The General Plan is a long range planning document that describes goals, policies and programs to guide decision-making in land use and other important areas of local government. Unlike the other mandatory General Plan elements, the Housing Element is required



San Clemente Place

to be updated every ~~five-eight~~ years, and is subject to detailed statutory requirements and mandatory review by a State agency — HCD (Department of Housing and Community Development). According to State law, the Housing Element must:

- Provide goals, policies, quantified objectives and scheduled programs to preserve, improve and develop housing.
- Identify and analyze existing and projected housing needs for all economic segments of the community.
- Identify “adequate sites” that are zoned and available within the ~~7-8~~ year housing cycle to meet the city’s fair share of regional housing needs at all income levels.
- Be ~~“certified”~~reviewed by the State Department of Housing and Community Development (HCD) ~~as complying to determine whether or not the element complies~~ with state law.
- Be internally consistent with other parts of the General Plan.

This document is an update of the Town’s State-certified Housing Element that was adopted in ~~August 2002~~April 2011.

1.2 HOUSING IN CORTE MADERA

The Town of Corte Madera is located in Marin County, approximately eight miles north of the Golden Gate Bridge. Incorporated in 1916, ~~the Town of~~ Corte Madera ~~encompasses has~~ approximately ~~four-4.5~~ square miles ~~of land area~~in total. However, 1.25 square miles of this

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area is submerged under bay waters and .67 square mile is protected marshland, leaving a net land area of 2.55 square miles. Parks, open space, and flood control areas comprise 0.38 square mile of this net land area. Highway 101, the main freeway connecting San Francisco with the Marin communities and Sonoma County, bisects Corte Madera. The Town's most significant growth period was from 1940 to 1970 when the community's population increased from 1,098 to 8,464.

Housing affordability in Marin County and in the Bay Area as a whole has become an increasingly important issue. Corte Madera's housing conditions are reflective of many area-wide and even nation-wide trends. Over the past several decades, housing costs have skyrocketed out of proportion to many people's ability to pay, with increasing construction and land costs contributing to the rise in housing prices, and in the Bay Area in particular, the high demand for housing pushing prices even higher. This mismatch in household incomes and housing costs has a number of implications: it becomes more difficult for employers to recruit and retain employees; roadways are clogged with workers traveling longer distances; and many young families, longtime residents, and other community members relocate because they can no longer afford to live in the community.

There are limitations to what the Town of Corte Madera can do about these housing affordability problems. The Town is essentially built out, with extremely limited land remaining for additional housing. Available residential sites are mostly limited to steep parcels with restrictions due to access problems, soil stability, drainage, parking, etc. The primary means Corte Madera has to address its affordable housing needs is the development of a very limited number of vacant and underutilized parcels and through development of second units on single-family parcels. One of the challenges of Corte Madera's Housing Element update will be to properly address local housing needs and regional fair share requirements while ensuring that new housing will "fit-in" with the character, quality, environmental constraints and resources of the community.

~~In 2010 Corte Madera's population is approximately 9,500, and the town is "built-out" in the sense that there was almost no vacant land available for development. The community is made up predominantly of owner-occupied, single family detached homes, and local housing costs are some of the highest in the Bay Area. Corte Madera is a jobs hub, with two major shopping centers and extensive office development. There is a substantial imbalance between the cost of housing and the price that many people who work within Corte Madera can afford to pay. The jobs/housing imbalance results in a substantial in-commute that contributes to congestion on Highway 101 and the resultant greenhouse gas emissions. This Housing Element documents the need to continue the Town's efforts to promote workforce housing.~~

~~Corte Madera faces other housing challenges as well, especially in the area of special needs housing for seniors and disabled persons. Some older homeowners are "house rich and cash poor," and would like to sell their homes but remain in the community. Other elderly residents need less space without the maintenance burdens of homeownership. Over 15% of Corte Madera residents have physical or mental disabilities. The housing needs of many disabled persons range from slight modifications to existing units to the need for a variety of supportive housing arrangements.~~

~~Since the year 2000, Corte Madera has had substantial success meeting the need for workforce and special needs housing, despite the lack of vacant land. The Town~~

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~~implemented a strategy of promoting the redevelopment of commercial properties with mixed use projects, including housing. The 118-unit Aegis assisted living project and the 79-unit San Clemente Place apartment complex resulted from the mixed-use redevelopment strategy.~~

1.3 THE 2009 GENERAL PLAN

~~The Corte Madera Town Council adopted an updated General Plan in April 2009. The General Plan EIR (Environmental Impact Report) found that the commute pattern resulting from the imbalance between jobs and housing is a potentially significant environmental impact, especially in terms of traffic congestion and greenhouse gas emissions. The EIR determined that mixed-use redevelopment could mitigate these impacts by putting housing close to jobs.~~

~~The 2009 General Plan builds on the success of the mixed-use projects of the 2000 decade and incorporates the mitigation strategy recommended by the EIR. The Land Use Element of the Plan designates commercial and office areas throughout the community for mixed-use development with density and FAR (Floor Area Ratio) bonuses offered as incentives for redevelopment. The Land Use Element also establishes four Community Plan areas where focused planning will be done in the future. The Community Plans will develop detailed implementation plans to encourage mixed-use development that includes affordable housing. Community Plans will likely be adopted as amendments to the General Plan Land Use Element. The General Plan sets policies to facilitate redevelopment to mixed use on two specific properties: the WinCup site and the Village Shopping Center. WinCup is assigned a density of 40 units to the acre for mixed-use housing, and the Village Shopping Center is allowed a density with a potential yield of 300 units.~~

State law requires a community's General Plan to be internally consistent. This means that the policies of one element are not legally superior to the policies of another. Every element of the General Plan must be consistent with all other elements. Each element's analysis and goals, policies, and implementation programs must be consistent and complementary. The ~~2009-2014~~2015-2023 Housing Element has been drafted to be consistent with the rest of the General Plan, which was updated in 2009. When any Element of the General Plan is amended in the future, the Housing Element will be reviewed and amended, if necessary, to ensure consistency.

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The Town has determined that there are no unincorporated island, fringe or legacy communities, as defined in the legislation, inside or near its boundaries.

1.4 HOUSING ELEMENT LAW

State law establishes requirements for all portions of the General Plan. However, for the Housing Element, the State requirements tend to be more specific and extensive than for other elements. The purpose of a housing element is described in Government Code §65583.

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"The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, ~~and~~ mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

While jurisdictions must review and revise all elements of their General Plan on a regular basis to ensure that they remain up to date (approximately every ten to fifteen years), State law requires that Housing Elements be reviewed and updated at least every five-eight years. The process of updating Housing Elements is to be initiated by the State through the 'regional housing needs' process, described below.

State law is also quite specific in terms of what the Housing Element must contain:

- a. "An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;"
- b. "A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;" and,
- c. "A program, which sets forth a five-year schedule of actions...to implement the policies and achieve the goals and objectives."

Most importantly, the Housing Element must: (1) Identify adequate sites with appropriate zoning densities and infrastructure to meet the community's need for housing "fair share" housing needs (including its need housing for extremely low, very low, low and moderate income households); and (2) address and, where appropriate and legally possible, remove governmental constraints to housing development.

State law requires that every updated Housing Element be submitted to the State of California's Department of Housing and Community Development (HCD) to ensure compliance with the State's minimum requirements. This 'certification' process is unique among the General Plan elements.

Housing Elements are submitted twice to HCD for review and comment: Once during development of the Housing Element (in draft form), and again after adoption of the Housing Element by the local jurisdiction. The first review period requires a maximum 60 days and must take place prior to adoption by the Corte Madera Town Council. During the first review, HCD will submit provide comments ~~back~~ to the Town regarding compliance of the draft Element with State law requirements and HCD guidelines. Modifications to the draft Housing Element in response to these comments are appropriate. The Town Council must consider HCD's comments prior to adoption of the Housing Element as part of the General Plan. The second review requires a maximum 90 days and takes place after adoption. It is after the second review that written findings regarding compliance are submitted to the local government.

For this housing element cycle, HCD is providing eligible local governments with an option to utilize a streamlined review process. This new process is intended to create efficiencies in the preparation of the updated element as well as clarity and brevity in HCD's review process. Recognizing that much of the information in an existing and previously-certified

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housing element may still be current, the streamlined review allows the local government to submit a housing element that indicates where changes have been made. HCD will review the changes that have occurred since the prior planning period and will accept those sections that have not changed as continuing to be in compliance with statutory requirements.

Therefore, Corte Madera's draft Housing Element Update 2015-2023 is formatted in order to comply with the submittal requirements for a streamlined review. Text revisions to Corte Madera's previously-certified 2007-2014 Housing Element, adopted in 2011, are shown in ~~strikethrough~~ and underline format, except where an entire section has been revised. In that case, the heading has been highlighted in yellow to indicate that everything that follows in that section has been revised. Tables and figures that were revised are indicated by a yellow highlighted table or figure number.

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

A unique aspect of State Housing Element law is the “regional fair share” standard. Every town and county in the State of California has a legal obligation to ~~respond to~~provide for its “fair share” of the projected future housing needs in the region in which it is located. For Corte Madera and other Bay Area jurisdictions, the Regional Housing Need Allocation (RHNA) is determined by the Association of Bay Area Governments (ABAG), based upon an overall regional housing need number established by the State. That need is divided into ~~five~~four income categories of housing affordability. The Housing Element must demonstrate that the Town has adequate suitable sites and the development of the community's RHNA allocation is feasible within the ~~2007-2014~~2015-2023 timeframe. Table 1 shows Corte Madera's RHNA for the current Housing Element.

Table 1 Regional Housing Needs Allocation, January 1, 2014 to October 31, 2022

Income Category	Very Low	Low	Moderate	Above Moderate	Total Units
2014-2022 RHNA	22	13	13	24	72
Units Under Construction					
Tam Ridge Residences	4	12	2	162	180
Single Family				3	3
Units Built					
Second Unit		1			1
Remaining Need	18	0	11	-141	

ABAG; Corte Madera Planning & Building Department, 2014

~~As allowed by Government Code Section 65584.09, the~~The Town receives credit toward the RHNA for new units built, under construction or approved since January 1, 2014.

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1.5 SOURCES OF HOUSING DATA

The main sources of data used to prepare the Housing Element were the 2010 U.S. Census and the 2012 American Community Survey (five-year estimates). The Census remains the most comprehensive and widely accepted source of information on demographic characteristics, and provides consistency with other regional, State and federal housing plans. The American Community Survey (ACS) is an ongoing statistical survey that samples a small percentage of the population every year. The ACS survey can have wide margins of error, especially for small communities, but the survey collects information that is not covered by the decennial Census. All ACS figures reported in this housing element should be regarded as estimates.

Additional data sources included:

- Population projections and housing counts from the California State Department of Finance;
- The Association of Bay Area Governments (ABAG) Projections 2013 document provides population, household and employment projections;
- Household income and affordability data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD utilizing 2011 American Community Survey 5-year estimates;
- Housing market information is updated through RealFacts rental surveys, Marin County Assessor sales data, and internet real estate listings and sales data;
- ABAG's 2014-2022 Regional Housing Needs Plan for the San Francisco Bay Area provides information on existing and projected housing needs; and
- The Marin Housing Authority and the Marin Countywide Housing Workbook (2009);
- Commuting data is obtained from the Census Transportation Planning Package utilizing the 2010 American Community Survey 5-year estimates;
- Wage data is from the State of California Economic Development Department.

1.6 PREPARATION OF THE HOUSING ELEMENT

The Housing Element must identify community involvement and decision-making processes and techniques that are affirmative steps to generate input from low-income persons and their representatives, as well as from members of the community. This means that input should be sought, received, and considered before the draft Housing Element is completed. Requirements for public participation are described in Section 65583(c)(8) of the Government Code.

The Corte Madera Housing Element update process began with two community workshops held on June 30 and July 24, 2014, to solicit comments from the community on directions

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for the Housing Element. This input helped identify key issues and strategic directions to pursue in the Housing Element update.

The overall intent of the community workshop was to solicit ideas for the update of the Town of Corte Madera Housing Element. Specific purposes of the community workshop were to (1) share information on demographic trends, housing needs, and existing housing conditions; (2) review progress made to date in implementing the housing element and provide a forum to hear from community members about how the Town can improve housing policies and programs, (3) identify possible housing strategies to consider in the Housing Element Update, (4) share perspectives on barriers and opportunities for the development of affordable housing in Corte Madera, and (5) review affordable housing opportunity sites to retain in the Town's Housing Element Update.

Noticing for the community workshop included outreach via the Town's e-notification system and on the Town's website, contact with affordable housing advocates and providers, advertisements in the locally published newspapers, and a notice posted on the Corte Madera Recreation Center reader board. The Marin Environmental Housing Collaborative, Fair Housing of Marin, and the Marin Workforce Housing Trust were notified of the workshop. In addition, the following organizations were notified of the Planning Commission and Town Council meetings on the housing element: EAH; Housing Leadership Alliance; League of Women Voters; Legal Aid of Main; Marin Center for Independent Living; Marin Community Housing Action Initiative; Marin Grassroots; Marin Partnership to End Homelessness; Northbay Family Homes; Public Advocates; Ritter Center; and West Bay Housing.

Items identified in the community outreach effort that are addressed in the updated Housing Element through current, modified and/or new policies or programs include:

1. Encourage the development of second units, recognizing that these can provide an important source of income for lower-income seniors who want to age in place, as well as affordable housing for caretakers and other lower-income service providers or family members.
2. Improve housing options for seniors.
3. Consider commercial sites that can accommodate mixed use housing.
4. Look at underutilized sites with aging and/or functionally obsolete buildings for potential affordable housing sites.
5. Advance sustainability goals, e.g., encourage housing within walking distance of transit and major destinations, and promote home offices and live-work spaces.

A summary of the community workshops is included in Appendix A.

Other community outreach includes public work sessions on the Preliminary Draft Housing Element with the Corte Madera Planning Commission and Town Council, review of the Draft Housing Element by the public and the California Department of Housing and Community Development (HCD) as required by State law, and then public hearings on the Draft Housing Element with the Planning Commission and Town Council.

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1.7 2011 HOUSING ELEMENT ACCOMPLISHMENTS

Government Code Section 65588 requires that the Housing Element include an analysis of the effectiveness of the Element, progress in implementation, and the appropriateness of goals, policies, and programs.

Corte Madera's current Housing Element was adopted by the Town Council on ~~August 14, 2002~~April 5, 2011. The California Department of Housing and Community Development certified the Housing Element on ~~November 20, 2002~~July 18, 2011. The goals policies and programs have been ~~very~~-successful, despite the great recession which significantly reduced housing production in all jurisdictions. Overall housing production exceeded the Town's RHNA allocation for the 1999-2007 Housing Element planning period. The Town met 75% of its low and very low income housing need through the development of an affordable housing project at San Clemente Place also exceeded its fair share allocation for very low- and low-income housing and thereby satisfied the requirement of Government Code Section 65584.09 (Table 1.2). Table 2 shows housing production during the last housing element cycle, based on certificates of occupancy issued between 2007 and 2013.

Table 2 Housing Production, January 2007 through December 2013

	Very Low	Low	Moderate	Above Moderate	Total
San Clemente Place	60*	19			79
Single Family Dwellings				2	2
Second Units			2		2
Totals					83
Regional Fair Share Housing Need	68	38	46	92	244
Percent of Fair Share Need met	88%	50%	4%	2%	34%

* 60 units are affordable to extremely low income households

Source: Corte Madera Planning & Building Department, 2014

In addition to new housing production, the Town conserved 31 affordable ownership units, in addition to other rehabilitated homes, meeting its quantified objective for the 2007-2014 planning period. Seventy two units of the 126-unit Madera Vista project (now known as the Preserve at Marin) were rehabilitated, while the remaining units are currently under construction.

Implementation programs completed since adoption of the ~~2002-2011~~ Housing Element include:

- Adopted zoning provisions to accommodate emergency shelters pursuant to Government Code Section 65583(a)(4)(A). Emergency shelters are now a permitted use in the Public/Semi-Public District. (Program H-1.5.a.b)
- Revised the Zoning Ordinance to comply with Government Code Section 65583(a)(5) to allow transitional and supportive housing as a residential use in all zoning districts, subject to the same permitting procedures and development standards required of housing of a similar type in the same zone. (Program H-1.5.a.a)

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- Adopted a Reasonable Accommodation Ordinance to establish a procedure for individuals with disabilities to make requests for reasonable accommodation in land use, zoning and building regulations, policies and procedures. (Program H-1.5.b)
- Amended the Zoning Ordinance to include Mixed Use at the Corte Madera Gateway Area (MUGD) Overlay District. A 180-unit multifamily development is now under construction on the site. (Program H-2.7.b)
- Adopted an ordinance to establish provisions for complying with State density bonus law (Government Code Section 65915 to 65918).
- Adopted a Nuisance Ordinance that authorizes the Town to abate poorly maintained properties. (Program H-3.7.b)
- ~~The Town adopted an Anti-Discrimination Ordinance prohibiting all forms of housing discrimination and designating the Planning Director as the enforcement officer.~~
- ~~A marketing program for the San Clemente Place family housing project was successfully negotiated with Marin Fair Housing. When the project was completed, over 85% of the of the people who applied to live at San Clemente Place lived or worked within 5 miles of Corte Madera.~~
- ~~Housing design principals outlined in the Housing Element were in incorporated into the Community Design Element of the 2009 General Plan.~~
- ~~The Town Council extended its agreement with the Marin Housing Authority to manage the BMR ownership program.~~
- ~~The Town adopted a Non-Residential Development Housing Impact Fee and an Affordable Housing Fund. Approximately \$84,000 in Non-Residential Impact Fees were collected and subsequently awarded to the San Clemente Place project.~~
- ~~Four Affordable Housing Overlay zones were adopted. Two sites (Wornum Drive extension and the San Clemente Family Housing property) and a commercial area (Old Corte Madera Square) were subsequently rezoned with overlay districts.~~
- ~~The Town Council amended the 1989 General Plan (since superseded by the 2009 Plan) to include a High-Density residential land use designation.~~
- ~~The update General Plan Land use element includes policies to protect existing multi-family zoning.~~
- ~~The updated General Plan includes extensive mixed-use land use designations and a requirement to prepare community plan to facilitate mixed-use development near transit routes. This is consistent with the recommendation in the 2002 Element to consider mapping Transit-Oriented Design sites as part o the General plan update project.~~
- ~~The Zoning Ordinance was amended to include density bonuses for affordable housing.~~

This Housing Element has considered the effectiveness of the 2002–2011 policies and programs and has continued, amended, or deleted programs based on lessons learned and evolving housing needs. Appendix B is a full review of ~~policies and~~ programs in the 2002 2011 Housing Element.

2.0 HOUSING NEEDS ANALYSIS

2.1 OVERVIEW

This section of the Housing Element describes characteristics of Corte Madera's population and housing stock and assesses the community's existing and future housing needs. The data and analysis in this section are intended to satisfy, in part, Government Code Section 65583(a), which requires an assessment of housing needs including an analysis of population and employment trends (GC 65583 (a)(1)) and household characteristics (GC 65583 (a)(2)).



Aegis Assisted Housing

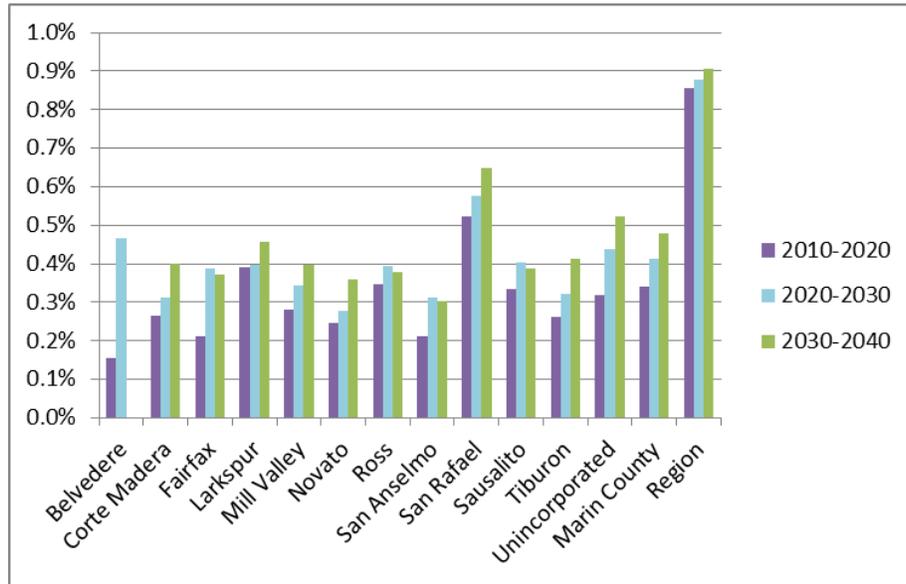
2.2 POPULATION AND EMPLOYMENT

POPULATION GROWTH

The population of Marin County continues to grow, but the rate of growth is slowing. In ~~2008~~2010, the population was ~~252,413~~252,409 (~~Claritas 2008~~2010 U.S. Census), up from the 2000 figure of 247,289 (~~ABAG 2007~~2000 U.S. Census). This represents an annual increase of about 0.2%. In 2012, the population of Marin County was estimated to be 256,069 (2012 American Community Survey). In the next decade, the growth rate will begin to fall, is projected to continue to do so until 2025, when it will level off at just 0.3 percent per year (ABAG 2007) Over the next several decades, the average annual growth rate is expected to rise slightly to about 0.5% due to household and employment growth in the county and nearby job centers, including San Francisco.

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Figure 1 Projected Annual Population Growth Rate



Source: ABAG Projections 2013

Similarly, Corte Madera will grow, but at a slower rate. In the year 2000, the U.S. Census found a total population of 9,100. By 2010, the population had grown to 9,253 at an annual growth rate of about 0.2%. The projected population for 2010 is 9,700. The average annual growth rate is expected to fluctuate between 0.2% and 0.4% over the next three decades, similar to most other Marin communities. will decline from 2010 through 2035. Corte Madera's projected growth rate will be in the mid-range for the period 2010 to 2020, in comparison to other Marin communities. After 2020, the town will grow more slowly than most of the rest of the county. The community's rate of growth will be well below the growth rate for the region through 2030. On average, the community will grow by less than 45 persons per year from 2005 to 2035. The Association of Bay Area Governments projects the Corte Madera population will increase by approximately 450 people by 2025.

Table 3 Total Population

Year	Population	Numerical Change	Percent Change	Average Annual Growth Rate
1990	8,272			
2000	9,100	828	10.0%	1.0%
2010	9,253	153	1.7%	0.2%
2015	9,400	147	1.6%	0.3%
2020	9,500	100	1.1%	0.2%
2025	9,700	200	2.1%	0.4%
2030	9,800	100	1.0%	0.2%
2035	10,000	200	2.0%	0.4%
2040	10,200	200	2.0%	0.4%

Source: 1990, 2000 and 2010 U.S. Census; ABAG Projections 2013

2.0 HOUSING NEEDS ANALYSIS

AGE CHARACTERISTICS

Table 4 shows the age distribution of Corte Madera residents in 1990, 2000, and ~~2008~~2010. Important changes since 1990 include a substantial increase in the number of school age children, a decline in the number of people from ~~25-20~~ to 44 years old, and significant increases in age groups 45 years old and over, ~~the 45 to 54 and the 55 to 64 age groups~~. ~~Also, there was a significant decline in the~~

Table 4 Age Groups

Age Group	1990		2000		2010	
	Number	Percent	Number	Percent	Number	Percent
Under 5	494	6.0%	636	7.0%	577	6.2%
5 to 19	983	11.9%	1,604	17.6%	1,890	20.4%
20 to 34	305	3.7%	1,274	14.0%	883	9.5%
35 to 44	3,058	37.0%	1,779	19.5%	1,411	15.2%
45 to 54	1,187	14.3%	1,642	18.0%	1,661	18.0%
55 to 64	900	10.9%	959	10.5%	1,348	14.6%
65 to 74	718	8.7%	683	7.5%	754	8.1%
75 to 84	335	4.0%	409	4.5%	515	5.6%
85 and over	71	0.9%	114	1.3%	214	2.3%
<i>Totals</i>	<i>8,272</i>	<i>100.0%</i>	<i>9,100</i>	<i>100.0%</i>	<i>9,253</i>	<i>100.0%</i>

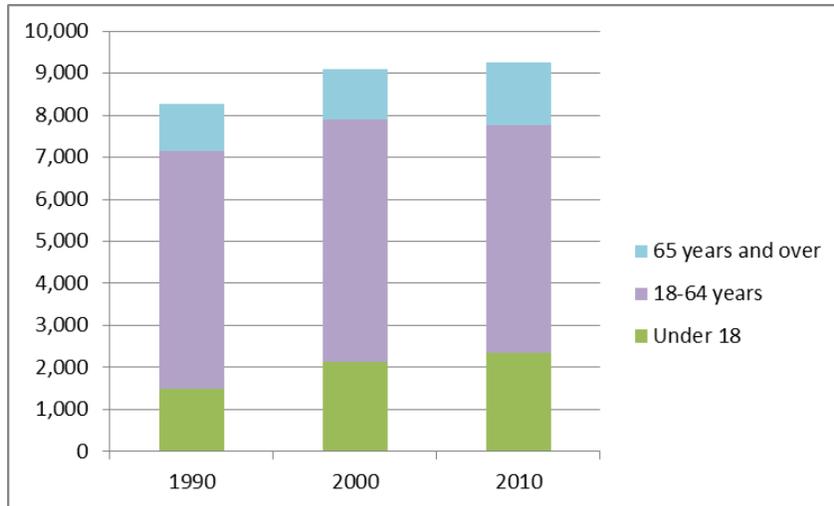
Source: U.S. Census 1990, 2000 and 2010

~~number of residents who were in the 65 to 74 group in 2008 compared to the size of the 55 to 64 age group in 2000 and 45 to 54 age group in 1990. In percentage terms, Between 2000 and 2010, the fastest growing age group is people 85 and over (+88%), followed by the 55 to 64 age group (+41%). The number and percentage of school age children (the 5 to 17-19 year group) increased by 7018% during this period. This age group comprised about 20% of the total Corte Madera population in 2010, up from 12% in 1990.~~

Children under the age 18 comprised 25% of the population in 2010, up from 18% in 1990 (Figure 2). The percentage of the senior population also increased over these two decades, from 14% to 16% of the total population. The population of adults aged 18 to 64 dropped significantly, from 69% to 59% of the population (Figure 2).

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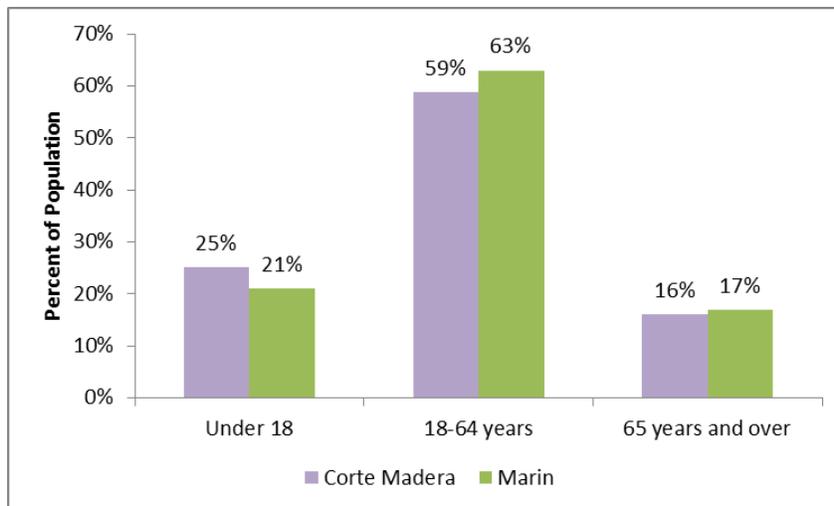
Figure 2 Age Group Trends, 1990-2010



Source: 1990, 2000 and 2010 U.S. Census

Corte Madera has a higher percentage of children than the county average (Figure 3).

Figure 3 Age Groups Compared to County, 2010



Source: 2010 U.S. Census

Table 4 shows that in 1990, there were 1,187 residents in the community between the ages of 45 and 54. Ten years later, when this cohort was 55 to 64 years old, the number of people in the group had dropped to 959. By 2008, when most of the people in the year 1990 45 to 54 age group would have been between 65 and 74 years old, the group was down to 743 individuals. A similar pattern is evident for the age cohorts that were 55 to 64 and 65 to 74 in 1990. This decline is due in part to the natural mortality that occurs with aging. However, this pattern also supports the observation of local

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~~realtors who report that in recent years many older homeowners have taken advantage of high property values to “cash-out” of their homes.~~

These age group patterns reflect the community's niche in the housing market. The excellent public schools, proximity to high paying jobs, and easy freeway access are attractive to middle- and upper middle-income families with children who can afford to buy homes in Corte Madera. ~~Many older homeowners are taking advantage of the opportunity to sell their homes, but they do not have housing options that allow them to stay in the community.~~

The Corte Madera senior population is increasing at a rate that far surpasses the national rate for this population. Between 2000 and 2010, the population of Corte Madera residents age 65 or older grew by 23 percent, while the rest of the Corte Madera population (under 65 years old) fell by 1.6 percent. By comparison, the population of seniors in the United States grew by 15 percent, while the rest of the population grew by 9 percent.

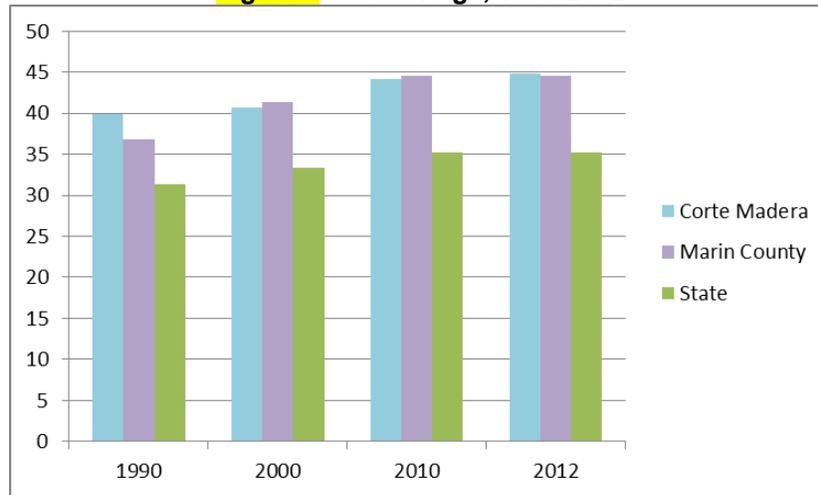
The Department of Finance predicts significant increases in Marin's elderly population as the baby boom generation ages. While the Department of Finance expects the total population in Marin to increase by less than one percent between 2010 and 2030, the number of seniors 65 and over is projected to increase by over 57 percent.¹ By the year 2030, approximately 26 percent of the Marin population will be aged 65 or more; currently, 16 percent of the Corte Madera population is 65 or older. Many of these older residents will choose to “age in place,” increasing demand for home supportive services, or stay in their community if adequate senior housing is available. The aging population is also expected to increase demand for assisted living and senior residential facilities.

Finally, the median age in Corte Madera at ~~40.7~~44.8 years is slightly ~~below~~above the countywide median of ~~41.3~~44.6, but significantly higher than the statewide median of ~~33.3~~35.2 years in 2012 (Figure 4). The median age in Corte Madera has increased about 5 years since 1990.

¹ State of California, Department of Finance, Report P-1 (Age) State and County Population Projections by Major Age Groups, Sacramento, California, January 2013.

2.0 HOUSING NEEDS ANALYSIS

Figure 4 Median Age, 1990-2012



Source: 1990, 2000 and 2010 U.S. Census; 2012 American Community Survey 5-year Estimates

RACE AND IDENTITY

Table 5 displays the racial/ethnic distribution of Corte Madera's population in 2000 and ~~2008~~2010. The community has experienced small changes since 2000, with persons who self-identify as "white" continuing to make up the majority of the population at ~~over 85%~~about 84%. Hispanics and Latinos, the second largest ethnic or racial group in Corte Madera, are also the fastest growing group, increasing 77% over the decade. Hispanics currently comprise about 8% of the total population in Corte Madera and 16% of the total Marin County population. The number of residents who identified themselves as "Asian" or "multi-racial" increased approximately 1% for each group. Whites comprise 84% of the 2008 county population.

Table 5 Race and Ethnicity

Race	2000		2010	
	Number	Percent	Number	Percent
White	7,977	84.0%	7,808	84.4%
Black or African American	80	2.9%	87	0.9%
American Indian and Alaska Native	29	0.4%	15	0.2%
Asian	553	4.5%	625	6.8%
Native Hawaiian and Other Pacific Islander	17	0.2%	29	0.3%
Other Race	118	4.5%	262	2.8%
Multiracial	326	3.5%	427	4.6%
TOTAL	9,100	100.0%	9,253	100.0%
<hr/>				
Hispanic or Latino	436	4.8%	772	8.3%
Not Hispanic or Latino	8,664	95.2%	8,481	91.7%
TOTAL	9,100	100.0%	9,253	100.0%

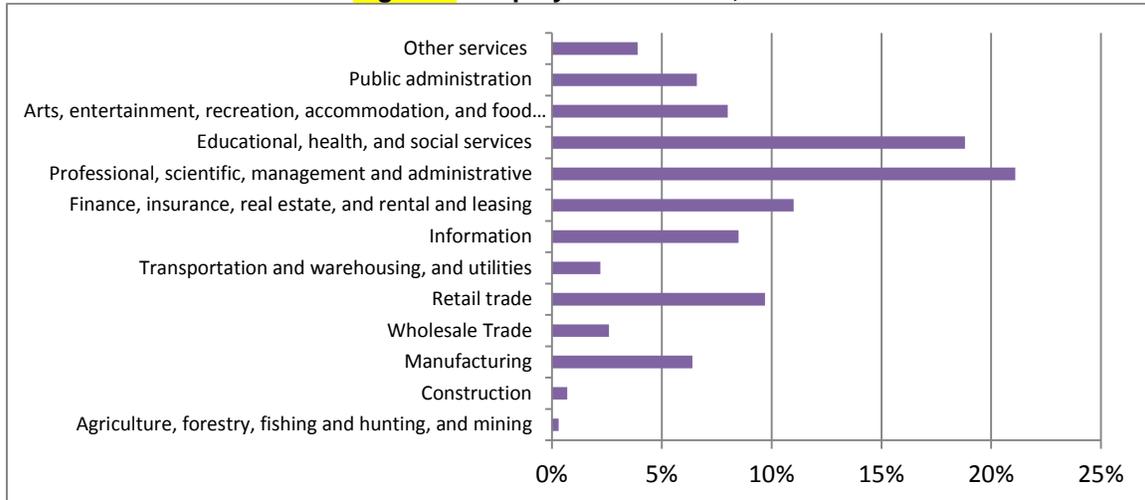
Source: US Census 2000 and 2010

2.0 HOUSING NEEDS ANALYSIS

EMPLOYMENT TRENDS

According to the ~~2000 Census~~ 2012 American Community Survey, ~~5,121~~ 4,743 Corte Madera residents 16 years and over are in the labor force, predominantly in white-collar jobs. Data from the survey (Figure 5) shows that ~~over 61.59%~~ of the community's breadwinners work in information, professional, educational, or financial ~~or arts~~ fields. ~~More recent data (Claritas, 2008: Tables 2.5 and 2.6 shows the Corte Madera continues to be a community of predominantly white collar workers.~~

Figure 5 Employed Residents, 2012



Source: 2012 American Community Survey 2012 5-year Estimates

Table 6 Employed Residents, 2012

Employment Sector	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	16	0%
Construction	34	1%
Manufacturing	305	6%
Wholesale Trade	125	3%
Retail trade	461	10%
Transportation and warehousing, and utilities	103	2%
Information	402	8%
Finance, insurance, real estate, and rental and leasing	524	11%
Professional, scientific, management, administrative, and waste mgt. serv.	1,002	21%
Educational, health, and social services	890	19%
Arts, entertainment, recreation, accommodation, and food services	380	8%
Public Administration	314	7%
Other Services	187	4%
Total	4,743	100%

Source: 2012 American Community Survey 5-year estimates

2.0 HOUSING NEEDS ANALYSIS

According to ~~the 2000 Census~~ American Community Survey data, approximately 85.86% of the employed residents in Corte Madera work outside the town, and ~~48.453%~~ work outside Marin County. Thirty-five percent work in San Francisco (Table 7).

Table 7 Corte Madera Residents by Place of Work

	Number	Percent of Total
Employed Corte Madera Residents	4,445	100%
Working in Corte Madera	635	14%
Commuting Out of Corte Madera	3,810	86%
Work in Marin County	1,465	33%
<i>San Rafael</i>	475	11%
<i>Novato</i>	185	4%
<i>Southern Marin Communities</i>	805	18%
Work Outside Marin County	2,345	53%
<i>Alameda County</i>	355	8%
<i>Contra Costa County</i>	45	1%
<i>San Francisco</i>	1,540	35%
<i>San Mateo County</i>	80	2%
<i>Santa Clara County</i>	95	2%
<i>Sonoma County</i>	55	1%
<i>Other California Counties</i>	50	1%
<i>Unaccounted</i>	125	3%

Source: Census Transportation Planning Package using 2010 American Community Survey 5-year Estimates

The 89.694% of Corte Madera residents who do not work at home commute an average of 26.3-29.6 minutes ~~to jobs at larger employment centers such as San Francisco~~. Table 8 shows that almost 60.51% of employed residents have a work commute of less than 30 minutes. The majority of commuters drive to work alone (Table 9).

Table 8 Travel Time to Work

	Number	Percent
Less than 15 minutes	1,078	25%
15 to 29 minutes	1,126	26%
30 to 44 minutes	1,107	25%
45 to 59 minutes	600	14%
60 to 89 minutes	403	9%
90 minutes or more	78	2%

Table 9 Commute Method

	Number	Percent
Drive Alone	3,179	68%
Carpooled	567	12%
Public Transportation	480	10%
Taxicab, Motorcycle, Bicycle, or other means	88	2%
Worked at home	257	6%
Walked	78	2%

Source: 2012 American Community Survey 5-year Estimates

2.0 HOUSING NEEDS ANALYSIS

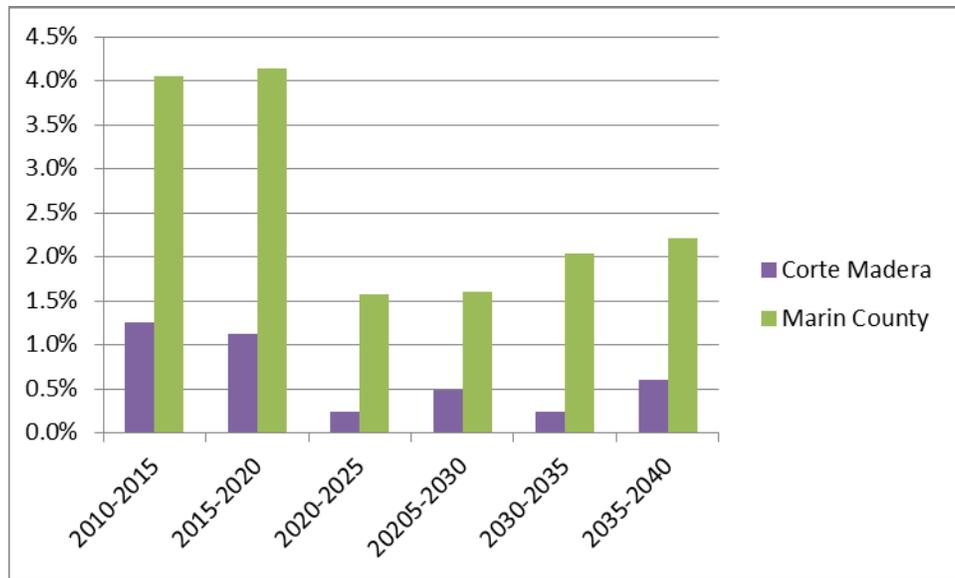
Corte Madera will continue as an employment center for Marin County (Table 10). However, the number of jobs in Corte Madera will increase at a ~~slightly higher~~ lower rate than in the county as a whole through the year ~~2035-2040~~ (Figure 6).

Table 10 Projected Jobs

	2010	2015	2020	2025	2030	2035	2040
Corte Madera	7,940	8,040	8,130	8,150	8,190	8,210	8,260
Marin County	110,730	115,220	119,990	121,870	123,820	126,350	129,150

Source: ABAG Projections 2013

Figure 6 Job Growth Rate



Source: ABAG Projections 2013

According to ABAG, There ~~there~~ were ~~6,760~~ about 7,940 jobs in Corte Madera in ~~2005~~ 2010 (Table 11). Approximately 28 percent of jobs were in retail and 22 percent were in health, education and recreation.

Table 11: Jobs by Industry in Corte Madera, 2010

	Number	Percent
Retail jobs	2,221	28%
Health, education and recreation jobs	1,716	22%
Financial and professional service jobs	1,053	13%
Manufacturing, wholesale and transportation jobs	500	6%
Agriculture and natural resource jobs	38	<1%
Other jobs	2,408	30%
Total	7,936	100%

Source: ABAG, 2013

2.0 HOUSING NEEDS ANALYSIS

~~and a total of 3,900 housing units, resulting in an average of 1.7 jobs for every household. ABAG projects that by 2035 the town will have a jobs/housing balance of 1.9/1 (Figure 2.5).~~

It is generally considered ideal to have a range of 1.0 to 1.5 jobs per housing unit in a jurisdiction. A balance between the number of jobs and occupied housing units can help reduce greenhouse gas emissions, freeway congestion, and fuel consumption as well as improve air quality due to the theoretical self-sufficiency it implies. However, a one-to-one balance of jobs to housing does not guarantee a reduction in commute trips. With a total of 3,793 occupied housing units, Corte Madera had an estimated average of 2.1 jobs for every household in 2010. This is significantly higher than the Marin County rate of 1.1 jobs per household. ABAG projects that the jobs/housing balance will remain at the same level, falling to 2.0 jobs per household by 2035. At the same time, the County's job/housing balance is expected to increase slightly, to 1.2 jobs per household by 2040.

There is a significant disparity between the types of jobs and the cost of housing throughout Marin, including in Corte Madera. In ~~2008-2013~~ the median sales price for a single family home in the county was ~~\$1,014,465~~ \$1,131,772, and the median price for a condominium was ~~\$767,000~~ \$505,285. These prices were far out of reach for the annual wage of ~~\$37,000~~ \$68,095 for Marin-based jobs. Average annual wages for a sampling of jobs held by those who live or work in Corte Madera are shown in Table 12.

Table 12 Typical Wages in Marin County

Occupation	Average Annual Wage	Occupation	Average Annual Wage
Chief Executive	\$207,735	Public Relations Specialist	\$83,345
Lawyer	\$171,324	Graphic Designer	\$72,419
Dentist	\$167,318	Paralegal	\$71,528
General Manager	\$150,364	Middle School Teacher	\$69,808
Construction Manager	\$138,900	Real Estate Agent	\$68,040
Financial Analyst	\$124,663	Carpenter	\$63,165
Biochemist	\$115,416	Chef	\$60,066
Civil Engineer	\$108,648	Auto Mechanic	\$55,124
Physical Therapist	\$103,650	Postal Service Clerk	\$51,277
Computer Programmer	\$100,716	Bookkeeper	\$50,052
Police Officer	\$99,758	Landscaping Worker	\$42,100
Loan Officer	\$99,586	School Bus Driver	\$40,131
Accountant	\$86,991	Retail Salesperson	\$30,457
Insurance Sales Agent	\$86,434	Home Health Aide	\$28,587
Electrician	\$84,223	Waiter	\$25,413

Source: California Economic Development Department, Occupational Employment Statistics, 2014, 1st Quarter Data

2.0 HOUSING NEEDS ANALYSIS

The mismatch between jobs and housing in Corte Madera is particularly acute. The job/housing imbalance in Corte Madera is due to growth of office and retail jobs in the 1970s, 80s and 90s, a general relative lack of affordable multi-family housing, and ~~the~~ limited building site opportunities.

Thirty-nine percent of the 5,920 workers with jobs in Corte Madera live outside Marin County. Eleven percent of Corte Madera jobs are held by Corte Madera residents, and 51% are held by workers who commute into Corte Madera from other Marin County communities.

Table 13 Corte Madera Workers by Place of Residence, 2010

	Number	Percent of Total
Corte Madera Workers	5,920	100%
<i>Reside in Corte Madera</i>	635	11%
<i>Reside Outside Corte Madera</i>	5,285	86%
Reside in Marin County	3,005	51%
<i>San Rafael</i>	945	16%
<i>Novato</i>	475	8%
<i>Southern Marin Communities</i>	1,585	27%
Reside Outside Marin County	2,280	39%
<i>Alameda County</i>	253	4%
<i>Contra Costa County</i>	430	1%
<i>San Francisco</i>	485	8%
<i>San Mateo County</i>	115	2%
<i>Santa Clara County</i>	10	<1%
<i>Sonoma County</i>	635	11%
<i>Other California Counties</i>	169	3%
<i>Unaccounted</i>	183	3%

Source: Census Transportation Planning Package using 2010 American Community Survey 5-year Estimates

2.3 HOUSEHOLD CHARACTERISTICS

This section describes characteristics and trends in Corte Madera households that help to define current and future housing needs in the community. The U.S. Census Bureau defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Persons living in licensed facilities or dormitories are not considered households.

2.0 HOUSING NEEDS ANALYSIS

HOUSEHOLD TYPE

In ~~2000-2012~~ there were an estimated 3,776,922 households in Corte Madera, of which about 65-63% were families and 35-38% were non-family households. About one out of four three households in Corte Madera are persons living alone. Almost a third 39% of the single person households were individuals 65 or over. Tables 14 and 15 provide information on household types.

Table 14 Household Type

Category	Number	Percent
Family without kids	1,244	32%
Family with kids	1,207	31%
Single person (living alone)	1,314	34%
Non-family multi-person household	157	4%
Total households	3,922	100%

Source: 2012 American Community Survey 5-year Estimates

Table 15 Household Types with Senior Householder

Family Households	Family Age 65+	Single Person Households	Single Person Age 65+	Non-family Households (2+)	Non-Family (2+) Age 65+	Total Households	Total Households Age 65+
2,451	439	1,314	510	157	39	3,922	988

Source: 2012 American Community Survey 5-year Estimates

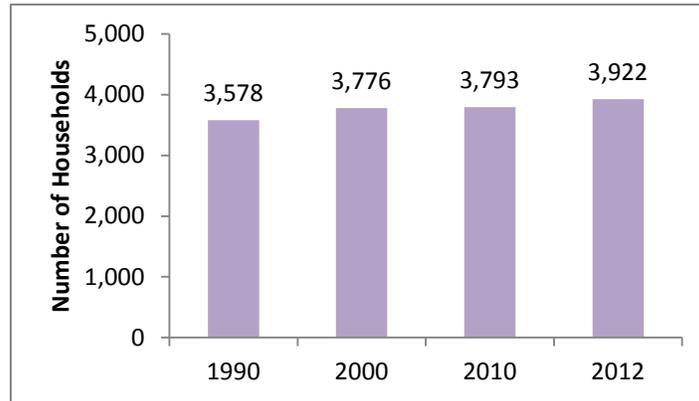
HOUSEHOLD GROWTH

While total population grew by 4512% from 1990 to ~~2008~~2010, the number of households in town increased by only 6-4%. Data from the 2012 American Community Survey (ACS) shows an increase of 129 households between 2010 and 2012.²

² Although 2012 ACS data is included in the housing element in order to provide the most recent data available, these ACS datasets should be viewed with caution as they are based on survey data with relatively small sample sizes and typically have large margins of error for smaller jurisdictions. For example, the estimated number of households in Corte Madera in 2012 has a margin of error of +/- 187 households. All ACS figures reported in this housing element should be regarded as estimates.

2.0 HOUSING NEEDS ANALYSIS

Figure 7 Household Growth

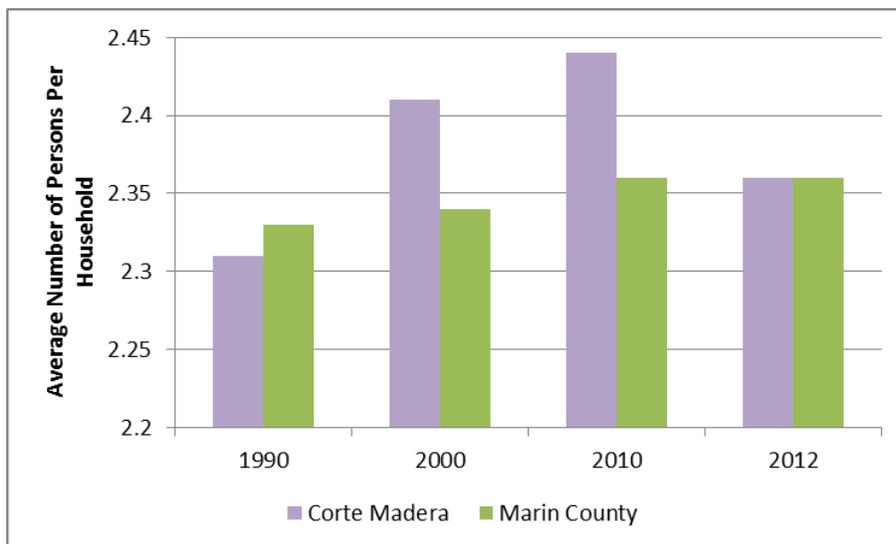


Source: 1990, 2000, and 2010 U.S. Census; 2012 American Community Survey 5-year Estimates

HOUSEHOLD SIZE

The difference between the rate of population growth and the increase in the number of households is reflected in an significant increase in the average size of households since 1990. In part at least, this is due to younger households with children, who are attracted to the excellent public and private schools in the area, replacing households without children. As of 2012, the average household size is estimated to be 2.36 persons, the same as the average Marin County household size.

Figure 8 Average Household Size



Source: 1990, 2000 and 2010 U.S. Census; 2012 American Community Survey 5-year Estimates

2.0 HOUSING NEEDS ANALYSIS

EDUCATIONAL ACHIEVEMENT

Corte Madera households have a very high level of educational achievement with 63.67% of adults aged 25 years and over having a college—bachelor's or graduate degree according to the 2000 Census 2012 American Community Survey.

Table 16 Educational Achievement

	Number	Percent
12 grade, no diploma	130	2%
High school graduate	735	12%
Some college, no degree	700	11%
Associates' degree	499	8%
Bachelor's degree	2,702	43%
Graduate or professional degree	1,484	24%

Source: 2012 American Community Survey 5-year Estimates

TENURE

Corte Madera is predominantly a community of homeowners, reflecting the stock of single family detached homes and the market demand of middle- to upper-income households who can afford to buy their own homes. In 2012, approximately 72% of the housing units were owner-occupied and 28% were renter-occupied (2012 American Community Survey).

HOUSEHOLD INCOME

Income as reported by the US Census and the American Community Survey includes: wage or salary income; self-employment income; interest, dividends, net rental income, royalty income and income from estates and trusts; social security income; supplemental security income and public assistance income; retirement, survivor and disability income; and other income including unemployment compensation, alimony and child support. Income does not include capital gains, money from an inheritance or sale of a home, or money spent from savings accounts.

Table 17 Household Income

	2000 (1999 dollars)		2012 (2012 dollars)	
	Number	Percent	Number	Percent
Under \$25,000	382	10%	354	9%
\$25,000 to \$49,999	652	17%	465	12%
\$50,000 to \$74,999	787	21%	564	14%
\$75,000 to \$99,999	493	13%	407	10%
\$100,000+	1,487	39%	2,132	54%

Source: 2000 U.S. Census; 2012 American Community Survey 5-year Estimates

Income is defined as wages, salaries, pensions, social security benefits, and other forms of cash received by a household. Non-cash items, such as Medicare, and other insurance benefits, are not counted as income. In 2008/2012, almost more than one half of the households in Corte Madera had incomes of \$100,000 or more.

2.0 HOUSING NEEDS ANALYSIS

For statistical purposes, income is often analyzed in terms of mean household income and median household income. The U.S. Census Bureau determines mean household income by dividing total income by the number of households. Median income uses the following definitions:

- ~~• “Mean income” (average) is the amount obtained by dividing the total aggregate income of a group by the number of units in that group. The means and medians for households and families are based on all households and families.~~
- ~~“Median income”~~ is the amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount.

Table 18 Median Household Income

Corte Madera	Income
Median household income	\$107,723
Mean household income	\$147,461
Per capita income	\$63,205

Source: 2012 American Community Survey 5-year Estimates

The estimated median household income for California in ~~2007–2012~~ was ~~\$59,94861,400~~ (U.S. Census Bureau American Community Survey). In ~~2008~~2012, the median household income in Corte Madera was ~~over \$97,000.~~\$107,723 and the mean (average) household income was \$147,461.

~~In 2005 the mean (average) household income in Corte Madera was \$125,300, slightly above the county-wide figure. Corte Madera household incomes will continue to rise in terms of constant values. Through the next decade, out to the year 2020, Corte Madera households will have slightly higher incomes than the county average. After 2020 incomes in Corte Madera will rise at a slightly slower average than county-wide (see Figure 2.9 and Table 2.15).~~

2.4 HOUSING STOCK CHARACTERISTICS

~~Just over 64~~Sixty-two percent% of the housing stock in Corte Madera consists of single-family detached dwellings, and another ~~40.515~~% are single family attached dwellings (condominiums and second units or “granny flats”). ~~Slightly less than 25~~Twenty-three percent of the housing stock is multifamily dwellings.

RECENT HOUSING DEVELOPMENT TRENDS

In the post-World War II era and into the 1990s, most residential construction in Corte Madera was single-family detached homes. However, in the late 1990s, this trend began to shift as the last remaining large tracts of vacant residentially zoned land were subdivided and built out. Between 1996 and 1998, 138 single family homes were built ~~The 138 residential building permits issued from 1996 through 1998 (Table 18) were for single family homes~~ in Madera del Presidio. Beginning in 2000, building permits and housing construction in Corte Madera began to focus on multifamily housing. After 2000, single family construction has occurred on few of the remaining individual lots in the community, rather than as part of a subdivision.

2.0 HOUSING NEEDS ANALYSIS

The California Department of Finance estimated there were ~~3850~~ 4,026 housing units in Corte Madera as of January ~~2000~~ 2014 (Table 19). ~~The community added 218 residential units from January 2000 through June 2009. Of these, 196 units were in multifamily structures with 5 or more dwellings. Each of the 9 single family detached homes built since the year 2000 was developed on one of the few remaining individual preexisting vacant lots in the community, rather than as part of a subdivision project. It is also notable that 12 second units (listed as "single family attached" in Table 2.18)~~

Table 19 HousingTypes

Unit Type	2014	
	Number	Percent
Single-Family	2,498	62%
Single Family, attached	608	15%
2-4 units	373	9%
5+ Units	547	14%
Mobile Home & Other	0	0%
Totals	4,026	100.0%

~~were added to the housing stock in this period.~~

Table 20 Housing Units Built, 2000 to 2013

Project	Housing Units	Type
San Clemente Place	79	Multi-family rental
Aegis	118	Multi-family senior rental
Single family (attached)	13	Second units
Individual homes	10	Single family detached
Total	220	

Source: Corte Madera Planning & Building Dept.

Two projects – San Clemente Place and Aegis of Corte Madera – accounted for the majority of new housing from 2000 to ~~2009~~ 2013. San Clemente Place, located at 33 San Clemente Drive, is predominantly family housing; most of the apartments have two and three bedrooms. Aegis of Corte Madera, at 5555 Paradise Drive is ~~market-rate,~~ rental housing for seniors. The rental package at Aegis includes assisted living services. Both San Clemente Place and Aegis developed as privately sponsored, high density, mixed-use redevelopment projects. San Clemente Place with a density of 29 units per acre, occupies the site of a former lumberyard. The residential project developed as a partnership with a self-storage property on an adjacent property. The density at Aegis of Corte Madera is 40 units to the acre. Aegis developed as part of the redevelopment of the Paradise Shopping Center.

2.0 HOUSING NEEDS ANALYSIS

In addition, a new 180-unit multifamily project, Tam Ridge Residences, is under construction and is expected to be completed by spring 2015. The project consists of six buildings with 38 one-bedroom units, 95 two-bedroom units, and 29 three-bedroom units. The project was built at a density of 40 units per acre.

NUMBER OF BEDROOMS

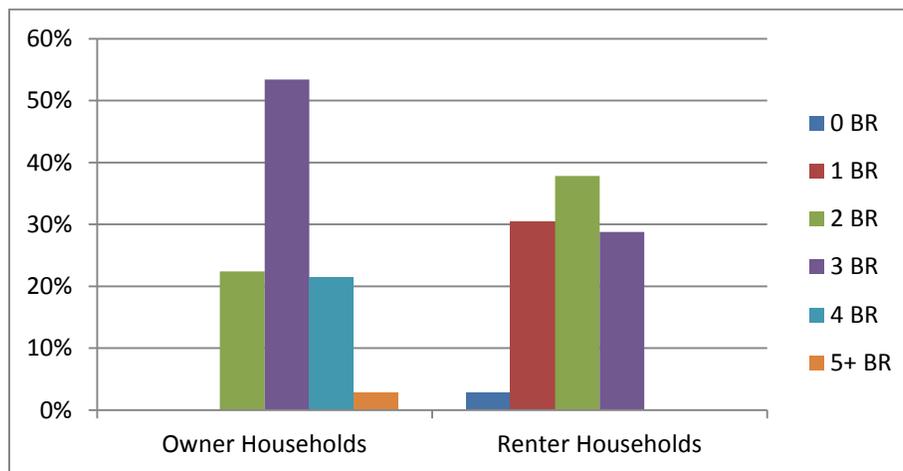
The Federal 2000 Census found that 72.7% of the homes in Corte Madera were owner occupied (Table 2.19). The majority of owner-occupied homes (53%) in Corte Madera had one, two or have three bedrooms, while the majority 80(38%) of the rental units were have two bedrooms or smaller. Sixty-four percent of the housing stock consists of three or more bedrooms. It is likely that many Corte Madera households are "over-housed" since only 37% of households have three or more persons.

Table 21 Bedrooms by Tenure

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	0	0%	31	3%	31	1%
1 BR	0	0%	336	31%	336	9%
2 BR	632	22%	416	38%	1,048	27%
3 BR	1,507	53%	317	29%	1,824	47%
4 BR	605	21%	0	0%	605	15%
5+ BR	78	3%	0	0%	78	2%
TOTAL	2,822	100%	1,100	100%	3,922	100%

Source: 2012 American Community Survey 5-year Estimates

Figure 9 Bedrooms by Tenure



Source: 2012 American Community Survey 5-year Estimates

2.0 HOUSING NEEDS ANALYSIS

VACANCY RATES

The high demand for housing throughout the County results in consistently low vacancy rates in Corte Madera. The American Community Survey estimates nearly 2% of Corte Madera's housing units were vacant in 2012. Approximately one-quarter of the vacant units were either sold or rented, but not occupied. From the year 2000 to 2008, the average vacancy rate for all housing in Corte Madera held at under 2% (Table 2.20). Rental vacancy rates follow the same trend. The vacancy rates for large apartment complexes in Corte Madera tended to be generally less than 4% in 2006 and 2007, closely following the average occupancy rates in Larkspur, Mill Valley, Novato, Tiburon, and San Rafael (the "comparable communities" in Figure 2.12). The vacancy rate jumped to more than 12% in the first half of 2008 when San Clemente Place was completed and units were first offered for rent. However, San Clemente Place was fully occupied after the second quarter of 2008.

Housing experts recommend that a 5% rental vacancy rate is needed to assure choice in the marketplace and to promote economic competition that moderates price. Low vacancy rates make it difficult for tenants to find appropriate units, and strong market pressure inflates rents. Countywide data reports a rental vacancy rate of 2.8% in Marin in the second quarter of 2014, with vacancy rates fluctuating between 2.7% and 4.9% over the past two years (RealFacts). While comparable data is not available for Corte Madera alone, it is likely that the vacancy rate in Corte Madera is similar or lower. This indicates that Corte Madera's rental market is constrained, with demand outpacing available supply.

Table 22 Vacancy Rates

Units	Number	Percent
Total housing units	4,218	100.0%
Occupied housing units	3,922	98.1%
Vacant housing units	296	1.9%
<i>For rent</i>	0	
<i>Rented, not occupied</i>	27	
<i>For sale</i>	0	
<i>Sold, not occupied</i>	41	
<i>Other vacant</i>	228	

Source: 2012 American Community Survey 5-year Estimates

HOUSING AGE AND CONDITION

The age of a community's housing stock can be a good indicator of housing conditions. Housing that is more than 30 years old is likely to need rehabilitation such as major

plumbing, roof, foundation, or electrical repairs. Over 7570% of the housing units in Corte Madera were built before 1970, and almost 50more than 42% are more than 50 years old (Table 23).

2.0 HOUSING NEEDS ANALYSIS

Table 23 Year Structure Built

Year Built	Number	Percentage
2010 or later	0	0%
2000 to 2009	130	3%
1990 to 1999	232	6%
1980 to 1989	504	12%
1970 to 1979	376	9%
1960 to 1969	1,206	29%
1950 to 1959	1,186	28%
1940 to 1949	281	7%
1939 or earlier	303	7%
Total	4,218	100%

Source: 2012 American Community Survey 5-Year Estimates

Due to the high real estate values in Corte Madera, properties are generally well maintained. The Town Planning & Building Department estimates that 45% of the units in the community are in need of rehabilitation, over and above routine maintenance.

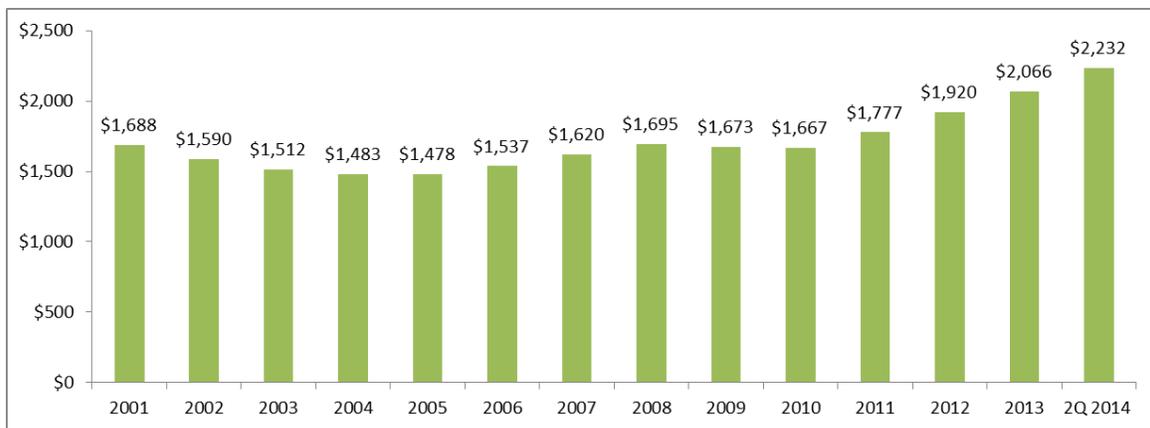
HOUSING PRICES AND TRENDS

Housing sales prices and rental costs directly affect housing problems in the community. High housing costs that are disproportionate to household incomes will result in overpayment for residents who do not have other options, and extended commutes for lower salaried jobs that serve the community. This section describes the rental and homeownership markets in Corte Madera.

Rental Housing Market

According to [RealFacts](#) data ~~in the Marin County Housing Element~~ rental prices countywide increased ~~1822% for one-bedroom units and 13% for two-bedroom units~~ between ~~1999-2001~~ and ~~2007-2013~~. Rents ~~retreated to their lowest level in 2005, but gradually recovered to their earlier highs by 2011. Over the past two and one-half years, rents have been increasing at a brisk pace, by about 8% in both 2012 and 2013 and by another 8% in the first half of 2014~~ (Figure 10). ~~were highest during 2000 and 2001 due to the dot.com boom. Countywide, when adjusted for inflation rental prices have remained relatively steady.~~

Figure 10 Average Rents in Marin County



2.0 HOUSING NEEDS ANALYSIS

In the second quarter of ~~2008~~2014, the average monthly rent for a one-bedroom, one-bathroom apartment in Marin County was \$1,372-924 and \$1,662-676 for a two-bedroom, two-bathroom unit. ~~The average prices in Corte Madera were higher, at \$1,505 and \$2,200 respectively (Figure 2.13).~~

~~Figure 2.14-Table 24 compares costs for one-, two- and three-bedroom rentals in the Marin County. RealFacts tracks only one apartment building in Corte Madera; due to the small sample size, average Marin County rents are being used in this analysis. communities that have substantial numbers of rental units. Corte Madera prices tend to be on the higher end of the market for all types of rental units. Rental costs are volatile. One-bedroom rents actually decreased by more than 1% from 2006 to 2007 (Table 2.22), while the rental price for two- and three-bedroom units increased substantially. Overall, among the Marin municipalities, Corte Madera had the highest rate of rental increases in the period 2006 to 2008 (Figure 2.15).~~

Table 24 Rental Rates in Marin County, 2nd Quarter 2014

Unit Type	Units Surveyed	Average Square Feet	Average Rent	% Change over One Year
Studio	144	509	\$1,378	8.9%
1 Bedroom/1 Bath	2,245	730	\$1,924	8.6%
2 Bedroom/1 Bath	980	884	\$2,025	8.7%
2 Bedroom/2 Bath	1,428	1,039	\$2,676	11.5%
2 Bedroom Townhouse	337	1,156	\$2,551	11.0%
3 Bedroom/2 Bath	274	1,313	\$3,558	14.9%
3 Bedroom Townhouse	72	1,273	\$2,859	6.3%
All	5,734	890	\$2,232	9.5%

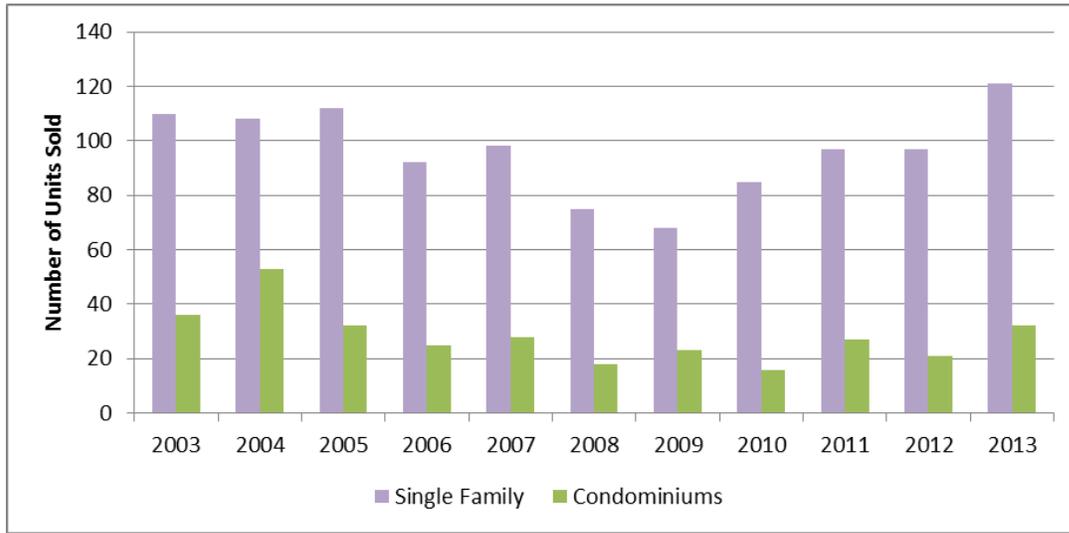
Source: RealFacts

Ownership Housing Market

The rate at which homes sold in Corte Madera generally kept pace with the rise and fall of the countywide market economy during the period between 1998-2003 through and 2007-2013 (Figure 11). Single family sales ebbed to a low of 68 sales in 2009 and then rebounded, surpassing the highs set in the 2003-2005 period. By 2013, 121 single family homes were sold annually.

2.0 HOUSING NEEDS ANALYSIS

Figure 11 Corte Madera Real Estate Sales Volume

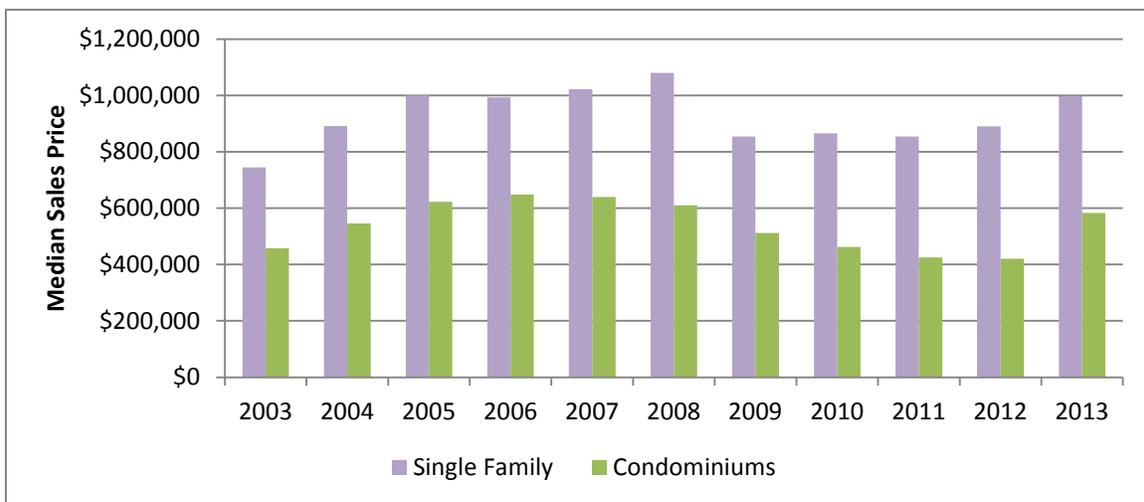


Source: Marin County Assessor's Office

Condominium sales are not demonstrating the same resiliency. Twenty-eight condominiums sold in 2013, just slightly more than the average annual rate of 28 units over the eleven-year period.

From 2007-2003 through mid-2008, the median sales price for a single-family home in Corte Madera increased steadily until hitting a peak of \$1,080,000. Prices fell 21% in 2009, and remained relatively flat through 2012. Prices increased in 2013 to \$997,500, which is about 8% below the 2008 high—held constant in 2007 dollars, generally increased (Figure 12).

Figure 12 Corte Madera Median Sale Prices



Source: Marin County Assessor's Office

2.0 HOUSING NEEDS ANALYSIS

~~In 2006, the median price for single-family and condominium home sales in Marin County was \$960,000. With the onset of the recession and the housing credit crisis, by 2008 the countywide median price showed a substantial decline. In June 2008, the countywide median for residential sales was \$800,000. Table 2.24 provides a snapshot of the impact of the housing credit crisis on residential sales in Marin County. By the end of 2008, the average sales price for a single family home in Corte Madera had dropped 7% compared to 2007; condominium prices dropped 8% during the same period. Countywide, the average drop in sales values for single-family detached and condominiums were 4% and 26%, respectively. During the first six months of 2009, 15.4% fewer single-family homes sold in Corte Madera compared to the first six months of 2008, and the average sales price was down by almost 26%. Countywide, sales dropped by 12.5% and values decreased by 29.2%.~~

~~Tables 25 and 26 show how Corte Madera real estate sale prices compare to other Marin communities over the past five years. In 2013, Corte Madera single-family sale prices were 13% higher than the countywide median. Corte Madera condominium sales prices were 34% higher than the countywide median.~~

Table 25 Single Family Median Sale Prices in Marin County, 2009-2013

	2009	2010	2011	2012	2013
Belvedere	\$2,300,000	\$2,411,500	\$2,300,000	\$2,395,000	\$2,500,000
Corte Madera	\$853,500	\$865,000	\$853,500	\$890,000	\$997,500
Fairfax	\$547,500	\$570,000	\$547,500	\$574,000	\$662,500
Larkspur	\$1,065,000	\$1,038,260	\$1,065,000	\$1,130,000	\$1,341,000
Mill Valley	\$1,150,000	\$1,200,000	\$1,150,000	\$1,195,000	\$1,325,000
Novato	\$512,500	\$559,000	\$512,500	\$550,000	\$663,500
Ross	\$1,695,000	\$1,807,500	\$1,695,000	\$1,839,000	\$2,000,000
San Anselmo	\$705,000	\$724,555	\$700,000	\$730,000	\$840,000
San Rafael	\$652,500	\$670,000	\$652,500	\$650,000	\$820,000
Sausalito	\$1,355,000	\$1,150,000	\$1,355,000	\$1,376,181	\$1,429,999
Tiburon	\$1,585,000	\$1,700,000	\$1,585,000	\$1,600,000	\$2,000,000
Unincorporated	\$800,000	\$829,500	\$800,000	\$788,125	\$966,000
Countywide	\$742,500	\$775,000	\$742,500	\$759,000	\$882,369

Source: Marin County Assessor's Office

Table 26 Condominium Median Sale Prices in Marin County, 2009-2013

	2009	2010	2011	2012	2013
Belvedere	\$0	\$0	\$0	\$1,560,000	\$0
Corte Madera	\$512,500	\$462,000	\$425,000	\$420,000	\$583,500
Fairfax	\$360,500	\$370,500	\$291,510	\$321,000	\$435,000
Larkspur	\$407,500	\$386,250	\$302,500	\$440,000	\$440,000
Mill Valley	\$456,250	\$538,500	\$547,000	\$460,000	\$599,500
Novato	\$259,000	\$250,000	\$242,500	\$245,000	\$320,500
Ross	\$0	\$0	\$0	\$0	\$0
San Anselmo	\$357,000	\$432,500	\$295,000	\$472,500	\$539,000
San Rafael	\$257,000	\$300,000	\$287,500	\$300,750	\$375,000
Sausalito	\$667,500	\$590,000	\$499,000	\$552,000	\$625,000

2.0 HOUSING NEEDS ANALYSIS

Tiburon	\$600,000	\$1,100,000	\$767,500	\$853,000	\$910,000
Unincorporated	\$425,000	\$434,000	\$356,500	\$360,000	\$485,000
Countywide	\$337,000	\$360,000	\$305,000	\$335,500	\$435,000

Source: Marin County Assessor's Office

2.5 HOUSEHOLD INCOME, HOUSING COSTS, AND THE ABILITY TO PAY FOR HOUSING

Housing that costs 30% or less of a household's income is referred to as "affordable housing." Because household incomes and sizes vary, the price that is considered "affordable" for each household also varies. For example, a large family with one income may be able to afford a different type of housing than a two-income household with no children. Households paying more than 30% of their income for housing are generally considered to be overpaying or cost-burdened. For homeowners, this includes mortgage costs, taxes, and insurance. For rental housing, the cost usually includes rent and utilities.

The impact of housing costs is most severe on extremely low-, very low- and low-income households, especially renters. Higher income households may voluntarily chose to spend more than 30% of their income for housing, but lower income households generally have no choice but to overpay because of the lack of housing affordable to their incomes.

Income bands are calculated by several agencies for purposes of calculating housing affordability. Income levels are expressed as a percentage of Area Median Income (AMI). Table 27 lists the income levels by household size for Marin County as defined by the [California Department of Housing and Community Development](#) [U.S. Department of Housing and Urban Development](#).

Table 27 Marin County Income Limits, 2014

Household Size	AMI Levels			
	Very Low 50%	Low 80%	Median 100%	Moderate 120%
1	\$33,975	\$54,360	\$67,950	\$81,540
2	\$38,850	\$62,150	\$77,700	\$93,200
3	\$43,700	\$69,900	\$87,400	\$104,850
4	\$48,550	\$77,700	\$97,100	\$116,500
5	\$52,450	\$83,900	\$104,850	\$125,850
6	\$56,300	\$90,100	\$112,650	\$135,150
7	\$60,200	\$96,300	\$120,400	\$144,500
8	\$64,100	\$102,550	\$128,150	\$153,800

2.0 HOUSING NEEDS ANALYSIS

RENTER AFFORDABILITY

Table 28 compares the maximum affordable rents (30% of household income) for extremely low-, very low-, lower and moderate-income households to median apartment rents in Corte Madera. This analysis indicates that there are no market-rate rentals in Corte Madera affordable to ~~extremely low- and~~ very low-income households. While a ~~one- or two-~~ person low-income household could afford a ~~studio one-bedroom~~ rental, a larger low-income household would not be able to find an apartment they could afford and that would meet their space needs. The Corte Madera rental market does offer units that moderate-income households can afford.

Table 28 Maximum Affordable Rents, 2014

Income Level	Studio	1 Bedroom	2 Bedroom	3 Bedroom
	(1 person)	(2 person)	(3 person)	(4 person)
Very Low Income (50% AMI)	\$849	\$971	\$1,093	\$1,214
Low Income (80% AMI)	\$1,359	\$1,554	\$1,748	\$1,943
Moderate Income (120% AMI)	\$2,039	\$2,330	\$2,621	\$2,913
Median Apartment Rent	\$1,378	\$1,924	\$2,025	\$2,859

Source: HUD Income Limits; RealFacts

HOMEOWNER AFFORDABILITY

Table 29 below estimates the maximum affordable purchase price for moderate-income households in Marin County. ~~Although sales prices single family homes and condominiums decreased radically from 2007 to mid-2009 (see Table 2.24, "Residential Sales, Mid-Year Comparisons," page 26) p~~Purchasing a home in Corte Madera with conventional financing is out of reach for moderate-income households.

Table 29 Maximum Affordable Housing Costs for Moderate Income Households

Income and Costs	2 Bedroom	3 Bedroom	4 Bedroom
	(3 persons)	(4 persons)	(5 persons)
Moderate Income Threshold	\$104,850	\$116,500	\$125,850
Monthly income available for housing	\$2,621	\$2,913	\$3,146
Housing Costs			
Mortgage Payment	\$1,961	\$2,200	\$2,347
Property Tax	\$373	\$418	\$446
Insurance	\$74	\$83	\$89
Mortgage Insurance	\$199	\$224	\$239
Total housing costs	\$2,608	\$2,926	\$3,120
Maximum affordable purchase price	\$443,000	\$497,000	\$530,000

Ownership Cost Assumptions:
% of income for housing costs

30% of gross annual income

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<i>Down payment</i>	<i>10% of home value</i>
<i>Annual Interest Rate</i>	<i>4.25% fixed</i>
<i>Loan Term</i>	<i>30 years</i>
<i>Mortgage Insurance</i>	<i>0.6% of mortgage</i>
<i>Annual Property Tax Rate</i>	<i>1.01% of home value</i>
<i>Annual Hazard Insurance</i>	<i>0.2% of home value</i>

The ~~average median~~ sales price for a Corte Madera condominium in ~~2007-2013~~ was ~~\$583,500, which is beyond reach of moderate income households in Corte Madera. approximately \$666,000, and by July 2009, the figure had dropped to \$518,875.~~ This represents an affordability gap of ~~almost \$149,000 for a 5-person, moderate-income household~~ about \$140,000 for a one-bedroom condominium and \$86,000 for a two-bedroom condominium. As is true for most of the Bay area, home sales prices in Corte Madera are not affordable for moderate-income households.

2.6 OVERPAYING

The U.S. Department of Housing and Urban Development (HUD) provides a special tabulation of ~~Census 2000 American Community Survey~~ data that local governments use for housing planning as part of HUD's Comprehensive Housing Affordability Strategy (CHAS). The CHAS tabulations rely on the state and federal standard of an income-to-housing ratio of 30 percent and above for housing overpayment (cost burden). CHAS data (Table 30) identifies ~~31-335% percent~~ of Corte Madera households as overpaying for housing.

Rental housing is affordable to most moderate and above-moderate-income households in Corte Madera. A significant proportion of moderate and above-moderate-income households (23%) are overpaying, however; higher incomes give these households more options for absorbing the other costs of living after housing expenses are met.

As would be expected, the housing cost burden weighs most heavily on the lower end of the household income scale. ~~More than 80~~ Seventy-eight percent of extremely low-income households and 68% of very low-income households pay more than 30% of their income for housing. Extremely low-, very low- and lower-income renters are more likely to be cost burdened than homeowners in the same income cohorts. At least a portion of the extremely low-, very low-, and lower-income homeowners own their homes outright or have longstanding, relatively low cost mortgages. Nevertheless, retired homeowners, even if they have paid off the mortgage, may still be overburdened with taxes, insurance, and utility ~~and maintenance~~ expenses, which count as part of the cost of housing.

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Table 30 Household Overpayment, 2011

Household by Income & Housing Cost Burden	Total Renters	Total Owners	Total Households
Extremely Low-Income	265	105	370
Cost Burden >30% and <50%	15	15	30
Cost Burden >50%	230	35	260
Very Low Income Households	210	195	405
Cost Burden >30% and <50%	40	70	110
Cost Burden >50%	100	65	165
Lower-Income Households	95	315	410
Cost Burden >30% and <50%	30	70	100
Cost Burden >50%	0	85	85
Moderate- and Above Moderate-Income	665	2,080	2,745
Cost Burden >30% and <50%	75	475	550
Cost Burden >50%	0	80	80
Total Households	1,240	2,695	3,935
Cost Burden >30% and <50%	160	630	790
Cost Burden >50%	330	265	590

Note: Figures may not add due to rounding by HUD

Source: Comprehensive Housing Affordability Strategy (CHAS) based on 2007-2011 ACS

Strategies and Programmatic Responses to Meet Projected Overpayment Needs

Resources and programs available to meet the needs of Corte Madera households that are overpaying include –

Section 8 – Rental vouchers are available for low income households through the section 8 program administered by the Marin Housing Authority. Currently, there are ~~3122~~ vouchers issued in Corte Madera. When the Housing Authority opened the waiting list for a week in September 2008, approximately 11,200 households applied. Of those, 2831 applicants (25%) were from Marin County, and 92 were Corte Madera households.

Privately managed affordable rentals – EAH Housing, a nonprofit corporation, owns and operates San Clemente Place, a 79-unit affordable rental project.

Below market ownership units– There are 31 ownership units with deed restrictions to control the resale prices at rates affordable to moderate- and low-income households.

Extremely low-income needs are particularly acute. San Clemente Place includes 60 units that are available to extremely low-income households, and Section 8 vouchers can address this need as well.

The fundamental strategy for addressing the Town's long-term overpayment problem is to create new opportunities for redevelopment to mixed use with an emphasis on affordable housing. This is reflected in *Policy H-2.9, Mixed-Use Housing* and the

2.0 HOUSING NEEDS ANALYSIS

corresponding implementation programs, *H-2.9.a* and *H-2.9.b*. *Policy H-2.10* provides incentives for affordable housing developments. Policies in this Housing Element promote second units are an important option for affordability (*H-2.15 Second Dwelling Units* and *H-2.16 Second Dwelling Units in New Development*). Other policies and programs address housing overpayment directly, including *H-1.11 Rental Assistance Programs*, which would require new apartment projects to accept Section 8, and *H-2.5 First-Time Homebuyer Programs*. Finally, *Policy H-2.11 Long-Term Housing Affordability Controls* assures that units will remain affordable.

2.7 OVERCROWDING

The U.S. Census Bureau defines a housing unit as overcrowded if it is occupied by 1.01 persons or more per room (excluding bathrooms and kitchens). Housing units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding

increases the risk for health and safety problems and stresses the condition of the housing stock. Overcrowding affects only a very limited number of households in Corte Madera and is not addressed with specific policies in this Housing Element.

Table 31 Overcrowding

	Households	Percent
Not Overcrowded (<1 person per room)	3,899	99.4%
Overcrowded (1.5 people per room)	23	0.6%
Very overcrowded (1.5+ people per room)	0	0.0%

Source: 2012 American Community Survey 5-year Estimates

2.8 ASSISTED DEVELOPMENTS AT RISK OF CONVERSION

Pursuant to Government Code Section 65583, subdivision (a), paragraph (8), this subsection should include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. For purposes of the Housing Element, assisted housing developments are defined as multifamily rental complexes that receive government assistance under any of the 14 programs listed in Government Code Section 65863.10.

~~The Marin County Affordable Housing Inventory 2008 (Marin County Community Development Agency) identifies~~ There is a single Corte Madera development that is funded by one or more programs listed in Government Code Section 65863.10: San Clemente Place. This development is subject to a 55-year deed restriction to maintain affordability, and as such is not at risk of changing from low-income use during the next ten years.

2.9 SPECIAL HOUSING NEEDS

In addition to overall housing needs, the Town must plan for housing for special needs groups. The elderly, disabled people, large families, farmworkers, families with female heads of household, and families and individuals with emergency shelter needs often

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have a particularly difficult time finding decent, affordable housing due to their circumstances. In addition, households and individuals in these groups frequently require specialized housing to accommodate their unique needs. Table 32 summarizes the number of households or individuals in these special needs categories. Homeless persons are a special needs group, but were not counted in the ~~2000-census~~[2012 American Community Survey](#), because data collection was residence-based, and the homeless do not have residences.

Table 32 Special Needs Populations

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	1,536		16.6%
With a Disability	502		32.7%
Senior Households		988	25.2%
Renter		111	11.2%
Owner		877	88.8%
Seniors Living Alone	509		5.5%
Persons with a Disability	786		8.5%
Female-Headed Family Households		337	8.6%
with own children		111	32.9%
Large Households		119	3.0%
Renter		36	30.3%
Owner		83	69.7%
Farmworkers	0		0%
Total Persons/Households	9,267	3,922	

Source: 2012 American Community Survey 5-year Estimates

* Italicized numbers are the percentage of the special needs group. For example, 32.7% of seniors have a disability.

SENIORS

The ~~2000-Census~~[2012 American Community Survey](#) found that ~~slightly more than 13~~[nearly 17%](#) of Corte Madera's population, or ~~1,206~~[1,536](#) residents, were 65 years or older, and that ~~almost 20~~[25%](#) of the heads of household were senior citizens (Table 31). Older residents have particular housing needs that can be addressed with local planning policies.

~~More than~~[Nearly](#) 90% of Corte Madera's senior households own their homes, and ~~80~~[75%](#) of the owner-occupied housing in the community has three or more bedrooms. Many elderly residents need the option of smaller, more efficient housing as they become less mobile. The high number of older residents with disabilities, almost ~~25~~[33%](#) of Corte Madera's seniors, points to the need for barrier-free, accessible housing. As people age, there is an increasing need for housing with health care and personal services provided. In many cases, income drops as seniors age. In ~~1999~~[2012](#), ~~65.9~~[65.9%](#) of Corte Madera residents 65 years or older were in poverty (~~Census-2000, SF-3~~[2012 American Community Survey](#)). Analysis of the ~~Census-2000~~[2012 CHAS data](#) (Table 33)

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shows that ~~429-535~~ of ~~864-1,100~~ senior households in Corte Madera (defined by CHAS as 62 years and older) had incomes that were 80% or less than the median and that ~~over 2658%~~ of these senior households paid more than 30% of their income for housing. Seniors are more likely to have lower incomes than other members of the community and have particular issues finding affordable housing that meets their needs.

Table 33 Senior Households Overpayment, 2011

Income Level	Renters	Owners	Total Households
Extremely Low-Income	95	75	170
Cost Burden >30%< 50%	0	15	15
Cost Burden >50%	95	35	130
Very Low Income Households	65	130	195
Cost Burden >30%< 50%	15	70	85
Cost Burden >50%	50	15	65
Lower-Income Households	20	150	170
Cost Burden >30%< 50%	0	15	15
Cost Burden >50%	0	0	0
Moderate- and Above Moderate-Income	70	495	565
Cost Burden >30%< 50%	25	110	135
Cost Burden >50%	0	25	25
Total Senior Households	250	850	1,100
Cost Burden >30%< 50%	40	210	250
Cost Burden >50%	145	75	220

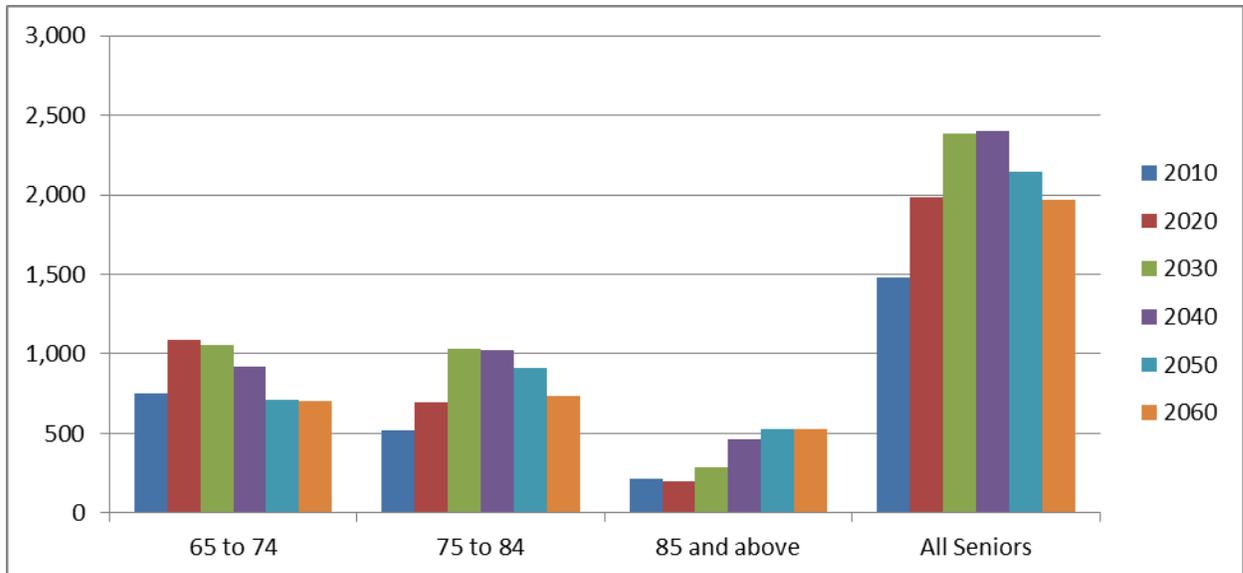
Source: Comprehensive Housing Affordability Strategy (CHAS) based on 2007-2011 ACS
 Note: CHAS data defines seniors as age 62 and over

The stock of housing in Corte Madera targeted specifically to seniors has increased with the completion of the 118-unit Aegis project in 2002. Aegis provides for a range of senior housing needs by offering assisted living and Alzheimer and dementia care. Nine of the Aegis units are deed-restricted for low and very low income seniors, but these residents must pay the same fees for services as other market-rate tenants. While Aegis addresses the continuum of senior housing needs, the cost ~~(starting at \$175 per day for a one-bedroom unit)~~ is out of reach for most older residents. This is symptomatic of a basic senior housing problem: low- and very low-income seniors cannot afford the cost of licensed facilities. The Marin County Division of Aging reports that the basic rent for a single bedrent (including meals and activities) for assisted living and memory care apartments at Aegis range from \$4,200 to \$6,900 (room, bathroom, and meals) is \$3,500 to \$4,000 per month. Personal care is an additional cost above basic rent. ~~While it is legally possible to require assisted living projects to provide affordable inclusionary units as a condition of approval, there is no precedent for requiring the operator subsidize the cost of personal care services. As a result, the Town's Affordable Housing Ordinance (Corte Madera Municipal Code §18.24.120) is not likely to put assisted living units within the economic reach of lower-income residents. Options for addressing this issue include accepting in-lieu payments to comply with the Affordable Housing Ordinance and offering density bonuses for housing projects that provide affordable assisted living services as well as affordable rents.~~

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The number of senior residents in Corte Madera is likely to increase substantially over the next two decades. The projections in Figure 13 below ~~assume that most of the older residents in the community will prefer to stay in Corte Madera~~ are based on countywide projections. With the number of persons ~~60–65~~ and older ~~more than doubling~~ between projected to increase 60% between the years ~~2000–2010~~ and 2030, there will be an increasing need for smaller or detached housing for independent living, including market rate and below market rate units.

Figure 13 Change in Senior Population, Corte Madera (Projected)



Strategies and Programmatic Responses to Meet Projected Senior Housing Needs

The Town of Corte Madera offers services for senior residents through the Recreation Department including entry-level computer training, exercise and agility classes, safe driving classes for older adults, and traditional recreation events and programs. The Division of Aging and Adult Services of the Marin County Department of Health and Human Services supports a variety of programs to senior citizens through a network of local non-profit organizations and governmental agencies in Marin County. Services include assisted transportation, case management, congregate and home-delivered meals, family caregiver support, information and assistance, personal care and homemaker services, adult protective services, in-home supportive services, and public health nursing programs. Corte Madera is currently supporting the efforts to establish Age-Friendly Corte Madera, under the umbrella of the World Health Organization, to identify and implement the needs and services of those aged 60 and over.

This Housing Element includes policies and programs to promote multifamily housing that will increase housing opportunities for seniors, such as encouraging a full range of housing types (*H-1.1 Diversity of Population, H-1.4 Variety of Housing Choices, and H-2.8 Retention and Expansion of Multi-Family Sites at Medium and Higher Density*).

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Second units and single room occupancy units are important options for some seniors (*H-1.4.a Housing Types, H-2.15 Second Dwelling Units, and H-2.16 Second Dwelling Units in New Development*). The updated Housing Element has specific policies for senior residents with special needs including affordability, adaptability, and density bonuses (*H-1.6 Provision for Affordable Housing for Special Needs Households, H-1.7 Density Bonuses for Special Needs Housing and H-1.6.a Adaptable Units for the Disabled*).

PERSONS WITH DISABILITIES

Persons with disabilities face unique problems in obtaining affordable and adequate housing. This segment of the population, which includes individuals with mental, physical, and developmental disabilities, represent a wide range of housing needs. Housing designed to be barrier-free, with accessibility modifications, proximity to services and transit, and group living opportunities are some of the considerations and accommodations that are important in serving this need group. The need for affordable, handicapped-accessible housing will increase as the population ages.

Living arrangements for the disabled vary, depending on the type and severity for their disability, as well as personal preference and lifestyle. Many disabled people live independently at home with the help of family. Assistance may be necessary to maintain independent living, including income support, accessibility improvements to the home, and in-home supportive services.

Housing types that address the needs of the disabled include:

- single-room occupancy units;
- group homes for specific need groups with support services;
- set-asides in larger multifamily affordable projects including senior housing developments.

The 79-unit San Clemente Place project is 100% affordable. Five of these units are fully accessible, and another 53 units are designed to be converted to full accessibility with simple and inexpensive modifications.

Table 34 Persons with Disabilities by Disability Type

Disability Type	Number	Percent
Total Disabilities	786	100%
Total Disabilities for Ages 5-64	284	36%
Hearing difficulty	42	15%
Vision difficulty	0	0%
Cognitive difficulty	144	51%
Ambulatory difficulty	153	54%
Self-care difficulty	41	14%
Independent living difficulty	62	22%

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Total Disabilities for Ages 65 and Over	502	64%
Hearing difficulty	113	23%
Vision difficulty	43	9%
Cognitive difficulty	122	24%
Ambulatory difficulty	335	67%
Self-care difficulty	43	9%

Source: 2012 American Community Survey 5-year Estimates

Description of Need

A disability is a physical or mental impairment that substantially limits one or more major life activities. The ~~2000 Census~~ 2012 American Community Survey found that ~~15.28.5%~~ of Corte Madera residents (~~1,386,786~~ people) are disabled (Table 34). Approximately ~~42.33%~~ of Corte Madera residents who were 65 years of age or older in ~~2000-2012~~ had a disability. ~~Ninety-eight~~ An estimated 43 people had self-care disabilities ~~and when the 2000 Census was taken and~~ required assistance in daily living.

Disabled persons often have fixed or limited incomes due to their disabilities. Of the ~~794~~ 772 disabled people ~~between the ages aged 16-18~~ to 64 identified in the ~~Census 2000~~ 2012 American Community Survey, ~~333-98~~ individuals (~~41.9% of the age group~~) were ~~unable to work because of their~~ not in the labor force and had a disability (Table 35).

Table 35 Disabilities and Employment

Disability by Employment Status	Number	Percent of Disabled Population
Total Persons with a Disability (18 to 64)	772	100%
Not in labor force, with a disability (18 to 64)	98	13%
Employed, with a disability (18 to 64)	172	22%
Persons age 65 plus with a disability	502	65%

Source: 2012 American Community Survey 5-year Estimates

~~Data from local agencies serving persons living with disabilities provides information on housing needs.³~~

- ~~• The Marin Center for Independent Living served 973 persons throughout Marin County in 2008; over 20% of their clients lacked affordable housing.~~
- ~~• The Regional Center provides services to 1,165 persons with developmental disabilities in Marin County. This agency estimates that 380 individuals need housing assistance, including 57 clients who need housing with accessibility improvements.~~
- ~~• Marin County Community Mental Health Services served 3,885 people in 2008, providing shelter to 445. Caseworkers reported that affordable housing is a major issue for their clients.~~

³ ~~Marin County Draft Housing Element, July 2009~~

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A "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Golden Gate Regional Center is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. According to the Department of Developmental Services, there are 16 children and 32 adults over the age 18 with developmentally disabilities within the Corte Madera zip code area of 94925.

This information points to the need for affordable housing with support services. Licensed groups homes and single-room occupancies can address a portion of this need.

Strategies and Programs to Meet Projected Disabled Persons Needs

Appropriate housing for persons with mental or physical disabilities include very low cost units in large group home settings (near retail services and public transit), supervised apartment settings with on- or off-site support services, outpatient/day treatment programs, and inpatient/day treatment programs, crisis shelters and transitional housing.

There are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group.

Title 24 of the State Uniform Building Code mandates that all new multi-family residential construction projects containing six or more units must conform to specific disabled adaptability/accessibility regulations. The Title 24 mandate and high density residential zoning address the needs of several categories of disabled persons, especially the needs of people with physical disabilities. The needs of other disabled people, in

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addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of the disabled population can only live successfully in housing that provides a semi-sheltered, semi-independent living, such as clustered group housing or other group- living quarters. Others are capable of living independently if affordable units are available. Group homes caring for up to 6 persons are allowed by right in all residential districts.

Policies and programs in this Housing Element recognize the special needs of disabled persons including basic civil rights in housing, the need for physical accommodation, and the difficulty many disabled persons have finding housing they can afford (*H-1.2 Equal Housing Opportunity, H-1.2.a Anti-Discrimination Ordinance, H-1.5 Special Needs Housing, H-1.6 Provision of Affordable Housing for Special Needs Households, H-1.6.a Adaptable Units for the Disabled, H-1.6.b Residential Care Homes, and H-1.7 Density Bonuses for Special Needs Housing*) In addition, the Town has adopted procedures for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures.

LARGE FAMILY HOUSEHOLDS

The Census Bureau defines large-family households as households with five or more persons. Large families tend to have a difficult time finding adequate housing due to the limited supply of adequate units, particularly affordable rentals.

Description of Need

The ~~2000 Census~~2012 American Community Survey estimates there ~~ae~~ 119 ~~counted~~ 224 large-family households, of which ~~61~~ 36 households ~~were~~ are renters (Table 36).

Table 36 Large Family Households

Household Size	Owner Households		Renter Households		Total	
	Number	Percent	Number	Percent	Number	Percent
Large-Family Households	83	70%	36	30%	119	3%
All Households	2,822	72 %	1,100	28%	3,922	100%

Source: 2012 American Community Survey 5-year Estimates

The market provides an adequate selection of larger units for homeowners who can afford them, but the stock of rentals with three or more bedrooms is very limited. The ~~2000 Census~~2012 American Community Survey found that ~~80~~ 78% of the owner-occupied homes in Corte Madera have three or more bedrooms compared to ~~30~~ 29% of the rental units (Table 37).

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Table 37 Number of Bedrooms by Tenure

Bedroom Type	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
0 BR	0	0%	31	3%	31	1%
1 BR	0	0%	336	31%	336	9%
2 BR	632	22%	416	38%	1,048	27%
3 BR	1,507	53%	317	29%	1,824	47%
4 BR	605	21%	0	0%	605	15%
5+ BR	78	3%	0	0%	78	2%
TOTAL	2,822	100%	1,100	100%	3,922	100%

Source: 2012 American Community Survey 5-year Estimates

There are 2,496,507 homes with 3 or more bedrooms in Corte Madera, an amount that exceeds the current estimated need for large families. However, twenty percent (45) of the 224 all of the cost-burdened large family households in Corte Madera are either extremely very low-income or lower income households, and these households are unlikely to be able to afford adequately-sized apartments at market rents (Table 38). Overpayment data (see Table 38) indicates that slightly more than 24% of the 10 large-family homeowner households, and 20% of the large-renting households spent more than 30% of their income for housing. Overpayment problems are most severe for extremely low-income households. This represents 15% of all large family households.

Table 38 Large Households Overpaying for Housing, 2011

Income Level	Renters	Owners	Total Households
Extremely Low-Income	0	0	0
% Cost Burden >30% < 50%	0	0	0
% Cost Burden >50%	0	0	0
Very Low Income Households	10	0	10
% Cost Burden >30% < 50%	10	0	10
% Cost Burden >50%	0	0	0
Lower-Income Households	0	0	0
% Cost Burden >30% < 50%	0	0	0
% Cost Burden >50%	0	0	0
Moderate- and Above Moderate-Income	45	10	55
% Cost Burden >30% < 50%	0	0	0
% Cost Burden >50%	0	0	0
Total Large Households	55	10	65
% Cost Burden >30% < 50%	10	0	10
% Cost Burden >50%	0	0	0

Source: Comprehensive Housing Affordability Strategy (CHAS) based on 2007-2011 ACS

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Strategies and Programs to Meet the Projected Needs of Large-Family Households

Large families would benefit from multifamily housing that includes childcare facilities. Housing with large-family units should include adequate recreation facilities for children, and should be located near public transit.

The preceding needs analysis indicates that the number of homes in Corte Madera with three or more bedrooms is greater than the number of large families. However, the Housing Element recognizes that there is a need for three bedroom rental units (*H-1.8 Housing for Families with Children* and *H-1.8.a Family Housing Amenities*). More broadly, the Housing element sets fundamental policy that commits the Town to planning for all households of all sizes and types, and protecting all households from discrimination based on family status (*H-1.1 Diversity of Population*, *H-1.2 Equal Housing Opportunity*, and *H-1.2.a Anti-Discrimination Ordinance*).

SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

Female-headed households fall into three basic groups in Marin – single professional women, single parents, and seniors.⁴ Single parents and the elderly are particularly likely to have affordable housing needs. Single mothers not only have difficulty finding affordable housing, but they also have special needs for childcare, health care, and other services. Single-parent households often may find their choices limited by discrimination against children.

Description of Need

The ~~2000 Census~~ 2012 American Community Survey estimates there are ~~lists 378-377~~ female-headed households, slightly less than ~~409%~~ of all households in Corte Madera (Table 39). Moreover, ~~220-111~~ of the female-headed households included children. ~~Almost half of the families under the poverty level had female heads of household.~~

~~A 2008 Claritas study (Table 2.39) found that the number of female-headed households in Corte Madera increased by more than 50% to a total of 594, but the number of single women with children was essentially unchanged. The Claritas data also lists 73 single male householders with children in the home. These families are likely to have the same housing needs as female-headed households with children. Affordable housing and childcare services are the two most common needs of single parent households~~

Table 39 Female-Headed Households

Householder Type	Number	Percent
Total Households	3,922	100%
Total Female Headed Householders (no husband)	337	8.6%
Female Heads with Own Children under 18	111	2.8%

Source: 2012 American Community Survey 5-year Estimates

⁴ Marin County Draft Housing Element, July 2009

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Strategies and Programs to Meet Projected Needs

This Housing Element recognizes the potential for discrimination against families with children, especially in rental housing (*H-1.2 Equal Housing Opportunity and H-1.2.a Anti-Discrimination Ordinance*). This Element includes policies promoting affordable, multifamily housing near transit that would address the needs of many single-parent and female-headed households (*H-2.8 Retention and Expansion of Multi-Family Sites at Medium and Higher Density and H-2.9 Mixed-Use Housing*). Housing for single parent households should include adequate recreation facilities for children, and should be located near public transit (*H-1.8 Housing for Families with Children and H-1.8.a Family housing amenities*). New single parent households may be assisted with first-time buyer programs and employee housing (*H-2.5 First-Time Homebuyer Programs and H-2.5.a First-time homebuyer programs*).

FARMWORKERS

State law requires that Housing Elements evaluate the need for farmworker housing in the local jurisdiction. The ~~Census 2000, as well as Claritas data generated in 2008, 2012 American Community Survey estimates there are record that~~ no Corte Madera residents are employed in farming, and there is no farmworker housing in the community. Agricultural jobs are concentrated in the western part of Marin County. The Marin County Housing Element establishes policies to address farmworker housing needs in West Marin close to job sites.

FAMILIES AND PERSONS IN NEED OF EMERGENCY SHELTERS

Effective January 1, 2008, SB 2 (Chapter 633, Statutes of 2007) requires every California city and county to develop policy for emergency shelters and transitional and supportive housing in their next Housing Element revision. To comply with SB2, jurisdictions must identify and estimate the housing and service needs of homeless persons and families and assess the unmet need for emergency shelter, transitional and supportive housing. The Sites Analysis section includes a detailed explanation of the policies that must be developed to comply with SB 2. The following is a discussion of the special needs of homeless persons.

The homeless are people who need temporary or emergency shelter. They are individuals who do not have a fixed income or a regular nighttime residence. Their needs may be for short-term shelter, or they may have chronic, long-term, unmet housing needs. The homeless population includes single persons, couples, families, youth without parents, and seniors. Underlying issues for homeless people often include recent or extended unemployment, physical disability, substance abuse, teenage pregnancy/parenthood, domestic violence, AIDS, and other difficult personal and social circumstances.

2.0 HOUSING NEEDS ANALYSIS

Description of Need

The best source of data for estimating the daily average number of homeless people is the ~~2009-2013~~ Marin Homeless Point in Time Count, which was conducted by the Marin Health and Human Services on January ~~29, 2009~~ 24, 2013. Health and Human Services, in partnership with housing and service providers, faith-based groups, and schools gathered data ~~from 50 organizations serving homeless people and included a count of on both~~ unsheltered homeless people (those living on the streets), and those who were sheltered (living in emergency shelters and transitional housing and other housing) on the night of the count. The count found ~~1,770~~ 933 homeless persons in the county, ~~351~~ 174 of whom met the HUD definition of unsheltered and in immediate need of housing. Approximately ~~1.90~~ 3% of Marin's population, or 693 people, meets HUD's definition of is homeless, which is "a person sleeping in a place not meant for human habitation (including living on the streets, in an abandoned building, or in a vehicle), or residing in an emergency shelter or transitional housing program." Statewide, the homeless are 0.4% of the total population.⁵ In addition to the HUD-defined categories for sheltered and unsheltered homeless people, Marin Health and Human Services counts sheltered homeless people in other setting not recognized by HUD, such as motels, jail, hospitals and temporary residence with friends or family (Table 40).

Table 40 Homeless Persons

2013 Marin County Point in Time Homeless Count	
Unsheltered homeless people ¹	174
Sheltered homeless people ¹	519
Other sheltered people ²	240
Total homeless people	933

¹ Recognized by the U.S. Department of Housing and Urban Development (HUD)

² Homeless people in settings not recognized by HUD, including jail, motels, hospitals and temporary residence with friends or family.

Source: 2013 Point in Time Count

Table 41 Estimate of Unsheltered Homeless Population by Jurisdiction

City	Total Population Estimate	% of Total Population	Unsheltered Homeless Estimate
Belvedere	2,068	0.8%	1
Corte Madera	9,253	3.7%	6
Fairfax	7,441	2.9%	5
Larkspur	11,926	4.7%	8
Mill Valley	13,903	5.5%	10
Novato	51,904	20.6%	36
Ross	2,415	1.0%	2

⁵ U.S. Department of Housing and Urban Development, "The 2013 Annual Homeless Assessment Report (AHAR) to Congress."

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San Anselmo	2,415	1.0%	2
San Rafael	57,713	22.9%	40
Sausalito	7,061	2.8%	5
Tiburon	8,962	3.6%	6
Unincorporated County	77,348	30.6%	53
Total	252,409	100.0%	174

Data source for population estimates is the 2010 U.S. Census.

The one-day count does not include a breakdown of unsheltered homeless people by jurisdiction. Table 41 provides a rough estimate of the number of unsheltered homeless people by jurisdiction based on the percentage of Marin's total population that lives in each community. There were an estimated ~~13–6~~ unsheltered homeless persons in Corte Madera when the Point in Time Count was taken.

Table 42 Homeless Characteristics

Subpopulation/Special Needs	Percentage
Homeless for 1 year or more	27%
Homeless for 10 years or more	7%
Mental Illness	24%
Alcohol Use	32%
Drug Use	7%
Chronic Health Condition	7%
Physical Disability	24%
Developmental Disability	5%
Veterans	9%
HIV	3%
Multiple Health Issues	17%
Domestic Violence	26%
Children (under age 18)	18%
Senior (62 or older)	8%

Source: 2013 Marin County Point in Time Count

Similarly, data is not available on the breakdown of the *sheltered* homeless population by jurisdiction. However, since the vast majority of Marin's emergency shelters and transitional housing are located in either San Rafael or Novato, it is likely that most of the ~~726–519~~ sheltered homeless people were residing in either of those jurisdictions on the night of the count.

In addition to estimating the daily average number of homeless people, SB2 requires that Housing Elements include a description of the percentage of subpopulations of homeless people in the community, including data that identifies specific service needs such as mental illness, substance use, developmental disability, and emancipated foster youth. The ~~2009–2013~~ Marin Homeless Point in Time Count gathered data on homeless people with disabilities or other special needs (Table 42). Approximately ~~85 of the estimated 351 unsheltered homeless, 2452%~~, had an underlying disability or other special need, such as a physical or developmental disability, chronic illness or a substance abuse problem, in addition to the basic housing need. This data is a countywide profile of the homeless population. Data is not available on the breakdown of homeless subpopulations within each municipality.

Senate Bill 2 requires that the Housing Element include an inventory of homeless housing resources available within the community, including emergency shelters, transitional housing, and supportive housing. Table 43 lists housing resources that support the homeless, including ~~20–24~~ "supportive housing" units ~~at San Clemente Place~~ in Corte Madera. Supportive housing is targeted to individual and households at imminent risk of becoming homeless.

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Strategies and Programs to Meet Projected Needs

~~The Town amended the Zoning Ordinance to comply with Government Code Section 65583(a)(5) to define transitional and supportive housing as residential uses and to allow these uses in all zones that allow residential uses, subject to the same restrictions as housing of the same type. The Town also adopted zoning provisions to allow emergency shelters as a permitted use in the Public/Semi-Public District in order to comply with Government Code Section 65583(a)(4). This Housing Element provides includes policy the following policies and programs in response to the SB-2 mandate: H-1.5 Special Needs Housing that renews the Town's commitment to remove barriers and promote housing to meet special needs, including the needs of the homeless.~~

~~H-1.5.a Remove Zoning Barriers is an implementation program that would facilitate housing for the homeless with revisions to the Zoning Ordinance including the following:~~

- ~~a. define transitional housing as an allowed use in all residential districts;~~
- ~~b. similarly, define supportive housing as a use allowed in all residential districts;~~
- ~~c.a. Allow emergency shelters in the P/SP zone by right in churches and similar places of worship subject to complying with specific standards.~~

Table 43 Marin County Homeless Resources

City or Census Designated Place	Number of Year-Round Beds			Total	Percent of Total
	Emergency Shelter	Transitional Housing	Supportive Housing		
San Rafael	90	57	247	394	40.5%
Novato	70	203	175	448	46.1%
Mill Valley	0	0	45	45	4.6%
Larkspur	0	4	20	24	2.5%
Corte Madera	0	0	24	24	2.5%
San Anselmo	0	0	15	15	1.5%
Unincorporated Marin	0	0	12	12	1.2%
Fairfax	0	0	9	9	0.9%
Sausalito	0	0	1	1	0.1%
Total Marin County	160	264	548	972	100.0%

Note: This data is a snapshot of the locations of homeless housing in September 2013. Many of the programs included in this summary rent market rate housing from private landlords so the distribution of units will definitely change over time. In addition, vacant units at these types of programs were not counted in this summary so these numbers are slightly lower than our overall capacity.

Source: Marin County Health and Human Service Department, 2014

2.10 REGIONAL HOUSING NEEDS ALLOCATION

The California Department of Housing and Community Development (HCD) is required to allocate the region's share of the statewide housing need to Councils of Government (COGs) based on California Department of Finance population projections and regional

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population forecasts used in preparing regional transportation plans. The COGs in turn are required to prepare Regional Housing Need Plans allocating the region's share of the statewide need to cities and counties within the region. The quantification of each jurisdiction's share of the regional housing need is called the Regional Housing Needs Allocation (RHNA).

The RHNA is a minimum number. Jurisdictions may plan for and accommodate a larger number of dwelling units. Jurisdictions must identify adequate sites at appropriate densities and development standards to accommodate the RHNA allocation. Jurisdictions must also show how they will facilitate and encourage development of these units, but they are not required to build or finance the units.

HCD has allocated ~~214,500~~187,990 units to the nine-county Bay Area as the region's share of the statewide housing need for the period ~~2007-2014~~ through ~~2014~~2022. The Association of Bay Area Governments (ABAG), the region's COG, adopted a RHNA for the ~~2007—2009~~2014-2022 planning period that assigns ~~4,8822,298~~ housing units (Table 44) to Marin cities and towns and the county unincorporated area. The Town of Corte Madera's Regional Housing Need Allocation is ~~244-72~~ units.

Table 44 Regional Housing Needs Allocation, 2014-2022

Jurisdiction	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
BELVEDERE	4	3	4	5	16
CORTE MADERA	22	13	13	24	72
FAIRFAX	16	11	11	23	61
LARKSPUR	40	20	21	51	132
MILL VALLEY	41	24	26	38	129
NOVATO	111	65	72	167	415
ROSS	6	4	4	4	18
SAN ANSELMO	33	17	19	37	106
SAN RAFAEL	240	148	181	438	1,007
SAUSALITO	26	14	16	23	79
TIBURON	24	16	19	19	78
Unincorporated	55	32	37	61	185
MARIN COUNTY	618	367	423	890	2,298

Housing Element law allows jurisdictions to take credit for units constructed or under construction between the base year of the RHNA period (January ~~2007~~2014) and the beginning of the new planning period (~~July 2008~~January 31, 2015). The ~~San Clemente Place~~Tam Ridge Residences project ~~was~~is currently under construction ~~from 2006 through early 2008~~. Accordingly, the ~~79-180 units, including 18~~ affordable units, in that project can be credited toward the Town's ~~2007 to 2014~~2014 to 2022 RHNA allocation

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(Table 45). In addition, 3 single family homes are under construction and one second unit has been developed.

Table 45 Remaining Need Based on Units Built

Income Category	New Construction Need	Units Under Construction or Approved	Remaining Need
Extremely Low	11	0	11
Very Low	11	4	7
Low	13	13	0
Moderate	13	2	11
Above Moderate	24	165	0
TOTAL UNITS	72	183	29

Strategies and Programs to Meet Projected Needs

Corte Madera is a built out community. The few remaining vacant properties tend to be constrained and difficult to build due to physical conditions such as steep slopes. Accordingly, the Town's overarching strategy for achieving its remaining RHNA objectives will be to develop affordable housing on high-potential housing opportunity sites (*H-2.6 High Potential Housing Opportunity Areas, H-2.6.b Actions for Robin Drive, H-2.6.c Action for 1421 Casa Buena Drive, and H-2.6.d Actions for Wornum Drive Extension*). These efforts will be supported with affordable housing incentive programs including overlay zoning districts and bonus programs (*H-2.12 Inclusionary Housing Approach and H-2.10 Incentives for Affordable Housing*). The Town will continue to build on its success supporting second units (*H-2.15 Second Dwelling Units and H-2.16 Second Dwelling Units in New Development*).

2.11 OPPORTUNITIES FOR ENERGY CONSERVATION

Housing Elements are required to identify opportunities for energy conservation in residential development. The Housing Element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

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The 2009 General Plan includes Chapter 3, the Resource Conservation and Sustainability Element. Chapter 3 includes policies and programs that promote community sustainability and effective management of renewable and non-renewable natural resources through energy conservation, solid waste management and recycling, natural area resource conservation, and preservation of cultural and historic resources. Important General Plan energy conservation goals, policies, and programs aimed at housing include the following:

- *GOAL RCS - 2 Reduced consumption of non-renewable energy sources in Corte Madera.*
- *POLICY RCS-2.2 Increase energy conservation and efficiency within Corte Madera.*
- *Implementation Program RCS-2.2f: Cooperate with Regional Energy Programs*
Cooperate with regional energy programs such as the Marin County Energy Watch Partnership to promote energy efficiency in Town facilities, residences, and commercial buildings.
- *POLICY RCS- 2.3 Develop programs to increase energy conservation within Corte Madera residences.*
- *Implementation Program RCS-2.3.a: Utility Energy Efficiency Programs*
Encourage homeowners to utilize programs offered by the utility services when designing plans for residences as a means of reducing energy demands and costs.
- *Implementation Program RCS-2.4.b: Renewable Energy*
Provide for use of renewable energy systems to help meet future energy needs of the community. This may include use of photovoltaic solar collection systems to reduce dependency on fossil fuels. Include provisions for use of such systems in the Town's Design Guidelines.
- *POLICY RCS-2.6 Reduce energy consumption in buildings by balancing energy efficient design with good planning principals.*
- *Implementation Program RCS-2.6.a: Energy Efficient Building Design*
Require energy efficient site and building design in all new development projects consistent with the requirements of Title 24 of the California Administrative Code. Measures may include, but are not limited to, building orientation and shading, landscaping, use of active and passive solar heating and hot water system, etc.
- *Implementation Program RCS-2.6.b: Design Approaches*
The Town's Design Guidelines shall include an emphasis on environmentally sensitive design approaches that incorporate resource-conserving construction practices.
- *Implementation Program RCS-2.6.c: Green Building*
Provide information to project designers regarding the Marin County Green Building Program.
- *Implementation Program RCS-2.6.d: Green Building Guidelines*

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Adopt Green Building guidelines for new construction, renovations and municipal projects. Integrate green building requirements into the development review and building permit process. Collaborate with local jurisdictions to share resources, and develop green building policies and programs that are optimized for the region. This approach may include the following:

- Optional or incentive based green building provisions to encourage compliance.
 - Conservation of natural resources when planning site development.
 - Use of green building materials, including recycled-content materials.
 - Promotion of water efficiency and conservation measures, including low impact development strategies.
 - Increased energy efficiency in building and site designs.
 - Promotion of the use of renewable energy.
 - Improved indoor air quality that includes the use of formaldehyde-free, non-toxic construction materials.
- *POLICY RCS-2.7 Expand public participation in energy conservation and efficiency measures.*
 - *Implementation Program RCS-2.7.a: Public Conservation Outreach*
Coordinate with local utilities to provide energy conservation information to the public. Periodically include information sources in the Town's newsletter.
 - *Implementation Program RCS-2.7.b: Energy Conservation and Efficiency Education.*
Educate planning and building staff and citizen review bodies on energy conservation and efficiency issues, including the Town's energy conservation policies, and instruct that they work with applicants to achieve energy conservation goals.
 - *Implementation Program RCS-2.7.c: Promotion of Energy Efficient Products*
Promote the purchase of Energy Star appliances rated at least "Energy Star" and fuel efficient or alternative fuel vehicles by Town businesses and residents.

The Housing Element addresses the energy conservation needs of lower income households with *Program H-3.7.c Rehabilitation and Energy Loan Programs*.

3.0 SITES INVENTORY AND ANALYSIS

3.1 OVERVIEW

This section of the Housing Element addresses the requirements of Government Code Sections 65583 and 65583.2. ~~Like every other city and county in the state,~~ ~~The Town is required to provide an inventory of sites suitable for housing development that can accommodate Corte Madera's short-term housing development objectives-needs as determined by the Regional Housing Needs Allocation (RHNA) for the period of January 2007-2014 through June-2014-October 2022.~~ In ~~January 2007~~ ~~July 2013,~~ ~~after receiving the regional housing need requirement of 187,990 housing units for the entire Bay Area (see 2.10),~~ the Association of Bay Area governments adopted the ~~2007-2014~~ ~~2014-2022~~ Bay Area RHNA. Corte Madera was assigned a RHNA of ~~244-72~~ units at the income categories shown in Table 46. ~~Corte Madera's previous RHNA was 244 units. Between January 2007 and July 2008, Currently, 78-183 units, including 4 units affordable to very low-income households, 13 lower-income households-units and one-two moderate-income household-units, were built-are under construction in Corte Madera.~~ The remaining unmet housing need in Corte Madera is ~~165-29~~ units.

Table 46 2014-2022 RHNA

Income Category	Units
Extremely low	11
Very Low	11
Low	13
Moderate	13
Above Moderate	24
<i>Total Units</i>	<i>72</i>

3.2 AVAILABLE LAND INVENTORY

Table 47, Available Land Inventory, identifies specific sites that are available for residential development. ~~Available sites are presented in two categories:~~

~~High-potential sites that are likely to develop in the planning period~~

~~Resource sites that may contribute to meeting the Town's housing needs in the future, but that are unlikely to develop during the planning period due to significant constraints to development such as environmental considerations or ownership issues.~~

The inventory incorporates data from a combination of resources, including Assessor's information, field surveys, and a review of the Town's Land Use Element and the Zoning Ordinance. The inventory lists vacant, residentially zoned properties in the community as well as developed, non-residential properties that can be redeveloped for, and/or rezoned for, residential or mixed-use development that includes residential. The inventory determined that there are no underutilized, residentially zoned sites that are capable of being developed at a higher density. Similarly, the inventory found that there are no vacant, non-residentially zoned sites that allow residential uses.

The Available Land Inventory lists individual properties by General Plan land use designation and zoning. To demonstrate the realistic unit capacity of the sites, the Inventory lists the following information for each property:

- *Allowable density* – the number of dwelling units permitted per acre is listed to support the analysis of realistic unit capacity. In some cases, rezoning may be required to conform to the General Plan land use designation. In those cases, the

3.0 SITES INVENTORY AND ANALYSIS

allowable density figure listed in the inventory is the density set by the General Plan land use designation.

- *Size* – The size of each site in the inventory is listed in acres to support the analysis of realistic unit capacity.
- *Infrastructure capacity* – In all cases, infrastructure is available at or adjacent to the site.
- *On-site constraints* – Known constraints are listed, including required rezoning to comply with General Plan land use designations, and environmental issues such as steep slopes or the presence of wetlands.

3.0 SITES INVENTORY AND ANALYSIS

Table 47 Available Land Inventory

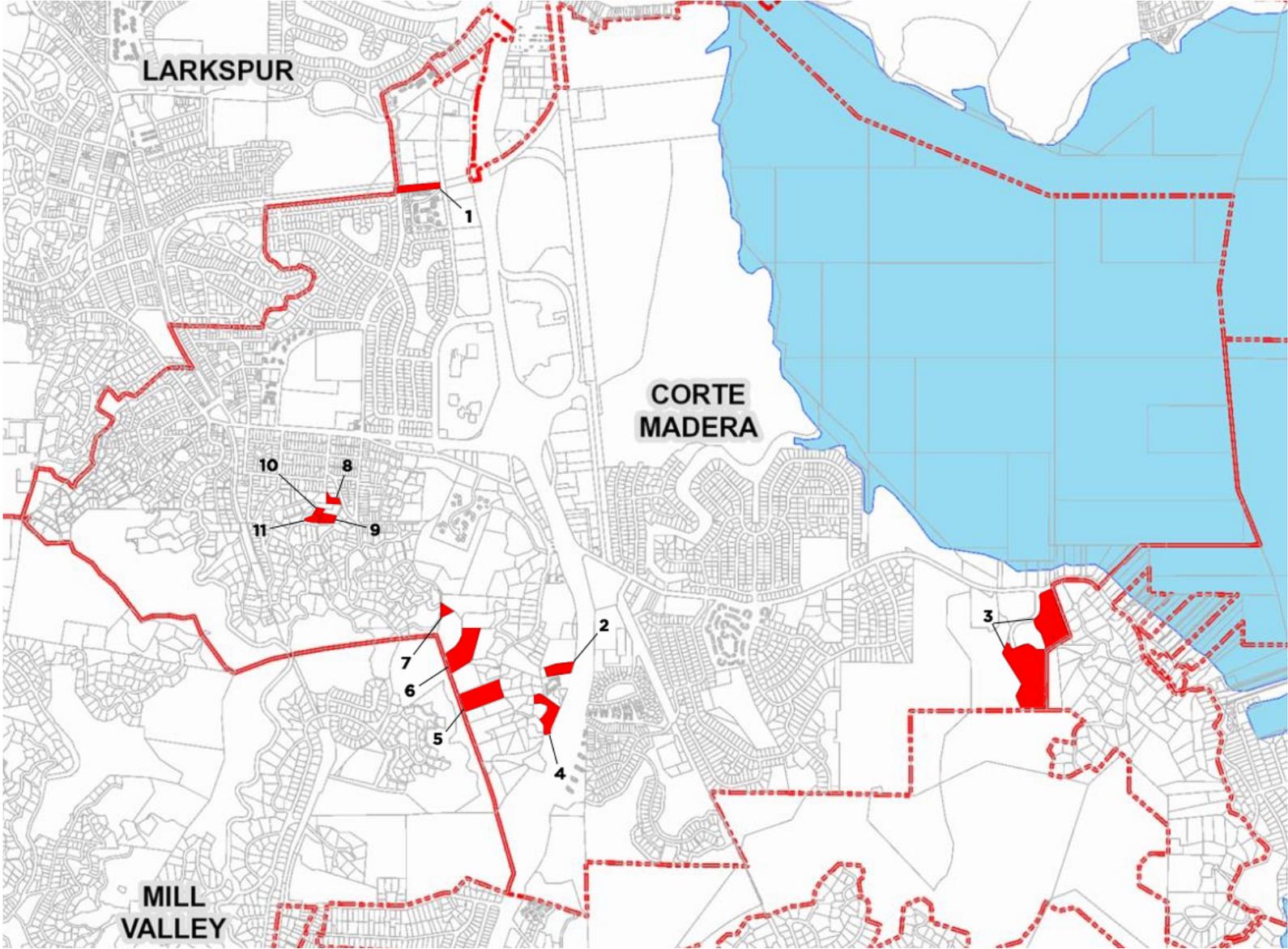
Site	Location	APN	Zone	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
High Potential Sites										
1	Wornum Drive Extension	024-031-34	<ul style="list-style-type: none"> AHE-B Affordable Housing Exclusive Overlay District R-2 – Low Density Multiple Dwelling 	11-25 du/ac	High Density Residential	1.40	20	Public multi-use pathway	Yes	<ul style="list-style-type: none"> Public path Possible wetlands
2	1421 Casa Buena	033-011-02	R-2 – Low Density Multiple Dwelling	6–11 du/ac	Medium Density residential	1.23	16	Vacant	Yes	No significant constraints
3	Robin Drive	038-011-21	<ul style="list-style-type: none"> R-1 – Medium Density Residential R-1-C – Open Residential HLC – Hillside Land Capacity Overlay 	<ul style="list-style-type: none"> 5.8 du/ac 1 du/5 ac 	<ul style="list-style-type: none"> Low density Residential Hillside Residential 	15.17	15 single family units, plus 8 second units	Vacant	Yes	The Hillside Land Capacity Overlay District limits the number of units based on a slope/density formula
Single Family Sites										
4	Hewson Property Casa Buena Dr.	033-031-65	R-1-A – Low Density Residential	2.2 du/ac	Hillside Residential	1.90	3	Vacant	Yes	Tentative map approved in 2008

3.0 SITES INVENTORY AND ANALYSIS

Site	Location	APN	Zone	Allowable Density	GP Designation	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	On-site Constraints
5	Boro property	033-021-03	<ul style="list-style-type: none"> HLC – Hillside Land Capacity Overlay R-1-A – Low Density Residential 	2.2 du/ac	Hillside Residential	4.06	1	Vacant	Yes	Steeply sloped; difficult access
6	Dennison property	025-251-04	<ul style="list-style-type: none"> HLC – Hillside Land Capacity Overlay R-1-A – Low Density Residential 	2.2 du/ac	Hillside Residential	3.85	1	Vacant	Yes	Steeply sloped; difficult access
7	Weaver property	025-241-87	<ul style="list-style-type: none"> HLC – Hillside Land Capacity Overlay R-1-A – Low Density Residential 	2.2 du/ac	Hillside Residential	0.52	1	Vacant	Yes	Steeply sloped; difficult access
8	23 Buena Vista	025-111-05	R-1 – Medium Density Residential	5.8 du/ac	Low density Residential	0.64	1	Vacant	Yes	Steeply sloped; difficult access
9	530 Chapman Dr	025-111-34	R-1 – Medium Density Residential	5.8 du/ac	Low density Residential	0.59	1	Vacant	Yes	Steeply sloped; difficult access
10	502 Chapman Dr	025-111-25	R-1 – Medium Density Residential	5.8 du/ac	Low density Residential	0.34	1	Vacant	Yes	Steeply sloped; difficult access
11	516 Chapman Dr	025-111-33	R-1 – Medium Density Residential	5.8 du/ac	Low density Residential	0.45	1	Vacant	Yes	Steeply sloped; difficult access

3.0 SITES INVENTORY AND ANALYSIS

Land Availability Map



3.0 SITES INVENTORY AND ANALYSIS

Realistic Development Capacity

The following is an analysis of ~~five-three~~ sites, larger than one acre, that are likely to develop during the planning period for this Housing Element. In addition, a number of small sites, each capable of supporting one single family detached unit, are also analyzed.

Site 1: Wornum Drive Extension

This 1.4-acre property is owned by the Town of Corte Madera. This single-parcel site is flat, long, and narrow. The site is vacant, except for a public pedestrian/bike path that extends east/west through the property, ultimately extending more than 2.5 miles and connecting to residential and commercial neighborhoods in Corte Madera and the adjacent City of Larkspur. Vegetation on the site is grass and weeds, and includes approximately 0.4 acres of salt marsh wetlands.

The property is located on Tamal Vista Boulevard, a major arterial that has sidewalks on both sides. Adjacent uses are a light industrial/office complex on the north and medium density condominiums on the south side. A ~~light industrial manufacturing plant (Site #2, the WinCup property, discussed above)~~ 180-unit apartment building, currently under construction, is located directly across the street to the east. A shopping center that includes a grocery store and pharmacy is located within 0.3 mile of the site. The Highway 101 bus pad is within easy walking distance.

Land use controls

The General Plan land use designation on the property is High Density Residential, which allows 25 units per acre. The property is zoned R-2 Low Density Multiple-Dwelling District and AHE-B Affordable Housing Exclusive Overlay District. The overlay district is the principal land use control on the property. The AHE-B district allows 25 units per acre as a base density. Density may be increased by up to a maximum of 35%, with a potential density bonus that allows 31.5 units per acre for affordable

housing projects that qualify for the State's maximum density bonus. Implementation Program H-2.15.b requires that the "affordable housing requirement" for the AHE-B district shall be updated to reflect the unmet RHNA need for lower income units. The updated AHE-B regulation will require that 11% of the housing units must be affordable to extremely low income households, 18% shall be affordable to very low income households, and 71% shall be affordable to low income households. Since 100% of the units must be affordable, the effective density standard is 31.5 units per acre.

A site utilization study (Table 48) shows that a 25-20-unit multi-family project with 13 one-bedroom units ~~and 12 two-bedroom units~~ can be accommodated on the property within the regulations of the AHE-B Overlay District (see box next page). The units

Table 48 Site Utilization Wornum Drive Extension

Wetlands	17,424 sf
Bike/Ped Path Easement	8,712 sf
Net Lot Area	34,848 sf
Lot coverage	
20 units @ 800 sf each = 16,000 sf	
2 story building w/out corridors =	8,000 sf
16,000 ÷ 2 = 8,000 sf lot coverage	
Parking	
22 spaces @ 357 sf each	7,854 sf
Remainder (open space, circulation, setbacks)	27,427 sf
Total utilization	60,984 sf
Site area	60,984 sf

3.0 SITES INVENTORY AND ANALYSIS

would be in two ~~two~~three-story buildings with ~~33-22~~ parking spaces. ~~The program~~This hypothetical project is below the maximum density permitted by the district, and the lot coverage would be ~~14.7~~13.1% where 35% is allowed. The length and width of the parcel are adequate to accommodate the required setbacks. The 38-foot height limit in the AHE-B would allow a ~~23~~-story building.

Site improvement requirements

This site is flat, requiring minimum grading for an access driveway, building pads, and parking. All required utilities are available at the property frontage in the Tamal Vista Drive right-of-way, thereby avoiding the need for any unusual site improvements.

Environmental constraints

The Environmental Impact Report prepared for the 2002 Housing Element assessed the impact of the hypothetical project described in Table 48. The principal environmental constraints to development are the presence of wetlands and the public path, and views looking west from Tamal Vista Boulevard to Mount Tamalpais. The EIR found that these constraints would be overcome by confining development to the northern half of the property, thereby avoiding the wetlands, preserving the view corridor, and maintaining the path alignment (see Fig 3.7 from the EIR).

AHE-B Overlay District Development Standards	
Density:	25 units per acre; 33.75 units per acre with maximum State density bonus
Lot area:	No minimum
FAR:	Not applicable
Lot width at front yard setback (minimum):	70 feet
Front setback (minimum):	20 feet
Rear setback (minimum):	25 feet
Side setback (minimum):	6 feet
Lot coverage (maximum):	35%
Usable open space:	150 sf per unit
Building height:	38 feet

Realistic development capacity at the Wornum Drive Extension site

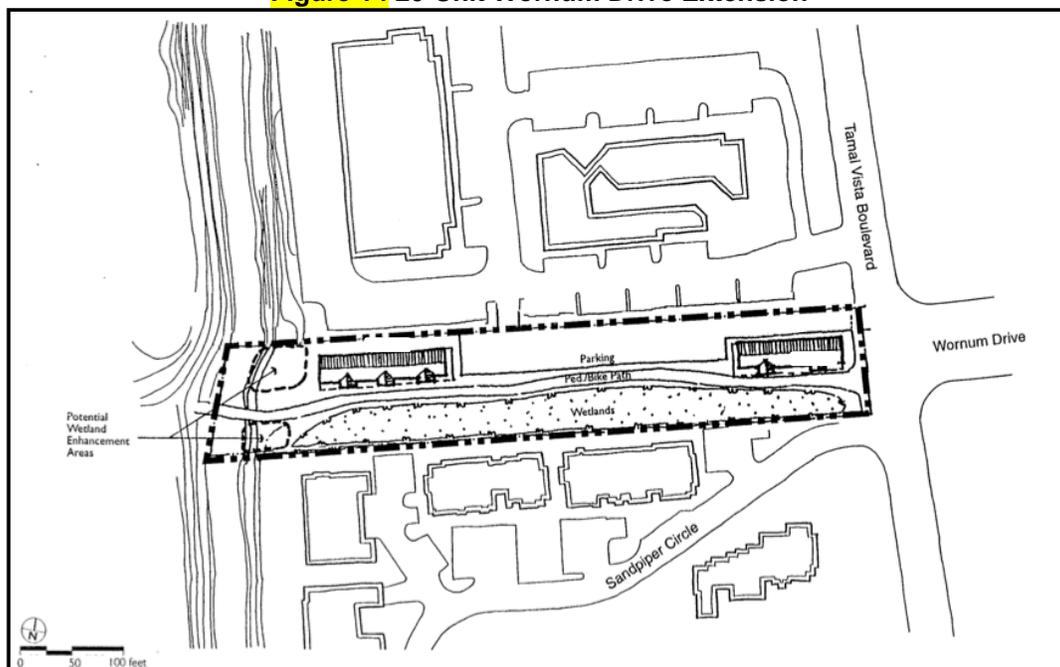
The AHE-B overlay district is intended to enhance the development potential of the properties it regulates. The AHE-B district ~~offers~~includes the following incentives for affordable housing in addition to the ~~automatic~~potential density bonus:

- Reduced parking requirements.
- All town processing and impact fees may be waived by the Town Council.
- ~~25% density bonus for handicapped accessible units.~~
- ~~Approved with~~ Application process includes a single design review ~~permit approval.~~

3.0 SITES INVENTORY AND ANALYSIS

~~In order to advance development on the site, As a further incentive, the Town will provide the property partner with a to-qualified non-profit developer to explore the feasibility of building affordable housing on the site housing developers. As as described in Implementation Program H-2.6.d., the Town will distribute a Request for Proposals for a non-profit developer for the Wornum Extension property. The Town will partner with the winning firm and negotiate a strategy for achieving affordable housing on the property.~~ The Town has recent experience partnering with developers to facilitate higher density affordable projects. The Town worked closely with the non-profit sponsor of the San Clemente Place project, completed in 2008. That project was developed at 29 units/acre with zoning incentives similar to the AHE-B district. The program outlined in Table 48 would result in a residential project similar in character to the adjacent condominium project.

Figure 14 20-Unit Wornum Drive Extension



-  New Building
-  Existing Building

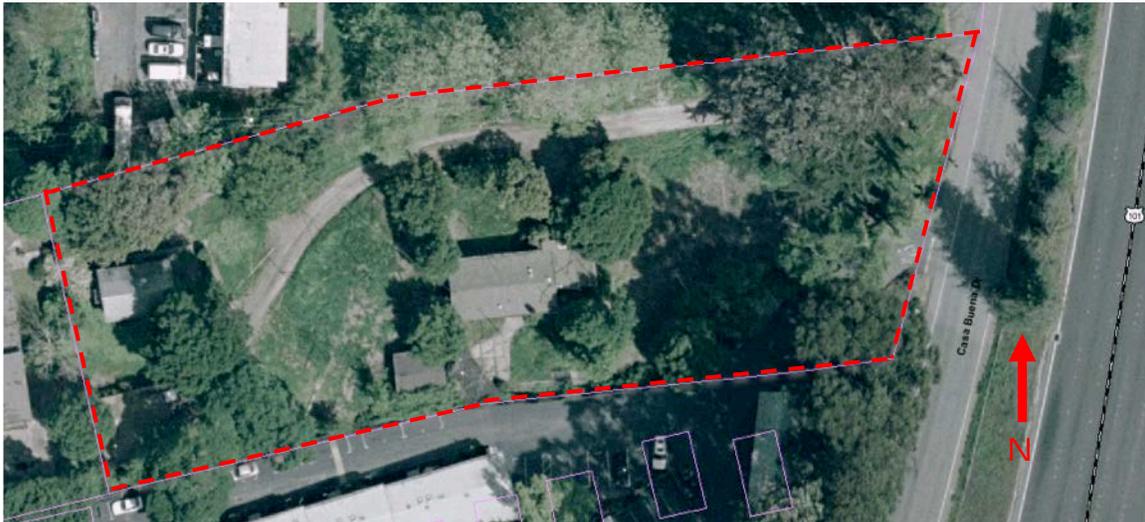
Based on the development controls and incentives in the AHE-B district, the ease of site development, the findings of the 2002 Housing Element EIR, the Town's experience implementing a similar overlay district for the San Clemente Place project, Implementation Program H-2.6.d, and compatibility with the adjacent residential development, the Wornum drive Extension property has a realistic development capacity of ~~25~~ 20 units.

3.0 SITES INVENTORY AND ANALYSIS

Site # 2 – 1421 Casa Buena Drive

This 1.~~2923~~-acre property is flat and roughly rectangular (approximately 135' X 420'). The ~~parcel is the~~ property is accessed from Casa Buena Drive, a secondary arterial that serves as a frontage road to Highway 101. The property is partially developed with ~~two~~ one vacant, dilapidated, and uninhabitable homes and a second single-family home, currently occupied, that was built in the 1950's. Vegetation on the site is weeds and native trees (see Figure 15). The adjacent properties to the north and south are medium density residential developments. A single-family home abuts the site on the west property line. ~~In 2004 the Town approved a 5-lot tentative map for the property that~~

Figure 15 1421 Casa Buena Drive



~~allowed 2 single-family detached units and 3 duplex structures for a total of 8 units. On January 20, 2015, the Town Council approved a use permit, design review, and tentative map for a 16 unit condominium project on the site. The attached townhomes will vary between two- and three-story units, with units having either three or four bedrooms. Access to the project site will be from Casa Buena Drive. The project will provide three deed restricted affordable housing units, with one unit affordable to a very low income household, one unit affordable to a low income household, and one unit affordable to a moderate income household. However, the developer was not able to follow through with the project. The proposed single-family homes at 3,500 sf each were not considered marketable due to their close proximity to Highway 101. The property is currently owned by a developer.~~

Land use controls

1421 Casa Buena Drive is designated Medium Density Residential (6.0 to 11 dwelling units per acre) in the General Plan and has corresponding R-2 Low-Density Multiple-Dwelling residential zoning with an allowable density of up to ~~11~~ 10.9 units per acre.

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The 1421 Casa Buena site has a zoning capacity of ~~14-12~~ units, based upon the net lot area of 1.18 acres and a required 4,000 square feet per unit. The project is subject to the Town's inclusionary ordinance which requires 5% of the proposed units to be affordable to very low income households, 10% to be affordable to low income households, and 10% to be affordable to moderate income households. Due to rounding for fractional numbers, the project is required to provide one very low, one low and one moderate unit. The project is therefore eligible for, and was granted, a State density bonus of 27.5%, resulting in an additional 4 units for a total of 16 units. The site utilization, as approved by the Town Council, is shown in Table 49. ~~This determination is based on a hypothetical project of 14 2-bedroom units at 1,200 square feet each in a two-story building (30 feet high). Access to the units would be from a driveway from Casa Buena Drive running parallel and adjacent to the northern property line. The site utilization study in Table 49 demonstrates that a 14-unit project can be accommodated on the site consistent with the development standards for the R-2 Low-Density Multiple-Dwelling district.~~

Table 49 Site Utilization, 1421 Casa Buena Drive

Lot coverage 16 units, building coverage area	15,734 sf
Parking 35 spaces, road area	11,366 sf
Landscape area	24,133sf
Remainder (landscaping, circulation, setbacks)	32,949 sf
Total utilization	51,253 sf
Site area	53,578 sf

Site improvement requirements

The property is essentially flat and would require minimal grading for a private access road along the north property line and for the building and parking pads. ~~The existing structures on the property are dilapidated and uninhabitable; demolition would not impose a significant cost.~~ The site serves as a drainage way for surrounding properties; portions of this drainage need to be undergrounded. ~~The improvement plans for the previously approved 8-unit project included a new drop box and a short extension of a 36" drain line under Casa Buena Drive. The developer agreed to this requirement and did not deem it a financial burden.~~ All public utilities are available at the front property line, and, according to the initial study prepared for the project, Casa Buena Drive has adequate capacity to handle the traffic volumes and turning movements.

R-2 Development Standards	
Density:	10.9 units per acre
Lot area:	<u>Minimum</u> 8,000 sf
Site area per dwelling unit:	4,000 sf
FAR:	n/a
Lot width:	30 feet at street frontage at front yard setback (minimum): 70 feet
Front setback (minimum):	20 feet
Rear setback (minimum):	25- <u>35</u> feet
Side setback (minimum):	6- <u>10</u> feet
Lot coverage (maximum):	35%
Usable open space:	300 sf/unit

Environmental constraints

A Mitigated Negative Declaration was approved for the project. All mitigation measures were made a condition of project approval. A Mitigated Negative Declaration (MND) was adopted for the project that was approved in 2004. The MND determined that

3.0 SITES INVENTORY AND ANALYSIS

~~drainage across the property and a series of large trees on the south property line were significant environmental constraints to development. The MND found that these could be mitigated by undergrounding the drainage and avoiding the trees by incorporating them into required landscaping. The site utilization study in Table 3.6 shows that with a 14-unit project multi-unit project 32,949 square feet of lot area would be available for landscaping and circulation, affording enough space to include the trees in landscaping.~~

Realistic development capacity at the 1421 Casa Buena site

A medium-density ~~1416~~-unit project such as described in Table 48 would be similar in density and configuration to the existing multi-family residential properties that are immediate adjacent to 1421 Casa Buena to the north and south. The adjacent northern property is ~~an a 32-unit~~ apartment rental complex with a consistently low vacancy rate. The condominiums to the immediate south have a strong resale history. This market trend and the preceding assessments of land use controls, required site improvements, and documented environmental constraints demonstrate that the realistic development capacity of the property at 1421 Casa Buena Drive is ~~at least 1416~~ units.

Site #3 – Robin Drive

This 15.17-acre property is a vacant, undeveloped parcel, remaining from a 1960's era residential project. The property is sloped at 15 to 20%, and is covered with low bushes and weeds. The parcel has public street frontage on Robin Drive (see aerial photo in Figure 16), and all of the required utilities are in the street and available to the property. The property is currently owned by a developer.

Land use controls

The Robin Drive property is designated Low Density Residential (0.2 to 6.0 dwelling units per acre) and Open Residential (up to 0.2 dwellings per acre). The site is in two "base" zoning districts and one overlay district. The northern 7 acres of the property are zoned R-1 Medium Density Residential, which would permit up to 40 units at the upper end of the R-1 density range. However, the property is also zoned Hillside Land Capacity (HLC), an overlay district that limits the number of units with a slope/density formula. The HLC formula is shown in Table 50 below. The formula applies a sliding scale – the capacity factor – to portions of the gross site area by slope category. The result is a net site area, which is then used to calculate the density yield for the property using the development standard for the underlying base zoning district. Data for the northern 7 acres (325,920 sf) of the Robin Drive property is entered into the formula in *italics*.

Figure 16 Robin Drive Property



3.0 SITES INVENTORY AND ANALYSIS

Table 50 Site Utilization, Robin Drive

Slope Category	Site Area (square feet)	Capacity Factor	Yield (square feet)
Under 10%	0 x	1.00	= 0
10—14.9%	0 x	0.75	= 0
15—19.9%	162,960 x	0.50	= 81,480
20—29.9%	124,080 x	0.25	= 31,020
30% and over	38,880 x	0.00	= 0
Subtotal	(325,920)		112,500
Reduction in site area based on other factors			n/a
	112,500		
	Divided by site area required by R-1 zoning district	=	15 Permitted number of units
Net site area=			

Based on the HLC formula, the northern 7 acres of the site could accommodate 15 house lots at 21,728 square feet each. A parcel this size is sufficient to accommodate one unit under the R-1 development standards (see box next page). Accordingly, the R-1 and HLC zoning districts would permit up to 15 single-family detached market rate homes on the northern 7-acre portion of the property.

The southern 8.17 acres of the property is zoned R-1-C Open Residential District, and is also covered by the HLC overlay district. The maximum density for the R-1-C

district is 1 unit per five acres, and the minimum lot size is 1 acre. Both the base and the overlay districts permit at least one unit per parcel irrespective of lot size or slope. Accordingly the southern portion of the Robin Drive parcel will yield 1 single-family detached market rate unit. The 8.17 acres of the southern portion of the Robin Drive site is sufficient size to accommodate one unit developed at the R-1-C standards (see box below).

R-1 Development Standards
Density: 5.8 units per acre
Lot area: 7,500 sf
FAR: 0.40
Lot width: 30 feet at street frontage at front yard setback: 70 feet
Front setback (minimum): 20 feet
Rear setback (minimum): 25 feet
Side setback (minimum): 6 feet
Lot coverage (maximum): 30%
Usable open space: n/a
Building height: 30 feet

R-1-C Development Standards
Density: 1 unit per 5 acres
Lot area: 5 acres
FAR: 0.40
Lot width at front yard setback (minimum): 100 feet
Front setback (minimum): 35 feet
Rear setback (minimum): 100 feet
Side setback (minimum): 25 feet
Lot coverage: n/a
Usable open space: n/a
Building height: 30 feet

Housing Element Implementation Program H-2.6.b states that second units shall be required for at least 50% of the market rate units approved for development on the Robin Drive property. The slope density formula does not limit second units, and second units are allowed by right in both the R-1 and R-1-C districts. Accordingly, zoning would permit 8 second units in addition to 15-16 market rate homes permitted pursuant to the general plan density zoning for the property.

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Site improvement requirements

The principal required site improvement is grading to accommodate individual building pads and access driveways. Considering the slopes on the property, the potential lots sizes described above and the ease of access provided by the existing roadway, grading will not be a significant engineering challenge.

Environmental constraints

There is no environmental determination available for this property; however, site inspections reveal the presence of oak trees near the center of the property that may require mitigation when development is proposed. Potential mitigation measures include reducing the number of housing units below the number permitted by zoning, adjusting lot lines to and the location of building pads to minimize tree loss, and/or replacing trees that are removed to accommodate construction.

Realistic development capacity at the Robin Drive site

From ~~1999–2000~~ through ~~2009~~2013, 10 single-family detached homes were built in Corte Madera and ~~9–13~~ second units were approved. A project of single-family detached homes and second units at the Robin Drive site would be consistent with recent development trends, especially now that single family sales and prices have rebounded to pre-recession levels. However, the need to avoid or mitigate potential tree loss at the site could reduce the number of housing units that could be ~~reduced~~developed. Assuming that tree loss would be reduced by the elimination of one house lot in addition to the other available mitigation measures, the realistic development capacity at the Robin Drive site is 15 single-family homes and 8 second units.

Sites #4, 5, 6, 7, 8, 9, 10, and 11 – Small, single-family sites

These sites are zoned R-1 and R-1-A, low-density residential districts that allow 5.8 and 2.2 units per acre. Site #4 received tentative map approval for three single-family lots in 2008. The remaining parcels are constrained from further subdivision, either by substandard lot size or the slope density standards of the Hillside Land Capacity overlay district. However, the Zoning Ordinance provides that the Town will not withhold approval for at least one unit on any property zoned for residential development. In recent years, a number of similarly constrained parcels have been successfully developed in Corte Madera. Accordingly, sites #5, 6, 7, 8, 6, 9, 10, and 11 have a realistic unit capacity of one unit each.

<p style="text-align: center;">R-1-A Development Standards</p> <p>Density: 2.2 units per acre</p> <p>Lot area: 20,000 sf</p> <p>FAR: 0.40</p> <p>Lot width at front yard setback (minimum): 70 feet</p> <p>Front setback (minimum): 25 feet</p> <p>Rear setback (minimum): 35 feet</p> <p>Side setback (minimum): 10 feet</p> <p>Lot coverage: 25%</p> <p>Usable open space: n/a</p> <p>Building height: 30 feet</p>

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Availability of water, sewer and other facilities

The Marin Municipal Water District (MMWD) supplies water to all properties in Corte Madera. The MMWD has indicated there is adequate water supply to accommodate the growth projected under the Town's updated General Plan, adopted in April 2009. The EIR for the 2009 General Plan found that the district currently has water supply shortages for multiple dry years. In 2009, the District certified an environmental impact report for a desalination plant to supplement water supplies in drought conditions. However, in August of 2010, the District adopted Ordinance 420 requiring a majority vote by District voters prior to approval of financing or construction of a desalination facility. Water distribution lines are located at or nearby all of the parcels listed in the Available Land Inventory.

Sanitary District No. 2 of Marin County, a member of the Central Marin Sanitation Agency (CMSA) provides wastewater services to the Town of Corte Madera. CMSA owns and operates the CMSA Wastewater Treatment Plant, which treats sewage from member districts. The EIR for the Town's 2009 General Plan determined that Sanitary District No. 2 and CMSA have the capacity to service all of the growth that is projected through the year 2025 for Corte Madera. Sewer lines are located at or nearby all of the parcels listed in the Available Land Inventory.

The 2009 General Plan EIR determined that solid waste services and electrical, natural gas, and telephone services are available to accommodate the growth projected for the Town through the year 2025.

Chapter 727, statutes of 2005, requires local governments to provide a copy of the adopted housing element to water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 also requires cities and counties to immediately deliver the adopted housing elements of the local general plan and any amendments to water and sewer service providers within a month after adoption. Appendix E provides draft letters the Marin Municipal Water District and the Central Marin Sanitation Agency transmitting copies of this Housing Element. The transmittal letters explain Corte Madera's regional housing need allocation and other appropriate housing information.

3.3 MEETING RHNA OBJECTIVES

The Town will meet its share of the regional housing need by implementing a variety of strategies. The primary method for addressing the adequate sites requirement will be through the identification of available vacant and non-vacant sites that are suitable and appropriately zoned and that are likely to develop within the planning period. A secondary method of addressing the adequate sites requirement is through an inventory of dwellings that were approved or under construction since January 1, 2014, constructed between January 1, 2007, the base year of the RHNA period, and July 1, 2009, the beginning of the new planning period for compliance with RHNA.

Residential development between January 2014 and December 2014

Table 51 lists units under construction or approved since constructed between January 1, 2014, 2007 and July 2009, showing progress in meeting the 2007-2014/2014-2022

3.0 SITES INVENTORY AND ANALYSIS

regional housing needs. The ~~79-180~~ units listed at Tam Ridge Residences are all multifamily units; 18 of these units are required to be deed-restricted at the affordability levels shown in Table 51. ~~are all within the San Clemente Place housing project.~~ The rental prices of these units are subject to a recorded 55-year agreement between the owner and the Town that preserves affordability at ~~the these~~ income levels ~~shown in Table 51.~~ In addition, three single family homes have been issued building permits and one second unit has been developed.

Table 51 Regional Housing Need Met

Income Category	Very Low	Low	Moderate	Above Moderate	Total Units
2014-2022 RHNA	22	13	13	24	72
Units Under Construction					
Tam Ridge Residences	4	12	2	162	180
Single Family Homes				3	3
Second Units Developed		1			1
<i>Remaining Need</i>	18	0	11	-141	

Capacity for lower-income housing

~~The high density residential zoning (AHE-B – Affordable Housing Exclusive Overlay) and the Mixed-Use – Gateway Area General Plan land use designation (to be implemented with the MUGD – Mixed Use Gateway zoning district) provide the potential for lower construction costs due to economies of scale and are therefore most suitable for developing housing affordable to very low and low-income households. Sites #2-1 and #22, which identified in the inventory~~ has identified as having the greatest potential to accommodate housing affordable to lower-income households, allows densities of at least 20 units per acre. Per Government Code Section 65583.2(c)(3)(B) the Town's zoning is consistent with the 20 dwelling unit per acre standard for suburban jurisdictions and is therefore appropriate to accommodate housing for lower-income households. The realistic capacity of Site #1 is 20 units, which exceeds the Town's remaining need of 18 lower-income units.

Second units

In 2004, in compliance with Government Code Section 65852.2, the Town amended the Zoning Ordinance to allow second units by right in all single-family residential districts. Planning and Building Department staff approve applications for second units that comply with second unit regulations (see box at right). The approval process usually takes four weeks.

The Town approved ~~12-13~~ second units between 1999 and ~~mid-2009~~2013. ~~Nine-Ten~~ of the ~~12-13~~ second units were approved after the Town updated the Second Unit Ordinance in 2004. Between 2004 and ~~mid-2009~~2013, the Town approved an average of ~~two-one~~ second unit permits per year. Based on this pattern and local housing demand and development trends, the Town projects ~~9-8~~ second units will be approved on scattered sites during the current planning period. This is in addition to the realistic unit capacity of 8 second units on the Robin Drive property, Site #3 in the Available Land Inventory (Table 47).

3.0 SITES INVENTORY AND ANALYSIS

The Housing Element includes a new program (H-2.16.b Junior Second Units) to consider adopting standards for a new unit type, a junior second unit, which is a unit that can be created by repurposing a bedroom within an existing home, incorporating a small “wet-bar” type kitchen, and providing an exterior entrance to the unit. The relaxed standards could make it more attractive and feasible for a property owner to convert existing space to a second unit, and could increase second unit production beyond the projections identified above.

A study by the Marin Countywide Housing Element Workbook concluded that many new second units will be affordable to lower income individuals. The Workbook report “Affordability of Second Units in Marin County” looked at recent surveys from Marin County, the City of San Rafael and the Town of Tiburon, as well as the US Census, American Community Survey, Real Facts, Craigslist and other sources in order to draw conclusions about second unit characteristics. The report found that some units are made available free of charge to employees or relatives, helping meet the need for extremely low income households. In other cases, second units are rented below the market price for typical larger apartments. Table 52 summarizes cost data that was developed and presented in the report.

- Second Unit Regulations**
1. One second unit per property
 2. Owner Occupancy. One of the two units on the property must be owner occupied
 3. Zoning Standards. Second unit must comply with development standards for the district.
 4. Separate Entry, Kitchen, and Bathroom. Required for both the main and the second unit.
 5. Location. May be attached or detached.
 6. Architectural compatibility. The second unit must comply with compatibility standards in the ordinance, including matching the style and form, color, and materials of the main unit.
 7. Parking. One space for each bedroom in the second unit.
 8. Permanent foundation. Required for second units.
 9. Size. 350 to 750 square feet.
 10. Deed restriction. Notice recorded requiring owner-occupancy of the property.

Table 52 Affordability of Second Units

Income Range	% of Second Units
Very Low Income	20-40%
Low Income	20-40%
Moderate Income	20%+

Source: Affordability of Second Units in Marin County, produced by Marin Countywide Housing Element Workbook, 2009.

Based on the affordability data in the Marin Countywide Housing Element Workbook the Town projects affordability levels for new second units will be as follows: one-third affordable to very low income households, one-third affordable to low-income households, and one-third affordable to moderate income households. a realistic unit capacity of 12 affordable units (Table 52) through the end of the planning period in 2014.

3.0 SITES INVENTORY AND ANALYSIS

Adequate sites

As demonstrated in Table 53, the Town of Corte Madera has sufficient sites that are currently zoned, ~~or that will be zoned,~~ to accommodate the unmet RHNA need of ~~165-29~~ units. A total of ~~205-78~~ units can be accommodated on sites identified in Table 53. Site #1, which is zoned for high density development, has capacity that exceeds the unmet need for units affordable to lower income households. ~~planned or zoned for high density development that are considered suitable for affordable housing development.~~

Table 53 Comparison of Unmet Regional Growth Need and Residential Sites

	Very Low and Low	Moderate	Above Moderate	Total
Remaining RHNA	18	11	-141	
Site1 (meets default density)	20			20
Site 2 (subject to inclusionary requirements)	2	1	13	16
Second Units	10	6		16
Single Family Sites			26	26
Total	32	7	39	
Excess Unit Potential	14	-4*	180	

*Excess capacity on sites providing very low and low income units is available to satisfy moderate income unit requirement.

Zoning for a Variety of Housing Types

Housing Element Law requires that jurisdictions demonstrate the availability of sites, with appropriate zoning, that will encourage and facilitate a variety of housing types including multi-family rental housing, factory built housing, mobile homes, single room occupancy units, housing for agricultural employees, supportive housing, transitional housing, and emergency shelters. Table 54 summarizes the housing types currently permitted in each of Corte Madera’s residential zoning districts.

Table 54 Housing Types by Residential Zoning Districts

Residential Zoning District	Single family	Second Units	Multi Family	Factory Built	Mobile Homes	SRO	Transitional	Supportive
R-2 Multiple Dwelling	P	P	P/C*	P	P	P	P	P
R-1 Medium Density	P	P		P	P		P	P
R-1-A Low Density	P	P		P	P		P	P
R-1-B Very Low Density	P	P		P	P		P	P
R-1-C Open Residential	P	P		P	P		P	P

3.0 SITES INVENTORY AND ANALYSIS

<i>AHO</i> Affordable Housing Optional Overlay	P/C*	P	P	P	P	P
<i>AHE-A</i> Affordable Housing Exclusive Overlay	P/C*	P	P	P	P	P
<i>AHE-B</i> Affordable Housing Exclusive Overlay	P/C*	P	P	P	P	P
<i>AHMU</i> Affordable Housing Mixed Use Overlay	P/C*	P	P	P	P	P
<i>MUGD</i> <i>Mixed Use</i> <i>Gateway Overlay</i>	P**	P	P	P	P	P

P=Permitted C=Conditionally Permitted

* The R-2 district allows multiple dwellings (structures with 2 or more units for rent or for lease) by right with no requirement for a use permit and allows multiple houses (structures with 2 or more units for sale) with a conditional use permit.

**Multiple dwellings permitted only. Multiple houses are not allowed.

Second Units

Second units are allowed by right in all single family zoning districts (see page 70 above for a description of the Town’s second unit regulations).

Multi-Family Rental Housing

Multi-family rentals are allowed by right in the R-2 district and in the Town’s four affordable housing overlay districts. The R-2 district is a relatively standard, medium density zoning district that allows up to 10.9 units per acre, with additional density permitted for deed restricted senior housing. Development standards such as setbacks, coverage allowances, and height restrictions have not been a barrier to development in the R-2 zone. Residential development in the R-2 zoning district is approved through the design review permitting process.

The affordable housing overlay districts (the AHO, AHE-A, AHE-B, ~~and~~ AHMU, ~~and~~ MUGD districts) provide strong incentives for both market rate and affordable housing. In each of these districts, the “base” density is set by the underlying district. The overlay districts allow density at 25 units per acre in return for providing affordable housing. In the AHO and AHE-B districts, 100% of the units must be affordable to qualify for the higher density. The AHE-A and AHMU districts specify that 50% of the units will be affordable in return for the 25 units per acre density. The AHMU also offers a commercial FAR bonus of up to 300% in return for affordable housing. The parking and site development standards are reduced, relative to lower density districts, as a further incentive for affordable housing development. Bonuses for affordable housing are allowed up to a maximum density ~~range~~ of 31-533.75 units per acre in all of the

3.0 SITES INVENTORY AND ANALYSIS

affordable housing overlay zones. The MUGD district specifies that 10% of the units will be affordable in return for a density of 40 units per acre.

Factory Built Housing and Mobile Homes

The Town Zoning Ordinance does not specify a permit process or development standards for manufactured housing or mobile homes. Accordingly, the Town applies the same development standards and design review process to manufactured housing and mobile homes as it uses for stick-built single-family detached housing.

The California Government Code requires that the siting and permit process for manufactured housing must be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that, with the exception of architectural requirements, a local government shall only subject manufactured homes (mobilehomes and other factory built housing) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. A program has been added to the Housing Element to add the term “manufactured housing” to the Zoning Ordinance and to specify development standards to bring the ordinance into greater conformity with State law.

Single-Room Occupancy Units

Single room occupancy units (SROs) are small, one-room units intended for occupancy by one person. SROs are usually in hotels, and they are distinct from efficiency or studio units that include a kitchen and bathroom. Currently, the Corte Madera Zoning Ordinance does not include specific standards for SROs. This Housing Element includes a program to add a definition and standards to the Zoning Ordinance that would regulate SROs in the same manner as hotels.

Transitional Housing, and Supportive Housing, ~~and Homeless Shelters~~

Effective January 1, 2008, SB 2 (Chapter 633, Statutes of 2007) requires every California town, city, and county to engage in a detailed analysis of emergency shelters and transitional and supportive housing in their next Housing Element revision, regulates zoning for these facilities, and broadens the scope of the Housing Accountability Act to include emergency shelters as well as supportive and transitional housing.

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. A homeless person may live in a transitional apartment for up to two years for a predetermined period of time while receiving supportive services that enable independent living. Every locality must identify zones that will allow the development of transitional housing. Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, supportive housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction.

3.0 SITES INVENTORY AND ANALYSIS

The Corte Madera Zoning Ordinance treats transitional and supportive housing in the same manner as other residential uses. The ordinance does not require transitional or supportive housing to obtain permits or approvals other than those required for any other residential development. ~~In 2004, the Town approved the 79-unit San Clemente Place project, including 11 supportive units, with no distinction among the unit types.~~

~~In January 2015, the Town adopted a Zoning Code amendment to include transitional and supportive housing to the definitions of single-family dwelling, multiple dwelling, and multiple house, thereby ensuring that supportive housing and transitional housing are treated as residential uses subject to the same restrictions as residential dwellings of the same type in the same zoning district. In order to clarify existing practice, this Housing Element includes a program to add definitions of transitional and supportive housing to the Zoning Ordinance as permitted uses in the R-2, AHO, AHE-A, AHE-B, and AHMU districts.~~

Homeless Shelters

Government Code Section 65583(a)(4) requires jurisdictions to accommodate at least one year-round emergency shelter with the capacity to provide for the unmet needs of homeless individuals. Effective January 1, 2008, Senate Bill 2 amended State Housing Element law to require jurisdictions to allow emergency shelters without discretionary approvals such as use permits.

~~The Town Municipal Code does not provide a zoning district that permits emergency shelters with sufficient capacity to accommodate at least one year-round emergency shelter without a conditional use permit or other discretionary action.~~

~~In January 2015, the Town adopted a Zoning Code amendment to allow emergency shelters as a permitted use in the P/SP Public and Semi-Public Facilities District, subject to operational standards permitted by State law including parking requirements, on-site management and security requirements, location of waiting/intake areas, proximity to other shelters, lighting, and length of stay. The maximum number of beds or clients permitted to be served in an emergency shelter is 13. As documented in section 2.0 Housing Needs Analysis of this Housing Element, there is an existing unmet need for 13 6 emergency shelter beds in Corte Madera. Housing Element Implementation Program H-1.5.a addresses this unmet need. Under this program, the Town will amend the regulations for the P/SP Public and Semipublic zoning district to permit year-round emergency shelters without the requirement for a conditional use permit or other discretionary approval in the P/SP Public and Semi-Public district.~~

~~Based on recent experience, churches and other places of worship may choose to sponsor homeless shelters. Currently, there are three churches in Corte Madera. One is located in the P/SP Public and Semipublic zoning district; a second church is zoned R-1, Medium-Density Residential District, and the third is zoned R-2, Low-Density Multiple-Dwelling District. Within one year of adoption of the updated Housing Element, the latter two properties will be invited to accept rezoning to P/SP Public and Semipublic at the Town's expense and the regulations for the P/SP Public and Semipublic zoning district will be amended to allow year-round emergency shelters. Representatives of one of the two churches have expressed an interest in rezoning to P/SP; the second congregation has indicated it prefers to retain its current zoning status.~~

3.0 SITES INVENTORY AND ANALYSIS

~~There is a precedent for the approach in Program H-1.5.a. During the winters of 2008/2009 and 2009/2010, faith communities in Marin County established temporary homeless shelters in a number of local churches and synagogues. These efforts were successful because the congregations were strongly motivated to assist the homeless, and because the local houses of worship tend to be spacious buildings that are easily adapted to provide safe shelter.~~

SB 2 requires that the Housing Element analyze the compatibility and suitability of zoning districts proposed for homeless shelters. The Housing Element must demonstrate that proposed-a zone permitting homeless shelters by right has sufficient capacity to accommodate the need and that it has a realistic potential for development or reuse opportunities in the planning period. The analysis of capacity must also consider physical features and location.

The P/SP Public and Semipublic Facilities District applies to all public and semipublic facilities and public service installations except flood control and drainage facilities, and parks, open space and natural habitat districts. Uses allowed in the P/SP district include public schools; town, county, state, and federal facilities; places of religious assembly; and eleemosynary institutions and facilities. A total of 160.2 acres are zoned P/SP in Corte Madera. Existing uses in the P/SP districts are consistent with the range of allowed uses, including public and private schools, Town Hall, a public library, and a church. P/SP zoning is scattered throughout the town. Ten sites are zoned P/SP, ranging in size from 1.1 acres to 10.4 acres.

~~Program H-1.5.a~~The Town anticipates that homeless shelters would develop in the P/SP district by reusing existing structures rather than constructing new buildings. However, in the event that new construction is needed to develop a homeless shelter, the development standards for the P/SP district would not be a constraint. There is no FAR, coverage, or frontage standard for the P/SP district. Rather, the Zoning Ordinance provides that the site area and frontage requirements shall be "sufficient and appropriate for the intended use" as determined by the design review approval. The setback standards are the same as the closest residential district. Using this standard, the front setback is 20 feet, the side yard requirement is 6 feet, and the rear yard setback would be 25 feet. These setbacks would not be a significant constraint to development on any of the three potential shelter sites, which range from one-half to 2.7 acres in size.

The P/SP district is judged to be compatible and suitable for a homeless shelter because it is intended for public service and assembly. Properties with P/SP zoning are designed to have an attractive, healthy, and positive environment and avoid the potential adverse effects or stigma that may be associated with industrial or commercial zoning districts. In all but one case, P/SP-zoned properties are located on or within one block of an arterial street, assuring convenient vehicle and pedestrian access. The exception is the Granada School site, which is located two blocks from an arterial street. All of the P/SP properties are adjacent to residential neighborhoods. None of the P/SP properties is vacant, although a number could be converted to church useemergency shelter use.

~~Program H-1.5.a would invite two properties rezone to P/SP, for a total of three places of worship in the Public and Semipublic zoning district. The capacity and potential for conversion of existing floor area to a homeless shelter at each of these sites is analyzed~~

3.0 SITES INVENTORY AND ANALYSIS

below. This analysis assumes that a shelter should have at least 2,500 square feet of floor area, to allow 100 square feet each for 13 beds, and 1,200 feet for kitchen, dining, common area, and office space. This analysis assumes that a homeless shelter would be open to clients from 5:00 PM to 8:00 AM year round. The decision to initiate rezoning would be at the discretion of the property owner(s), as would be the decision to establish and operate a homeless shelter.

• ~~5461 Paradise Drive — Hillside Church of Marin~~

~~This property is in the P/SP district and totals 2.7 acres. It is located on an arterial street that supports a public bus line and has safe pedestrian access. The surrounding residential neighborhoods provide a quiet environment without the stigma of a non-residential area. The site is a gathering place, and, as such, the relatively minor increase in activity that would result from a shelter would not be a significant change to the area. Further, the large size of the property tends to buffer on-site activities from the adjacent residential neighborhoods. The site is fully developed with landscaping, parking and a church. There are no physical features on the property that would affect the operation of a homeless shelter. The church is single-story 9,800 square foot building including a sanctuary, offices, a day care facility, meeting rooms, and miscellaneous space used for a kitchen, restrooms, storage and open areas. The extensive floor area of the building, and the fact that it is one-story, would make it relatively easy to convert a portion of the facility to a homeless shelter, and preserve the religious assembly use in the 2,400 square foot sanctuary. The property has extensive on-site parking that would accommodate clients and staff.~~

• ~~649 Meadowsweet Drive — Marin Lutheran Church~~

~~This one-acre property is zoned R-1 and is located one block from an arterial street with bus service and safe pedestrian access. The site is bordered by low-density residential development and a public library. Commercial services are located across the street, and there is a large shopping center and an emergency health care clinic within one block. The Town recreation center and a park are two blocks away. The property is fully developed with a 2,600 square foot church, a 2,806 social hall, landscaping, and parking. The social hall is one-story and could be converted to a homeless shelter. On-site parking is adequate for the shelter use. There are no physical conditions on the site that would adversely affect the operations of a homeless shelter.~~

• ~~2 Tamalpais Drive — Holy Innocents Episcopal Church~~

~~This half-acre site is zoned R-2 and is on an arterial street in a mixed commercial and residential area. The arterial street provides convenient vehicle and pedestrian access. A small park and a community pedestrian and bike path are located across the street from the church property. Adjacent uses are residential on two sides and across the street, and neighborhood commercial on the third adjacent side. The property is fully developed with three buildings: a 3,000 square foot church, a 3,000 square foot church office, and a 4,000 square foot church hall. Either the church office or the~~

3.0 SITES INVENTORY AND ANALYSIS

~~church hall could be reused as a homeless shelter. There is adequate on-site parking for a shelter, and there are no physical features or other environmental conditions that would adversely affect the operations of a homeless shelter.~~

Housing for Agricultural Employees

The housing needs analysis in this Housing Element found that there are no farmworkers or agricultural employment in Corte Madera. Accordingly, the Town has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

4.0 HOUSING CONSTRAINTS

4.1 OVERVIEW

The Housing Element must identify and analyze potential and actual governmental constraints to the maintenance, improvement, and development of housing for all income levels, including housing for persons with disabilities. The analysis must identify the specific standards and processes and evaluate their impact, including cumulatively, on the supply and affordability of housing. The analysis must determine whether local regulatory standards pose an actual constraint and must also demonstrate local efforts to remove constraints that hinder a jurisdiction from meeting its housing needs. The Housing Element must analyze non-governmental constraints as well.

4.2 GOVERNMENTAL CONSTRAINTS

Corte Madera’s regulatory standards assure procedural consistency, promote a cohesive built environment, and protect the long-term health, safety, and welfare of the community. However, regulations can conflict with policies and constrain the development of affordable housing. The following analysis assesses the Town’s land use regulations, procedures, and fees to identify possible conflicts.

General Plan Land Use Element

The General Plan Land Use Element provides five residential land use designations, which are summarized in Table 55 below.

Table 55 General Plan Residential Land Use Designations

Designation	Minimum Lot Size	Residential Development Density	Description
Open Residential	5 acres	0 to 0.2 units per acre	Steep slopes; unstable soils.
Hillside Residential	20,000 square feet	0.2 to 2.2 units per acre	Neighborhoods constrained by steep slopes and narrow streets.
Low Density Residential	7,500 square feet	0.2 to 6.0 units per acre	Single family detached neighborhoods.
Medium Density Residential	8,000 square feet	6.0 to 11.0 units per acre	Existing multi-family developments.
High Density Residential	8,000 square feet	11 to 25 units per acre	To encourage affordable and workforce housing.

Most land designated for residential development in Corte Madera has been built upon. Most of the remaining vacant residential parcels are constrained by steep slopes that increase development costs and limit development potential. In response to the continuing need to develop housing, the Town ~~has~~ adopted four mixed-use designations in the 2009 General Plan that are intended to encourage residential development in commercial areas. Mixed-use land use designations are shown in Table 56. Each of these designations is designed to provide incentives for redevelopment projects that include affordable housing. These designations will be implemented with new zoning districts that will be developed as a follow-up to adopting the 2009 General Plan. The Mixed-Use Region Serving designation will be implemented with planned development zoning or the AHMU overlay. The Mixed-Use Gateway designation ~~will be~~ put into effect with a single-site zoning district developed solely for ~~this property~~ the former WinCup property. AHO zoning was applied to the area

4.0 HOUSING CONSTRAINTS

designated Mixed-Use, Old Corte Madera Square in 2003 and remains in effect. A Mixed Use district will be developed and adopted as an implementation measure prescribed by the 2009 General Plan.

Table 56 General Plan Mixed Use Designations

Designation	Commercial FAR	Residential Development Density
Mixed-Use Region-Serving Commercial	0.47	5.0 to 7.5 units per acre. Up to 9.4 units per acre with density bonus
Mixed-Use – Gateway Area	0.34	25.1 to 40.0 units per acre
Mixed-Use: Old Corte Madera Square	1.0	15.1 to 25.0 units per acre.
Mixed-Use Commercial	0.34	15.1 to 25.0 units per acre.

In addition to the mixed-use land use designations, the Town has adopted policies in the Land Use Element of the General Plan to further encourage in-fill and mixed-use development in the commercial areas of the community, especially along the Highway 101 corridor that provides access to transit routes and the freeway. The Town does not have growth controls, ~~moratoria~~, or prohibitions against multifamily in the General Plan or in any other part of its regulatory system. The Town Council adopted a temporary moratorium on the issuance of land use entitlements for a relatively small area designated the Tamal Vista East Corridor on October 7, 2014. The moratorium is in effect through October 7, 2015. The area is bounded by Madera Boulevard, Tamal Vista Boulevard, Wornum Drive and Highway 101. It does not include any of the sites listed in the Available Land Inventory on Table 47.

The General Plan provides a comprehensive program, including mixed-use land use designations, to promote housing development at all income ranges. The General Plan is not a constraint to housing development.

Residential Development Standards

The Town of Corte Madera zoning ordinance includes five “base” low- and medium-density residential districts with typical suburban development standards and four high-density overlay districts that are designed to encourage affordable housing. The development standards for the base residential districts and the affordable housing overlay districts are summarized in Table 57 on the following page.

4.0 HOUSING CONSTRAINTS

Table 57 Residential Development Standards

	Residential Zoning Base Districts					Affordable Housing Overlay Zoning Districts				
Zoning district	R-1-C	R-1-B	R-1-A	R-1	R-2	AHO	AHE-A	AHE-B	AHMU	<u>MUGD</u>
Building height	30	30	30	30	30	30	38	38	38	<u>38 and 48</u>
Lot width	100	50	30	30	30	Set by base district	30	30	Set by base district	<u>None</u>
FAR										
Commercial	NA	NA	NA	NA	NA	NA	NA	NA	1.0	<u>None</u>
Residential	.4 to .6	.4 to .6	.4 to .6	.4 to .6	None	None	None	None	None	<u>None</u>
Setbacks										
Front	35	30	25	15-20	20	Set by base district	20	20	Set by base district	<u>Flexible</u>
Side	25	20	10	5-6	6	5	6	6	5	<u>Flexible</u>
Rear	100	50	35	25	25	5	25	25	5	<u>Flexible</u>
Minimum Lot Area	5 acres	1 acre	20,000 s.f.	7,500 s.f.	8,000 s.f.	No minimum	No minimum	No minimum	No minimum	<u>1 acre</u>
Lot Area per D.U.(s.f.)	5 acres	1 acre	20,000 s.f.	7,500 s.f.	4,000 s.f. 2,000 s.f./du for senior housing.	1,742 s.f. (25 du/ac)	1,742 s.f. (25 du/ac)	1,742 s.f. (25 du/ac)	1,742 s.f. (25 du/ac)	<u>1,089 s.f. (40 du/ac)</u>
Lot coverage (maximum %)	Evaluated based on site characteristics	15%	25%	30 – 35%	35%	Set by base district	35%	35%	Set by base district	<u>None</u>
Minimum Open space (s.f.)	NA	NA	NA	NA	300 s.f./du	150 s.f./du	150 s.f./du	150 s.f./du	150 s.f./du	<u>50 s.f./du</u>
Parking spaces per D.U.	2	2	2	2	1 bdrm: 1.5 >1 bdrm: 2 Guests: 1 / 10 units	1 bdrm: 1 2 bdrm: 1.5 ≥3 bdrm: 2 Guests: 1 / 10 units	1 bdrm: 1 2 bdrm: 1.5 ≥3 bdrm: 2 Guests: 1/ 10 units	1 bdrm: 1 2 bdrm: 1.5 ≥3 bdrm: 2 Guests: 1 / 10 units	1 bdrm: 1 2 bdrm: 1.5 ≥3 bdrm: 2 Guests: 1 / 10 units	<u>1 bdrm: 1 2 bdrm: 1.5 ≥3 bdrm: 2 Guests: 1 / 10 units</u>

4.0 HOUSING CONSTRAINTS

Low density residential districts

Description. The R-1-A, R-1-B, and R-1-C districts regulate steeply sloped and potentially geologically unstable areas of the community. These single-family districts allow one home per parcel; second units are allowed by right. Lot size is the controlling standard in these districts, which serves to minimize grading for home sites, roads, and utilities by requiring larger lots for steeper topography. The R-1-C district applies to the steepest areas of the town, requiring a five-acre minimum lot size. The R-1-B and R-1-A districts address progressively less steep parcels and permit smaller lot sizes at 1 acre and 20,000 s.f. respectively. The lot width and setback standards are designed to minimize grading, drainage impacts, and tree loss, while maintaining a separation between homes that is characteristic of these hillside neighborhoods. The R-1 district comprises most of the single-family neighborhoods in Corte Madera, including all of the “flat land” neighborhoods and portions of the older hillside residential areas. The R-1 district is designed to maintain the low-density character of these areas, and the development standards are structured accordingly. Minimum lot sizes are 7,500 square feet, and front side and rear yard setbacks are 20, 6, and 25 feet respectively.

The R-1 and the R-1-A, -B, and -C districts share the same FAR formula, which ranges from 0.6 for properties smaller than 5,000 square feet to 0.4 for parcels larger than 7,500 square feet. All of the zoning districts in the R-1 series have a height limit of 30 feet. Similarly, all of the R-1 series require 2 parking spaces per dwelling unit.

Analysis. R-1 and the R-1-A, -B, and -C districts development standards are analyzed below:

- *Building height.* Corte Madera’s standard for measuring height is generous. “Building height” is defined as the vertical distance from the finished grade to the highest point of the structure. Maximum height is measured from finished grade to an imaginary plane located the allowed number of feet above and parallel to the finished grade. Thus, the height envelope “flexes” with the finished grade of the property, thereby assuring that the 30-foot height limit allows at least two stories can be built on any parcel. The method for measuring height also allows portions of building to be below grade without a height penalty, and places no limits on the number of levels that may be allowed. For this reason, it is possible to build three story homes on flat lots in the low-density districts, and four-level houses have been approved and developed on sloped lots.
- *Minimum Lot width.* The 30-foot minimum lot width in the R-1 and R-1-A districts allows maximum flexibility in lot configuration, and in this sense minimizes one of the typical obstacles to housing development. The larger minimum widths required for the R-1-B and R-1-C districts – 50 and 100 feet respectively – do not act as constraints in these districts due to the large lot sizes (1 and 5 acres). For example, if a property owner chose to create a minimum-size parcel in the R-1-C with the minimum frontage, the parcel could be more than 2,175 feet deep. This example demonstrates that the lot-width requirement in the R-1-C is not unduly restrictive. The same analysis applies to the R-1-B lot width standard, with the same result.
- *FAR.* The floor area ratio standard ranges from .6 for parcels of 4,600 square feet or less, to a maximum of .4 for lots of 7,700 square feet or larger. Thus, for example, a 2,760 square foot home can be built on a 4,600 square foot parcel. While .4 is the maximum FAR for larger lots, there is no maximum home size. The generous FAR for small lots promotes development in the pre-1920’s neighborhoods, where parcels tend to be smaller, and the lack of a maximum home size standard allows builders to

4.0 HOUSING CONSTRAINTS

meet market expectations on the larger hillside lots. For these reasons, the FAR standard is not a constraint on development.

- *Setbacks.* The standard parcel in the R-1 district measures 75 feet wide by 100 feet deep. When front, rear and side setbacks are subtracted, 3,465 square feet of lot area remains available to accommodate a footprint of up to 2,250 square feet as allowed by the 30% coverage factor. Thus, the two dimensional development envelope created by the R-1 setbacks is substantially larger than needed for the building foundation, allowing the builder flexibility in locating and configuring the home, and avoiding artificial, and possibly costly, constraints. The R-1 district recognizes that many parcels in the district are substandard size and allows reduced front and side yard setbacks for lots that have less than the minimum lot area. As another example, a minimum size, square lot (approximately 141 feet wide by 141 feet deep) in the R-1-A district has an envelope slightly larger than 9,800 square feet that can easily accommodate the 5,000 square foot building footprint allowed by the 35% coverage limit. Narrower lots result in larger envelopes because they have the effect of minimizing the lot area devoted to the front and rear yard setbacks, which are proportionately larger than the side yard setbacks. In the unlikely situation that an otherwise conforming R-1-A lot were so wide that it resulted in an envelope too small to accommodate the maximum coverage standard, the property would qualify for a variance. As in the R-1 district, the R-1-A setback standards create a generous envelope for construction and are not a constraint on housing development. The R-1-B and -C setbacks are slightly larger than the R-1-A requirements, but due to the substantially larger lot sizes (1 and 5 acres) the resulting development envelope is proportionally larger.
- *Minimum lot area.* As discussed above, lot size standards are set by hillside conditions in the case of the R-1-A, -B, and -C districts, and by the prevailing neighborhood development patterns in the R-1 district. However, the zoning ordinance recognizes the existence of many substandard size lots, and provides that development is permitted on all lots irrespective of parcel size. The ordinance also states that development on substandard size lots shall not be considered “legal nonconforming” by virtue of lot size, thereby avoiding the need for use permits to replace a damaged or destroyed building on a non-conforming lot. Further, the R-1 district has reduced setback and coverage standards for substandard size lots.
- *Lot coverage* ranges from 35% for substandard sized lots in the R-1 to 15% in the R-1-B district. This range is appropriate for the minimum lot sizes of the respective districts and is not a constraint on housing development. For example, the coverage standard allows a 1,750 square foot building footprint on a 5,000 square foot lot in the R-1 district to accommodate up to 2,350 square feet of building floor area. In the R-1-B district, the maximum lot coverage on a standard size lot is 6,524 square feet. Based on these examples, the coverage standards are not unduly restrictive. In the R-1-C district, coverage is determined based on site characteristics. These properties are generally the steepest lots in the community and therefore need to be evaluated for coverage on a case-by-case basis, due to soil conditions and the possible need to correct landslide conditions.

Conclusions. The R-1 and the R-1-A, -B, and -C development standards have not constrained housing construction in Corte Madera, nor have they been a barrier to the development of affordable housing. Existing densities generally match General Plan land use designations, and the larger lot sizes of the R-1-A, -B, and -C districts are necessary due to hillside conditions. In the past decade, the Town approved 10 single-family homes and 12 second units in the R-1 and the R-1-A, -B, and -C districts. The cumulative effect of the low-density

4.0 HOUSING CONSTRAINTS

housing regulations has been to permit the development of 22 homes, by right, in the past decade. More the 50% of these homes were affordable second units.

Medium density residential district

Description. The R-2 district is Corte Madera's "base" multi-family zoning district. The R-2 district is distributed throughout the flat areas of the community. The minimum lot size is 8,000 square feet, with 4,000 square feet required per dwelling unit. This formula equates to a density of 10.9 units per acre, however, densities up to 21.75 units per acre are allowed for senior housing. The R-2 district allows ~~duplexes and multi-family housing~~multiple dwellings (structures with ~~3-2~~ or more units for rent or for lease) by right with no requirement for a use permit and allows multiple houses (structures with 2 or more units for sale) with a conditional use permit. Setback and height standards in the R-2 zoning district match those in the R-1 district. The R-2 district has a usable open space standard of 300 s.f. per unit. There is no FAR formula for the R-2 zoning district. Parking in the R-2 district is based on the number of bedrooms in each dwelling unit, with 1.5 spaces required for an efficiency or single bedroom unit, and 2 spaces required for each unit with more than 1 bedroom. One guest parking space must be provided for every 10 units.

Analysis. Essential elements of the R-2 development standards are assessed below:

- *Building height, lot width, setbacks, and coverage.* These development standards match the corresponding R-1 standards. As discussed above in the analysis of the R-1 standards, the definition and method for measuring height allow for three-story buildings. The lot width and setback standards are minimal and do not act as constraints. The 35% coverage standard allows adequate space to accommodate required parking and landscaping without unduly restricting the potential development yield.
- *Minimum lot area.* The requirement for an 8,000 square foot minimum lot size does not constrain housing development because it is consistent with the lotting patterns in the areas where the R-2 district is applied. Also, the zoning ordinance permits development of substandard lots without the requirement for a variance from the lot area standard.
- *Lot area per dwelling unit.* The requirement for 4,000 square feet of lot per unit results in a density range of up to 10.9 units per acre. The R-2 standards facilitate senior housing by allowing 2,000 square feet of lot area for age-restricted housing. ~~This incentive is not currently available for affordable housing in the R-2 district.~~

Conclusions. ~~There has been no development in the R-2 district in the past decade because there is only one vacant R-2 property in the community.~~ The R-2 standards are minimal and do not constrain housing development. There are currently two applications for developments that include affordable housing in the R-2 district. However, consideration should be given to amending the lot area per dwelling standard to allow affordable housing at 1 unit per 2,000 square feet of lot area, as is permitted for senior housing. This would allow a density range of up to 21.9 units per acre for affordable housing in the R-2 zoning district. Policy H-2.21 and the accompanying implementation program call for amending the Zoning Ordinance to allow affordable housing at 1 unit per 2000 square feet of lot area in the R-2 district.

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Overlay districts

Description. While the base residential districts are not an obstacle to housing development, the lack of vacant residentially zoned property zoned for medium- and high-density housing is a significant impediment. In response to this problem, in 2003 the Town amended the zoning ordinance to include four housing overlay districts (see Table 57) as part of the implementation program for the 2002 Housing Element. The AHO, AHE-A, AHE-B, and AHMU districts allow densities at 25 units per acre by right without the requirement for a use permit and provide other incentives to redevelop properties for affordable housing. In AHE-A districts, 50% of the units must be affordable to qualify for the increased density allowance. The affordability requirement in the AHE-B district is 100% to qualify for the 25 unit per acre density standard. The AHO and AHMU districts are designed to overlay commercial districts. The AHMU district allows 25 units per acre in return for 50% of the units being affordable. The AHO district is similar to the AHMU, except that it requires 100% affordability.

In 2011, the Town amended the zoning ordinance to include a Mixed Use Gateway Overlay (MUGD) district. The MUGD district allows 40 units per acre in return for 10% of the units being affordable.

Analysis. Relevant development standards for the overlay districts are discussed below:

- *Base districts.* The AHO district applies to the Old Corte Madera Square neighborhood, where the base zoning is R-2 Low Density Multiple Dwelling and C-1 Local Shopping. Applying the AHO establishes a density standard to properties zoned C-1 where there is currently no density standard, and more than doubles the density standard in the R-2 district. The AHE-A and -B districts can be used to overlay the R-2 district outside the Old Corte Madera Square area, thereby more than doubling the allowed residential density in return for providing affordable housing. The AHMU district may be placed over the C-1, C-2 and C-4 commercial districts. The effect is to allow high-density housing by right without the requirement for a use permit in commercial districts that otherwise require a use permit for housing for which there is no density standard. The overlay allows mixed use multifamily residential and local serving commercial uses.
- *Building height.* The AHO limits building height to 30 feet. This effectively limits housing to two stories, which is a necessary constraint to preserve the historic character of the Old Corte Madera Square neighborhood. The AHE and the AHMU districts allow building heights up to 38 feet, which is generally considered an incentive for higher densities and affordable housing. The MUGD district allows building heights of 38 feet along the street frontage and 48 feet on inner portions of the lot.
- *FAR.* The AHO, ~~and~~AHE and MUGD districts do not regulate floor area ratios. The AHMU allows a 1.0 FAR for commercial development in return for providing affordable housing. This is a significant increase over the .34 FAR allowed by the base districts.
- *Setbacks.* In the AHO, the front set back is the same as the base district – 20 feet in the case of the R-2 and 10 feet for the C-1 district. The purpose of this standard is to maintain the character of the street frontage in Old Corte Madera Square. The AHO requires 5-foot setbacks for the side and rear yards, which is considered a minimum standard necessary for access. The AHE-A and -B districts have the same front, side, and rear yard setbacks as the R-2 district; historically, these setbacks have not constrained high-density housing in Corte Madera. The AHMU overlay has the same

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setbacks as AHO district. The front setbacks are set by the base district in order to preserve the existing street frontage patterns. The requirement for 5-foot side and rear yard setbacks is necessary for pedestrian access. The MUGD district has flexible setbacks.

- *Minimum lot area.* With the exception of the MUGD district, tThe overlay districts do not have minimum lot area standards, thereby avoiding a potential constraint on housing development. The MUGD district has a minimum lot area of one acre.
- *Lot coverage.* Lot coverage for the AHO overlay is set by the base districts, which have a 35% coverage standard in the case of the R-2, and no coverage limits in the C-1 base district. The AHO relies on the base districts in order to maintain the design character of the Old Corte Madera Square neighborhood, where it is applied. The AHE districts have the same 35% coverage requirement as the R-2 base district, so as to be consistent with adjacent R-2 properties where the overlay may not be in effect. The coverage standard for the AHMU is set by the underlying base districts, which have no coverage standards. The MUGD district has no lot coverage standard.

Conclusions. The overlay districts promote high density and affordable housing with a variety of incentives, including increased densities, density bonuses in excess of state density bonus law requirements, increased height limits at 38 to 48 feet, a commercial FAR bonus in the AHMU, reduced setbacks in the AHO and AHMU, and reduced parking and open space requirements in all four-five overlay districts. To date, one-two projects has-have used standards in the overlay districts as a basis for developing affordable housing. The 79-unit San Clemente Place project was developed in the AHMU district, and the 180-unit Tam Ridge Residences project was developed in the MUGD district. This experience has shown that the development standards in the overlay districts are an effective incentive for affordable housing.

Neither the base residential districts nor the affordable housing overlay districts have restrictions or require use permits for multifamily rental housing, factory-built housing, mobile homes, supportive housing or transitional housing. The R-2 district and the overlay districts allow multifamily rental housing by right without the requirement for a use permit. In order to clarify current practice, the Housing Element ~~*Policies H.1.4 Variety of Housing Choices and H.1.5 Special Needs Housing*~~ includes a program to add definitions of factory-built housing and; mobile homes, ~~transitional and supportive housing~~ to the Zoning Ordinance as permitted uses in the base residential, and affordable housing overlay districts.

Non-Residential Development Standards for Commercial Districts Permitting Residential Uses

Corte Madera has 10 non-residential zoning districts ~~(see Table 58, next page)~~. Two non-residential districts, the C-1 and C-3 commercial districts, allow housing, subject to approval of a conditional use permit. Program H-2.9.a will add a Mixed-Use Zone to the Zoning Ordinance to establish clear and objective development standards that will facilitate mixed use in areas that are currently zoned C-1 and C-3. ~~Also, the Zoning Ordinance does not provide any guidance on allow densities in the C-1 and C-3 districts. The use permit requirement and the lack of a density standard are constraints to housing development, including affordable housing. Policy H-2.24 and the accompanying implementation program call for updating the C-1 and C-3 development standards to remove these constraints.~~

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Affordable Housing Ordinance

~~The Adopted in 2003, the~~ Corte Madera Zoning Ordinance sets inclusionary housing requirements for residential development projects (CMC 18.24.120 – Affordable Housing). Development projects that include from 1 to 9 units are required to provide 1 unit affordable to a lower income household. As an alternative, developers of these smaller projects may pay an in-lieu fee that is based on the difference between the cost of constructing an affordable unit and what a low-income family of three can afford. For purposes of the calculation, the size of the unit is set at 1,500 square feet and the cost of construction at \$125 per square feet, for a total construction cost of \$187,500. In 2014, the in-lieu fee was determined to be \$36,836 per unit. This fee is significantly lower than what other Marin jurisdictions charge. Marin County, for example, charged \$232,020 per unit in 2014, while Tiburon charged \$405,000 per unit. Given that Corte Madera's fee is among the lowest in Marin County, the affordable housing in-lieu fee is not a constraint on development.

Projects that include 10 or more dwelling units must include affordable units at the following ratios:

- 5% of the units for very low-income households;
- 10% of the units for low-income households;
- 10% of the units for moderate-income households.

~~Projects that meet the inclusionary ordinance are entitled to a density bonus in accordance with State law. The inclusionary ordinance was adopted in 2003, and since that time the Town's experience with the inclusionary ordinance has been limited to small projects. All of the development applications that have been subject to the inclusionary ordinance have been for projects with fewer than 10 homes. These projects have each paid the in-lieu fee. The in-lieu fee represents approximately 13.4% of the typical residential development fee for a single-family home in Corte Madera (see table 4.7). Given that Corte Madera's impact fees are among the lowest in Marin County (see tables 4.8 and 4.9), the affordable housing in-lieu fee is not a constraint on development.~~

The inclusionary ordinance does not allow projects with 10 or more units to pay the in-lieu fee or to provide the required affordable units off-site. Projects in the affordable housing overlay zones are exempt from the ordinance because by definition they provide affordable housing at ratios in excess of the inclusionary requirements.

As shown in Table 58, the Town's inclusionary requirements for market-rate developments with 10 or more units are higher than other jurisdictions in Marin County. Corte Madera requires 25 percent of units to be affordable while most other jurisdictions require 15 to 20 percent affordable units. However, recent experience indicates that the inclusionary affordable housing requirement is not constraining development. The proposed 16-unit project at 1421 Casa Buena Drive (Site #2) provides an example. The Town's inclusionary requirement, in concert with a State density bonus, increased the number of units that could be built on the site from 12 to 16 units. The inclusionary requirement, which is calculated on the number of units before the density bonus is applied, requires three affordable units to be built (one unit affordable to a very low income household, one unit for a low income household, and one unit for a moderate income household). State density bonus law provides a 27.5% density bonus for this project, allowing an additional four units to be built, and thereby offsetting the increased cost of development. Based on this experience, there appears to be no need to revise the inclusionary requirements to more closely align with that of other communities. Nonetheless, Program H-2.12.b states the Town will monitor the

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Inclusionary Ordinance throughout the planning period and consider adjusting the number and/or percentage of required affordable units as necessary in order to achieve the Town's affordable housing goals without unduly impacting overall housing production and supply.

Table 58 Comparison of Inclusionary Housing Requirements in Marin

Jurisdiction	Minimum Project Size	Percent Required
Corte Madera	1 unit	1-9 units: in-lieu fee or 1 unit 10+ units: 25%
Larkspur	5 units	5-14 units: 15%; 15+ units: 20%
Marin County	1 unit	Single family dwelling greater than 2,000 square feet (not part of new subdivision) and multi-family rental development pay affordable housing impact fee. Multi-family ownership and subdivisions: 20% (in-lieu fee for below 0.5 unit)
Mill Valley	2 units	2-9 units pay an in-lieu fee. 10+ units: 10% for projects with density less than 7 du/ac; 15% for projects with density more than 7 du/ac
Novato	3 units	Dependent on number of units. Minimum 10% for 3-7 units. Maximum 20% for 20 or more
San Rafael	2 units	2-10 units: 10% (in-lieu fee for up to 0.5 unit); 11-20 units: 15%; 21+ units: 20%
Sausalito	Condo conversion affecting 5+units	15% of units and not less than one.
Tiburon	2 lots/units	2-12 units: 15%; 13+ units: 20%

~~However, the requirement that 25% of the units in projects with 10 or more units must be affordable is a significant constraint to housing development. Appendix D is a pro forma for a hypothetical for-profit project consisting of 80 for-sale units at 40 units to the acre. This pro forma attempts to represent market conditions in Marin County prior to the onset of the recession in 2008. A for-sale model was chosen because in recent years condominium projects have had a higher rate of return than rental projects. The pro forma shows that with 25% of the units priced to sell at rates affordable to very low-, low-, and moderate-income households, the project is not economically feasible.~~

~~Housing Element Implementation Program H-2.16-b address this constraint by calling for updating the affordable housing ordinance, including the direction to "adjust the number and/or percentage of affordable units required by income category to rates that promote the achievement of the Town's affordable housing goals without unduly impacting overall housing production and supply."~~

~~In addition to the inclusionary rate, Implementation Program H-2.16-b will update the affordable housing ordinance to correct the following problems:~~

- ~~• *In-lieu fee rate.* Currently, the in-lieu fee rate is based on a construction cost of \$125.00 per square foot. This will be updated to reflect current costs.~~
- ~~• *Income categories.* The affordable housing ordinance does not address the very low-income category; this will be corrected.~~
- ~~• *Flexibility.* The ordinance does not allow the Town the discretion to accept fees in-lieu of requiring that affordable units be included in the project. Similarly, the ordinance does not allow the developer to provide the inclusionary units off-site. In~~

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- ~~some circumstances, the net result of collecting in-lieu fees or providing affordable units off-site may result in more affordable housing than would be the case with the current inflexible approach. Policy H-2.18 states that in-lieu fees will be accepted when it is determined that the dedication of units would provide fewer affordable housing units than could be obtained with the expenditure of in-lieu fees.~~
- ~~• *Monitoring.* H-2.16.b provides that the affordable housing ordinance will be monitored annually to assess results and impacts.~~
 - ~~• *Amendment process.* Currently the cost figures for calculating the in-lieu fee and the inclusionary percentages for the various income groups are contained in the ordinance. As a result updates require expensive municipal code amendments, whereas other impact fees and dedication requirements are adjusted by simple Town Council resolutions. H-2.16.b calls for streamlining the updating and amendment process.~~

Fees and Exactions

Development fees charged by the Town of Corte Madera fall into three categories:

1. Processing fees for direct Town services.
2. Development impact fees charged to finance the cost of capital improvements or mitigate project impacts.
3. Fees collected by the Town for other governmental agencies.

Processing fees are collected when a development application is filed. The Town sets the rate for application fees based on the cost to process the application, including the initial receipt of the application materials, analysis and approval of the application, and post-approval administration such as filing and inspections. Most application fees are charged on a time and materials basis. In these cases, the applicant pays a deposit, and the Town draws down on the deposit based on the number hours worked based on an hourly rate that covers the salary of the employee performing the service and a fixed percentage for overhead. Applications for services that require minimal review times are charged flat rates. These rates are based on time studies that have determined the average processing time for a particular service. Table 59 lists the processing fees for residential development. The Town has ~~not~~ received any only two applications for General Plan amendments or rezonings in recent years, due to the lack of vacant property, and these applications will be exceptions to the rule for the foreseeable future. It is Town policy to consider waiver of processing fees for affordable housing projects.

The Town of Corte Madera collects five-four impact fees, listed in Table 60 below, to mitigate the effects of residential development projects on the local environment. The impact fee rates were set based on nexus studies as required by the Mitigation Fee Act (Government Code section 66000–66025).

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Table 59 Processing Fees

Application	Fee	
	Single-family	Multifamily
Planning and Zoning		
General Plan Amendment	Time & materials	Time & materials
Rezoning	Time & materials	Time & materials
Environmental Review	Time & materials	Time & materials
Design Review Application	Time & materials	Time & materials
<i>Variance</i>	Time & materials	Time & materials
<i>Second Unit Permit</i>	Flat Fee = \$1,195.00	NA
Subdivision		
Lot Line Adjustment	Time & materials	Time & materials
Tentative Map	Time & materials	Time & materials
Final Map	Time & materials	Time & materials
Building Permits		
Plan Check Fees	Time & materials	Time & materials
Building Permit Fees	\$2,790	\$3,940 for up to 2 stories \$1,985 for each additional story
SMIP Fee	.0001 X building valuation	.0001 X building valuation
Plan Retention Fee	\$1.00 per plan sheet	\$1.00 per plan sheet
Fire Protection		
Fire Sprinklers	\$348	\$785
Plan Check Fees	Time & materials	Time & materials
Public Works		
Sanitary Sewer Permit	\$475	Time & materials
Erosion & Sediment Control Permit	<ul style="list-style-type: none"> • Surface improvement, less than 1,000 sq. ft. -- \$225 • Surface improvement, 1,000 to 5,000 sq. ft. -- \$475 • Surface improvement greater than 5,000 and less than 10,000 sq. feet -- Time & materials 	<ul style="list-style-type: none"> • Surface improvement, less than 1,000 sq. ft. -- \$225 • Surface improvement, 1,000 to 5,000 sq. ft. -- \$475 • Surface improvement greater than 5,000 and less than 10,000 sq. feet -- Time & materials
Grading & Drainage Permit	<ul style="list-style-type: none"> • <100 cubic yards -- \$275 • 100 to less than 1,000 cubic yards \$525 • >1,000 cubic yards -- Time & materials 	<ul style="list-style-type: none"> • <100 cubic yards -- \$275 • 100 to less than 1,000 cubic yards -- \$525 • >1,000 cubic yards -- Time & materials
Floodplain Development Permit (for FEMA Special Flood Hazard Areas)	Cumulative improvement ratios: <ul style="list-style-type: none"> • Less than 40% -- \$225 • 40-50% -- \$275 • Greater than 50% -- Time & materials 	Cumulative improvement ratios: <ul style="list-style-type: none"> • Less than 40% -- \$225 • 40-50% -- \$275 • Greater than 50% -- Time & materials
Plan Check/Inspection Fees	Time & materials	Time & materials

The Park Dedication Fee may be a constraint on housing development. New subdivisions are required to dedicate land for parks or pay an in-lieu fee pursuant to the Quimby Act. The

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Park Dedication Ordinance sets a formula for the amount of land to be dedicated for each new lot resulting from subdivision. Due to the small amount of vacant land remaining for subdivision, a fee is collected in lieu of land dedication. The fee formula is based on the appraised value of the property being subdivided. ~~This could be a constraint in that appraised values may vary significantly among properties resulting in a disproportionate impact among housing projects. Housing Element Policy H-2.22 Update the Park Dedication Ordinance calls for updating the ordinance to establish a standard fee for all new lots. Due to the limited number of parcels that are large enough to be subdivided, this fee has not been a significant factor in the local residential development market.~~

The Town may waive impact fees for affordable housing projects. The Town waived the Traffic impact fee for the San Clemente Place project. ~~Impact fees are due prior to issuance of building permits, but may be deferred to prior to occupancy.~~

Table 60 Impact Fees

Category	Fee	
	Single-family	Multifamily
Park Land Dedication	Dedicate 480 -540 sq. ft. of land per unit or payment of equivalent current value of land.	Dedicate 480- 540 sq. ft. of land per unit or payment of equivalent current value of land.
Sewer Connection Fee	\$6,747,630 /unit	\$6,747,630 /unit
Traffic Impact Fee	\$565 to \$1,010 per unit, depending on location	\$565 to \$1,010 per unit, depending on location
Street Impact	1% of project valuation; charged to projects valued at more than \$10,000 only	1% of project valuation; charged to projects valued at more than \$10,000 only

The Town collects a connection fee for the Marin Municipal Water District and collects impact fees for the Larkspur-Corte Madera and Reed school districts as listed in Table 61 below.

Compared to the fee information provided in the 2011 Housing element, only two fees have increased. The sewer connection fee increased 13%, and the Larkspur-Corte Madera School District impact fee increased 50%.

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Table 61 Fees Collected for Other Agencies

Agency	Category	Fee	
		Single-family	Multifamily
Marin Municipal Water District	Water Connection Fee	\$29,260/acre-feet of estimated annual water consumption; residential use is based on area average annual consumption. The area averages in Corte Madera range from .19 acre-feet (\$5,111) to .46 acre-feet (\$12,374). There are 15 areas, each with a different average.	\$29,260/acre-feet of estimated annual water consumption; residential use is based on area average annual consumption. The area averages in Corte Madera range from .19 acre-feet (\$5,111) to .46 acre-feet (\$12,374). There are 15 areas, each with a different average.
Central Marin Sanitation Agency	Sewer Treatment Capacity Charge	\$5,261 per residential unit, indexed to inflation (2013 fee schedule)	\$5,261 per residential unit, indexed to inflation (2013 fee schedule)
Larkspur-Corte Madera School District	School Impact Fee	\$3.94/s.f.	<ul style="list-style-type: none"> • \$3.94/s.f. • \$0.42/s.f. senior housing
Reed School District	School Impact Fee	\$1.40 /s.f	\$1.40 /s.f

Table 62 lists the fees that would be collected for a single-family infill home and a 10-unit multifamily apartment or condominium project. The single-family unit is assumed to be 3 bedrooms, with 2,400 s.f. of floor area on a 10,000 s.f. lot with a 400 s.f. garage at a density of 2 units per acre and a construction valuation of \$500,000. The multifamily project is assumed to be ten 2-bedroom units, each with 1,200 s.f. of floor area, on a .5-acre parcel with a construction valuation of \$400,000 per unit.

The distribution of fees by type for a single family dwelling is shown in Figure 17. The water connection fee, sewer connection fee, and school impact fee comprise ~~slightly less than 75~~about 54% of the total fee cost. The Town's Building Division collects the school impact and water connection fees when building permits are issued and passes the proceeds to the respective school districts and the Marin Municipal Water District. The Town does not have the authority to waive or reduce them. The Town's planning and building fees represent about 19% of the total fee for a single family dwelling. As a matter of policy, the Town ~~considers a waives-waiver of~~ planning and building fees for affordable housing projects.

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Figure 17 Single Family Dwelling Fees

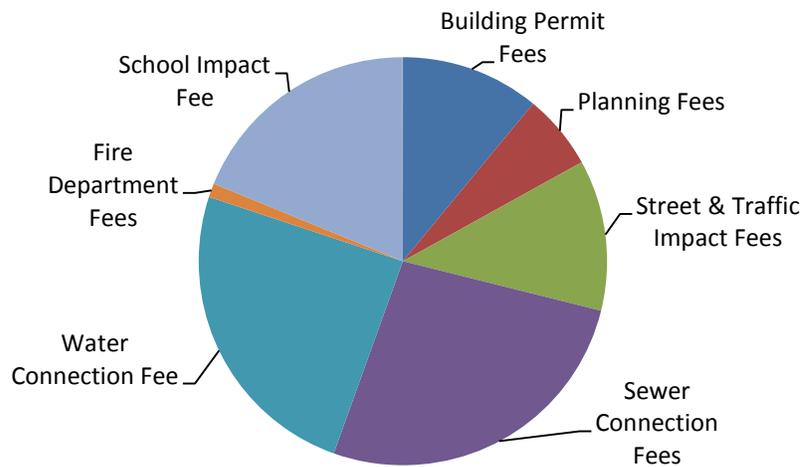


Table 62 Residential Development Fees

Category	Fee	
	Single-family	Multifamily
Design Review Application	\$3,000	\$6,000
Building Plan Check Fees	\$1,800	\$3,600
Building Permit Fees	\$2,790	\$3,940
SMIP Fee	\$50	\$400
Plan Retention Fee	\$85	\$200
Fire Sprinklers	\$348	\$785
Fire Plan Check Fees	\$200	\$400
Sanitary Sewer Permit	\$475	\$4,750
Erosion & Sediment Control Permit	\$225	\$475
Grading & Drainage Permit	\$275	\$275
Public Works Plan Check/Inspection Fees	\$300	\$1,000
Sewer Connection Fee	\$7,630	\$76,300
Traffic Impact Fee	\$1,010	\$10,100
Street Impact	\$5,000	\$40,000
Water Connection Fee	\$12,374	\$102,890
Sewage Treatment Capacity Charge	\$5,261	\$52,607
Larkspur School Impact Fee	\$9,456	\$47,280
<i>Total</i>	<i>\$50,279</i>	<i>\$351,002</i>

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~~In 2009, The the~~ Marin Countywide Housing Workbook, a joint effort by Marin's towns, cities, and the county, ~~provides a surveyed of~~ development fees charged by each of the jurisdictions for a single family home and for a 10-unit condominium project. ~~Although the survey is dated, it provides a good comparison of jurisdictions' fees, as fees have not changed much over the past five years.~~ The assumptions for the size and value of these hypothetical projects are the same as for the projects analyzed in Table 63, ~~with one exception. The Workbook survey does not include affordable housing in-lieu fees, which are included in Table 64. The table below summarizes the broadest findings of the survey.~~ Within the jurisdictions that contributed data, a single family home development is subject to average fees totaling \$46,633. A ten-unit condo development is subject to average fees totaling \$321,071. These figures exclude affordable housing fees.

Table 63 Average and Median Development Fees in Marin County

	Average	Median
Single Family Home		
Planning & Building Fees	\$12,832	\$13,368
Impact Fees	\$33,801	\$30,966
Total Fees	\$46,633	\$41,542
10-Unit Condo		
Planning & Building Fees	\$68,422	\$71,942
Impact Fees	\$252,649	\$240,033
Total Fees	\$321,071	\$300,754

Figures 18 and 19 show the development fees that would be charged for the two hypothetical developments in each jurisdiction. The charts illustrate the difference between jurisdiction fees and non-jurisdiction fees.

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Figure 18 Total Development Fees, Single Family Home

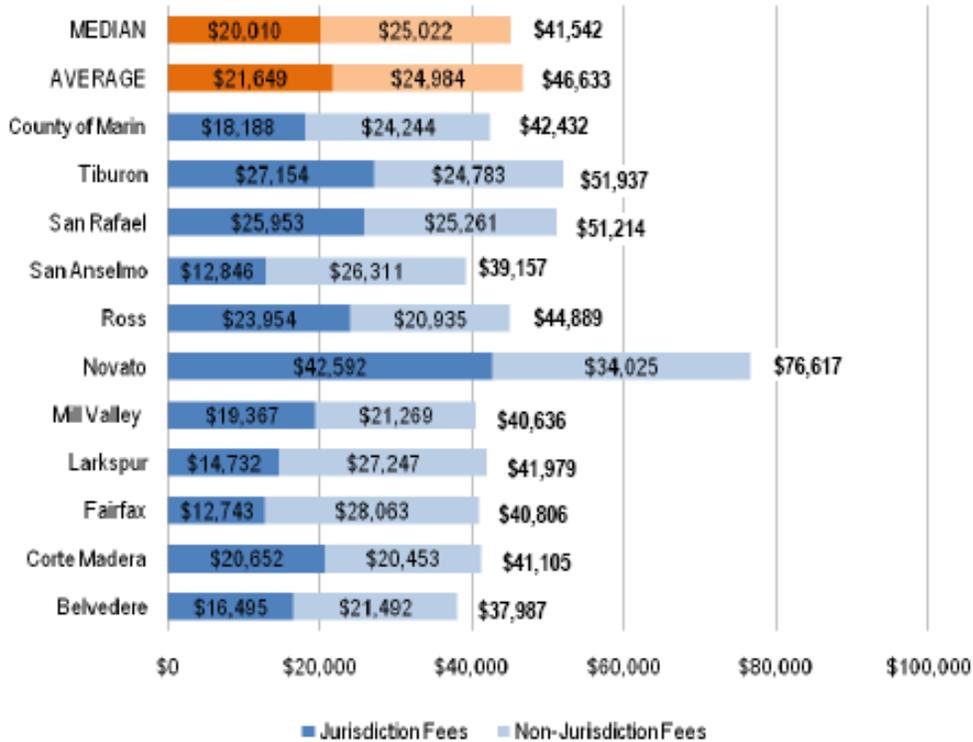
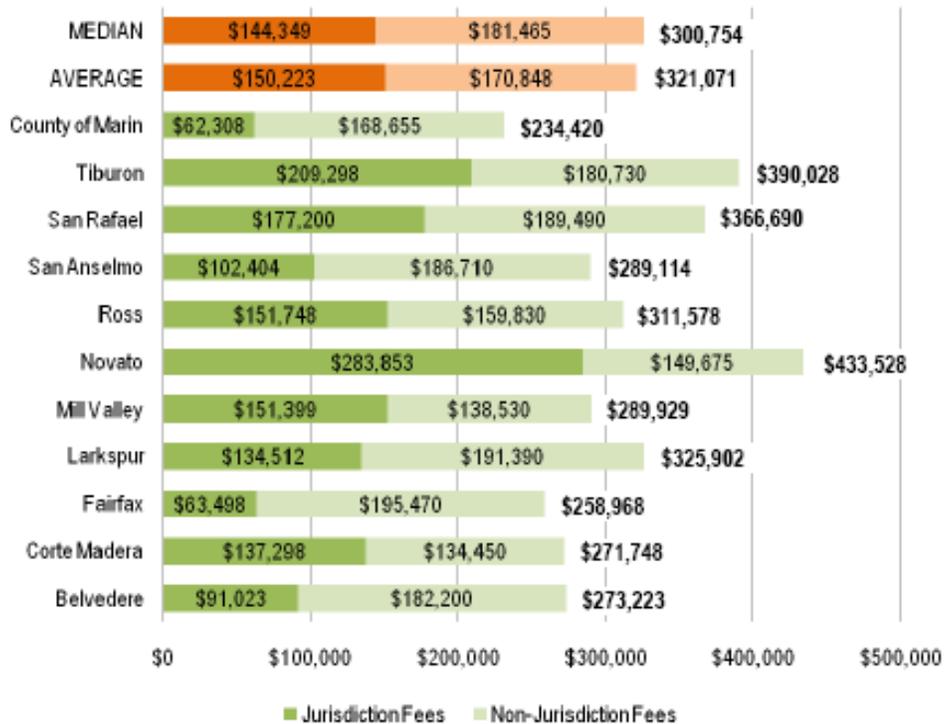


Figure 19 Total Development Fees, 10-Unit Condominium Development



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Corte Madera's residential development fees are in line with the fees charged by other jurisdictions in Marin County. The fees for a single home that are attributable solely to the Town (the "jurisdiction fees" in Figures 18 and 19) are approximately 3% higher than the median for Marin communities and the county. However, the total development fees charged by the Town for both the hypothetical single family home and the 10-unit condominium project are below the median charged by Marin towns, cities and the county. Accordingly, Corte Madera's fees have not affected the Town's competitiveness with neighboring communities in terms of affordable housing.

Corte Madera's second unit fee is \$1,195, which is higher than most jurisdictions' second unit fees in Marin County. In order to encourage second unit development, Housing Element Program H-2.15.c commits the Town to consider waiving or reducing the second unit application fee and to work with special districts to reduce their impact fees.

The preceding analysis shows that the total development fee in Corte Madera represents ~~8.29.0~~8.29.0% of the construction valuation of a single family home, and ~~6.87.5~~6.87.5% of the value of a 10-unit multifamily project. When the fees charged by other jurisdictions are discounted from the totals, the Town's fees represent about one half of the fee burden. Recognizing that, while these costs are typical for the market area, the Town Council has readopted Housing Element Policy *H-2.10 Incentives for Affordable Housing Developments* waiving Town fees for affordable housing.

Processing and Permit Procedures

The Town's Zoning Ordinance specifies residential uses allowed in each district and the required permits (see Table 53). Single-family homes are allowed in all of the "R" districts and the affordable housing overlay districts without discretionary review, except design review. Similarly, multifamily rental projects are allowed in the R-2 district and the affordable housing overlay districts with design review. Conditional Use Permits are required for housing in the C-1 and C-2 commercial districts and for multifamily for-sale projects in the R-2 district. ~~Table 65 lists the zoning districts that allow residential uses along with the required permits.~~

The Planning Department has prepared information sheets for each permit type in an effort to clarify the application process. Application forms for each permit type include a checklist that guides property owners and their consultants through the process of preparing a complete application. Permit procedures and standards are discussed below.

Permitted uses

Permitted uses are allowed without any type of permitting requirement, except Building Permits if construction is involved. Residential care facilities are permitted uses pursuant to California Health and Safety Code section 1502. Residential uses listed in Table 65 as requiring a Design Review permit may be treated as permitted uses if they do not involve significant exterior building modifications that would otherwise trigger Design Review. For example, converting a single family home to a duplex in the R-2 district would be treated as a permitted use if the exterior building modifications were modest.

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Design Review Permits

A Design Review Permit is required in the “R” districts for any structure or addition larger than 250 square feet or taller than 15 feet. Design Review Permits do not regulate or allow residential uses per se. Rather, the design review process controls architecture and site development including the following:

- Location of the structure on the site, especially in relation to adjoining sites in terms of view and privacy impacts.
- Grading and tree loss.
- Size and bulk of the proposed building in relation to the character of other buildings in the vicinity.
- Site planning, architectural, and landscaping details.
- Improvements to existing buildings and site features.

Design Review Permits may be approved at the staff level by the Zoning Administrator without a public hearing or by the Planning Commission with a public hearing. Residential remodeling projects that are confined to the first floor are generally reviewed by the Zoning Administrator. Design Review applications for second story additions and new homes, including multifamily projects, are approved by the Planning Commission.

The Design Review chapter of the Zoning Ordinance provides the following design guidelines:

- Single story design is encouraged in all residential districts. This guideline has been superseded by policies in the Land Use Element of the 2009 General Plan. It will be revised in a project to update the Zoning Ordinance.
- In hillside areas, natural land forms and vegetation should be preserved to the maximum extent possible, natural materials and earth tone colors should be used, and grading should be minimized.
- In bay front areas, views are to be preserved by clustering development.
- On exposed hillsides, building design should follow the natural contours of the site.
- Landscaping should use native plants and drought-tolerant species.
- New utilities are to be underground.
- Senior housing proposals requesting density bonuses are reviewed for proximity to services, compatibility with the character of the surrounding neighborhood, ambient noise levels, parking, and pedestrian access.

The Planning Commission approves Design Review permit applications at public hearings. Most Design Review applications are approved with a single hearing, and the Planning Commission’s decision is final unless appealed to the Town Council. The Planning Commission, or the Town Council on appeal, must make the following findings to approve a Design Review Permit application:

- The application is consistent with the General Plan and Zoning Ordinance.

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- The project will not unnecessarily remove trees or natural vegetation, and will preserve natural land forms.
- The project will not significantly affect views, privacy, and sunlight.
- The project is in scale and harmonious with development in the vicinity.
- Development materials and techniques are high quality.
- The structure(s), site plan, and landscaping have an internal sense of order.
- To the maximum extent feasible, the project would improve existing sites structures and landscaping and correct code violations.
- Signs are consistent with the character of building on site.

Second Unit Permits

Consistent with Government code Section 65852.2, second units are allowed in all of the “R” districts as a permitted use. A ministerial Second Unit Permit approved by the Zoning Administrator is required. Second Unit Permit applications that meet the second unit regulations in the Zoning Ordinance are approved. Notice that an application is pending is sent to surrounding properties, but there is no public hearing. The approval process usually takes four weeks. A larger discussion of second units, including the second unit regulations, can be found in Section 3.0, Sites Inventory and Analysis.

Use Permits

Housing may be allowed in the C-1 Local Shopping District and the C-3 Highway Commercial District with a discretionary Conditional Use Permit approved by the Planning Commission. Zoning Ordinance standards for the C-1 and C-3 districts allow “residential units in locations and at densities determined by the Planning Commission to conform to the General Plan.” The Town used this authority to approve the 118-unit Aegis senior assisted living complex at the Paradise Shopping Center, which is zoned C-1 Local Shopping District.

The Planning Commission conducts public hearings to review applications for Use Permit for housing in the C-1 or C-3 districts. After considering information in the application and evidence presented at the hearing, the Planning Commission may approve a Use Permit if it makes the following findings:

- The proposed location of the conditional use is consistent with the objectives of the Zoning Ordinance and the provisions of the applicable zoning district.
- The proposed location and the conditions under which the use would be operated will not be detrimental to the public health, safety, or welfare.
- The proposed conditional use will comply with the General Plan and with the applicable Zoning Ordinance regulations.

~~While the Town successfully implemented the Aegis project, until recently there has been a potential problem approving Use Permits for housing in commercial districts. Specifically, the General Plan was silent as to whether housing could be allowed in the C-1 and C-3 districts. The 2009 General Plan has corrected this problem by revising In 2009, the Town updated the General Plan to revise the land use designations that support the C-1 and C-3 zoning districts. The 2009 Plan ~~has applied~~applies the Mixed-Use: Old Corte Madera Square~~

4.0 HOUSING CONSTRAINTS

designation to a C-1 commercial area on the west side of town. This designation allows housing at up to 25.0 dwelling units per acre. Similarly, the 2009 General Plan provides a Mixed-Use Commercial designation subject to a mixed use zoning district that has yet to be developed by the Town. ~~to underwrite the C-3 zoning district that covers a number of commercial areas adjacent to Highway 101. This designation also sets a 15.1 to 25.0 density range. These density standards will facilitate the Planning Commission's General Plan consistency findings when it considers Use Permit applications for housing in the C-1 and C-3 districts.~~

Variance Procedure

The Corte Madera Zoning Ordinance includes a variance procedure to allow development on properties that have special circumstances such that literal enforcement of the zoning regulations would cause practical difficulties or hardships that would be inconsistent with the intent of the ordinance and the General Plan. In Corte Madera, most variance applications are approved by the Zoning Administrator without a public hearing. A limited number of variance applications are reviewed by the Planning Commission at public hearings, usually in tandem with design review applications. The Zoning Administrator and the Planning Commission may grant variances, subject to making the following findings:

- There are special circumstances that apply to the property, including size, shape, topography, location or surroundings that do not apply to other properties with the same zoning.
- Due to the special circumstances, strict application of the zoning regulations would result in practical difficulty that would deprive the property of privileges available to other properties in the same zoning classification.
- The variance would not constitute a special privilege.
- Granting the variance would not be detrimental to the public welfare or injurious to property in the vicinity.
- The variance would be consistent with the objectives of the Zoning Ordinance and the General Plan.

Most variances for housing projects are for relief from setback standards. The special circumstances are usually substandard lot size or steep topography.

Design Review Permits often require variances. In these cases, the Town's policy is to process the applications jointly for a single fee in a combined public hearing. This saves time and costs, and generally simplifies the process.

Land Division

The Corte Madera Municipal Code recognizes three types of land division:

- Lot line adjustment in which property lines between two or more parcels are moved and no new lots are created.
- Parcel maps that divide a property into four or fewer parcels.
- Subdivision of a property into more than four lots.

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Lot line adjustments are ministerial, and are approved by the Planning Director without public hearing. No further Town approvals are required to allow the property owner to record a lot line adjustment.

The Planning Commission conducts public hearings to review applications for parcel maps. Subdivision improvement standards apply to parcel maps. The Planning Commission may grant exceptions from the subdivision standards when it approves parcel maps subject to making findings that match the findings for variance approval. The exception process is integral to parcel map hearings and does not involve a separate review process. The applicants may record a final parcel map after the Town Engineer has reviewed the documents for compliance with the Planning Commission's action.

Subdivision is a three-step hearing process involving public hearings on the Tentative Map by the Planning Commission and the Town Council, and a third hearing by the Town Council on the Final Map. The Planning Commission's determination on the Tentative Map is advisory to the Town Council. The Town Council considers the Planning Commission's recommendation on the Tentative Map, but the Council's hearing is *de novo*. The Town Council acts on the Final Map without a recommendation by the Planning Commission. The Council's action on the final map is ministerial.

The requirement for dual hearings on Tentative Map applications before both the Planning Commission and the Town Council is not a significant constraint on development. The need to conduct a Town Council hearing adds three weeks to the process. However, given that the public is unfamiliar with the subdivision process because subdivision occurs so infrequently in Corte Madera, it is reasonable to expect that Planning Commission Tentative map approvals would be appealed to the Town Council if the requirement for a Council hearing were not already in place. An appeal hearing would add more time to the process than the requirement for a Town Council *de novo* hearing given the need for ten day filing window before the appeal hearing can be scheduled. Also, once an appeal has been filed, the Planning Department must prepare a separate staff report on the matters under appeal, in addition to the reporting that is required for the Tentative Map application. The need to draft a staff report on the appeal would extend the Tentative Map processing time line. Accordingly, by eliminating the need for an appeal process, the dual hearing requirement for Tentative Map applications is not a constraint on housing development.

Rezoning

Property owners or the Town may initiate rezonings. The Planning Commission considers rezoning proposals at public hearings. If the Commission concurs with the request, it must make a finding that the revision is consistent with the General Plan and forward its recommendation to the Town Council. The Council in turn considers the requested rezoning at public hearings and may approve the proposal on a finding that the change would be consistent with the General Plan. The Town's rezoning process is the minimum required by the California Government Code and does not involve any unusual constraints on development.

~~There have been no owner-initiated rezonings in Corte Madera for at least the last ten years.~~ The Town initiated and completed the rezonings on the Wornum Drive Extension property (Site #1 in the Available Land Inventory, Table 47), Old Corte Madera Square, and the San Clemente Family Housing site in 2003. More recently, the Town rezoned the WinCup site in 2011 to the Mixed Use Gateway Overlay (MUGD) district. These actions applied affordable

4.0 HOUSING CONSTRAINTS

housing overly districts to the respective properties. ~~The Town did not charge application fees for the rezonings.~~

Processing Time

Processing time for residential development varies, depending on the scope and complexity of the project. Table 64 lists processing times for the various land use approvals that could be required for residential projects. The listed processing times are for the amount of time between the date an application is complete and ready for processing, and the date the application is approved. The data for design review, variance, second units and use permits are based on applications processed in 2007 through 2009. Due to the lack of applications, comparable data is not available for the land division, rezoning and general plan amendment processes. The times listed for these activities are estimates. Permit processing times in Corte Madera are not a constraint on housing development or maintenance.

Table 64 Table Processing Time by Permit Type

Type of Approval or Permit	Median Processing Time (weeks)
Design review	
Zoning Administrator: Home remodel	3
Planning Commission:	
Home remodel	4
New Home	10
Variance	
Zoning Administrator	3
Planning Commission:	4
Second unit permits	4
Use Permit	
Zoning Administrator	3
Planning Commission	4
Land Division	
Lot line Adjustment	4
Parcel Map	6
Tentative Map	10
Rezoning	10
General Plan Amendment	10

Processing times do not include the time necessary to process environmental review documents where required.

Codes and Enforcement

Corte Madera adopts and enforces the California Building Standards Code and subsidiary regulations, contained in Title 24 of the California Code of Regulations. While these standards raise construction costs, they are necessary to protect the public health and safety and are required pursuant to State law. Title 24 results in energy savings and lower operating cost for property owners and residents. The Town has amended the Fire Code to require sprinklers for all new residential structures and for any addition or substantial remodel that exceeds 50% of the original structure. The Town believes that this amendment is critical to life safety. Corte Madera has also adopted the Wildland-Urban Interface Code, which reduces fire exposure to buildings that are in or near fire-prone open space areas.

The Town's code enforcement program is complaint-driven. The Town's planners and the Building Official investigate alleged code violations and most complaints are resolved voluntarily. The Town has a nuisance abatement ordinance that may be used if necessary. The Town may charge additional fees when work has been done without permits and require that the work be brought up to code standards.

The Town is cognizant of Health and Safety Code section 17980(b)(2) and administers code enforcement accordingly.

4.0 HOUSING CONSTRAINTS

On- and Off-Site Improvements

The Town of Corte Madera is built out, and all infrastructure, including curbs, gutters, sidewalks, streets, and utilities are in place. Residential development involves hooking up to the existing utilities, which already exist in the right-of-way.

On-site grading and drainage improvements are frequently required for new and remodeled housing, especially in Corte Madera's older, hillside neighborhoods. Although the public improvements are in place, extensive on-site drainage improvements are often necessary on steep lots to channel flows to the Town's system. On-site drainage improvements can also involve grading and retaining wall work to mitigate erosion and sliding, both for the safety of the property and its occupants and for the protection of adjacent public infrastructure. While these improvements may add to the cost of housing on affected properties, they are necessary for public safety.

Housing for Persons with Disabilities

As noted in the Special Needs section of the Housing Needs Analysis, persons with disabilities have a number of housing needs related to the accessibility of dwelling units; access to transportation, employment, and commercial services; and alternative living arrangements that include on-site or nearby supportive services. The Town ensures that new housing developments comply with the California Building Standards Code and federal requirements for accessibility.

Reasonable Accommodation

Federal and State law impose an affirmative duty on local government to make reasonable accommodations in their zoning and other land use regulations to remove barriers to disabled persons who are seeking housing. The Housing Element must contain policies and programs to implement fair housing laws and to provide housing for all needs groups. In particular, the Housing Element should identify and remove constraints to the development of housing for persons with disabilities, including land use and zoning regulations, and provide reasonable accommodation as one method of promoting equal access to housing. The fair housing laws require that municipalities apply flexibility or waive standards when necessary to eliminate barriers to persons with disabilities. For example, it may be necessary to waive setback standards to allow installation of a ramp to facilitate access to a home.

The California Attorney General has opined that the usual variance or use permit procedure does not provide the correct standard for making fair housing determinations. In the typical process of granting relief from a zoning standard, the focus is on special characteristics of the property. However, in the case of disabled access, the issue is the special need of the individual that makes the zoning standard a barrier to accessing housing. In response to this problem, many California municipalities are adopting fair housing reasonable accommodation procedures to address barriers in land use and zoning regulations.

Procedures for Ensuring Reasonable Accommodations

~~The Town of Corte Madera currently approves encroachment permits and variances to allow exceptions to zoning standards for property improvements, such as ramps in setbacks, to provide access to housing for individuals with disabilities. These procedures may conflict with laws applicable to housing for persons with disabilities. Accordingly, Housing Element Implementation Program H-1.5.b Reasonable Accommodation establishes a program to~~

4.0 HOUSING CONSTRAINTS

~~amend the Municipal Code to include a reasonable accommodation procedure for providing exceptions to the Zoning Ordinance and other regulations to facilitate access to housing for persons with disabilities.~~

~~*Efforts to Remove Regulatory Constraints for Persons with Disabilities*~~

~~The State has removed any local discretion for review of group homes for persons with disabilities. In 2014, the Town amended the Zoning Ordinance to provide a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures. Applications are reviewed and approved by the Planning and Building Director if no discretionary permit approval is required other than the request for reasonable accommodation. Otherwise, the request is reviewed by the appropriate reviewing authority.~~

The Town of Corte Madera does not impose additional zoning, building code, or permitting procedures on group homes other than those allowed by State law. There are no Town initiated constraints on housing for persons with disabilities caused or controlled by the Town of Corte Madera. The Town also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such construction is regulated under Chapter 11A, Housing Accessibility, of the California Building Standards Code. ~~Further, the Town works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Finally, Housing Element Implementation Program H-1.5.b Reasonable Accommodation is a program to amend the Zoning Ordinance to clarify that retrofitted access ramps and other accessibility structures are permitted in setback areas.~~

Zoning and Other Land Use Regulations

Corte Madera implements and enforces Chapter 11A, Housing Accessibility, of the California Building Standards Code. The Town provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

The Town has not identified any zoning or other land-use controls that could discriminate against persons with disabilities or restrict access to housing for disabled individuals. Examples of the ways in which the Town of Corte Madera facilitates housing for persons with disabilities through its regulatory and permitting processes include:

- The Town permits group homes in all residential districts with no regulatory restrictions, except compliance with the building code.
- The Town does not restrict occupancy of unrelated individuals in group homes and does not limit the number of persons living in a housing unit.
- The Town permits housing for special needs groups, including persons with disabilities, without regard to distances between uses. The Land Use Element of the General Plan does not restrict the sites of special needs housing.

Permitting Procedures

The Town does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The requirements for building permits and inspections are the same as for other residential projects and not burdensome. Town officials are not

4.0 HOUSING CONSTRAINTS

aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

As discussed above, the Town of Corte Madera allows group homes by right, as required by State law. No use permit or other special permitting requirements apply to such homes. The Town does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use, design review would be required as for any other new residential structure. The Town's design review process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. All residential projects in the Town require the same level of design review.

4.3 NON-GOVERNMENTAL CONSTRAINTS

Land Costs

Two major factors contribute to high land costs in Corte Madera: high demand and short supply.⁶ Land costs in Marin vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. ~~The typical land value for a single-family home lot runs between \$300,000 and \$900,000 in Novato, or \$1 million and \$5 million in Tiburon. There have not been any sales of vacant single-family lots in Corte Madera for a number of years. However, based on the sales trends for existing single-family homes, the estimated value of a vacant single-family lot in Corte Madera is between \$450,000 and \$550,000⁷~~ In Corte Madera, a 0.59 acre vacant lot at 530 Chapman Drive (Site #9 in Table 47) sold in December 2013 for \$350,000⁸.

Generally, land zoned for multifamily and mixed-use developments is more expensive than property zoned for single-family. ~~As with single-family properties, there have not been any sales of vacant multi-family lots in Corte Madera for a number of years. However, the Based on the assessed land value of the 180-unit Tam Ridge Residences project (\$15,063,560 for 4.54 acres), the estimated value of vacant land zoned for multi-family housing is \$1,000,000-3,300,000 per acre, or approximately \$84,000 per unit. Based on a typical multifamily construction in Marin County, land costs add \$50,000-\$65,000 per unit, but can run as upwards of \$75,000.~~

In Marin County, land costs average around 15-20 percent of construction costs for multifamily developments. Even though land costs for single-family homes vary widely throughout the county, the costs (as a percentage) are significantly higher than for multifamily developments.

Multifamily Construction Costs

Construction costs include both hard costs, such as labor and materials, and soft costs, including architectural and engineering services, development fees, and insurance. According to local developers, hard construction costs (including site improvements) for a typical two

⁶ According to the Marin Economic Commission's Marin Profile 1999: A Survey of Economic, Social and Environmental Indicators, 84 percent of land area in Marin is designated for agriculture, park lands and open space and watershed. Of the remaining land, 11 percent is developed and five percent is listed as potentially developable development.

⁷ -Source: Ravasio Real Estate

⁸ Zillow, accessed 8/29/14.

4.0 HOUSING CONSTRAINTS

or three-story multi-family development average approximately \$200 per square foot. Thus, a 25-unit development with a gross building area of 21,000 square feet would have hard construction costs of approximately \$4.2 million, or about \$168,000 per unit. Soft costs typically add 45 to 50 percent to this base cost, yielding a per unit total construction cost of approximately \$252,000. For multifamily housing in Marin County, hard costs account for 60-70 percent of the building cost, and soft costs average around 15-20 percent (the remaining 15-20 percent is land costs). Based on recent multifamily developments in the county, hard costs are currently between \$250 and \$400 per square foot for a multifamily unit according to information from affordable housing developer EAH.

With all construction costs and land costs included, total multifamily unit development costs range from \$300 to \$500 per square foot, or between \$400,000 and \$500,000 per unit. These high costs reflect the high cost of land and the expensive finishes that are typical in Marin County. According to the Association of Bay Area Governments, wood frame construction at 20-30 units per acre is generally the most cost efficient method of residential development. However, local circumstances affecting land costs and market demand will impact the economic feasibility of construction types.

One factor affecting costs is the use of prevailing wage labor. Construction costs for a typical apartment complex in the region (45 units per acre, structured parking, 800 square units), are around \$200,000 a unit for prevailing wage labor and \$175,000 a unit for non-prevailing wage labor. Projects receiving public subsidies, such as affordable housing developments, often must pay prevailing wages.

Costs can change dramatically over time. From 2000-2007 construction costs were rising faster than inflation. In late 2007, costs leveled off and have since been declining, according to EAH. In late 2008 and early 2009, construction costs dropped roughly ten percent.

Single Family Construction Costs

According to local contractors and realtors, construction costs in Marin County vary between \$200 and \$250 per square foot for average construction and can go up to (and over) \$500 per square foot for a high-end, custom-built single family house. Soft costs (including architectural and engineering fees, property taxes during construction, city and utility fees, and construction loan interest and fees) typically increase these costs by approximately 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns.

For single-family homes, hard costs often are roughly 40 percent of the total construction cost, soft costs are 20 percent, and land is the remainder. In the region, single-family homes cost roughly \$125 per square foot for a two-story house and \$160 for a three-story home.

Financing

Over the past year, mortgage rates for conventional 30-year fixed rate loans have ranged between 4.2 percent and 4.6 percent for a 30-year fixed rate loan (HSH.com). These conforming loans, which are backed by the federal government through the Federal Housing Administration and the Government Sponsored Entities of Fannie Mae and Freddie Mac, are generally available to home buyers with good credit histories and adequate down payments. Interest rates on non-conforming loans (also known as "jumbo" loans) for loan amounts over \$625,500 (in Marin County) are about one-quarter percentage point higher than conforming loan rates, and are more difficult to secure. Tighter lending standards have

4.0 HOUSING CONSTRAINTS

~~made it harder to get a home loan, especially for those with poor credit scores and virtually impossible for a borrower with undocumented income.~~

~~Until mid-2008, home mortgage financing was readily available at attractive rates throughout Marin County and California. Rates varied, but ranged from around 6.25 percent to seven percent between 2006 and 2008 for a 30-year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as ten or 12 percent in the last decade.~~

~~Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate fell to around five percent in 2009. In particular, people with short credit history, lower incomes, or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates.~~

Small changes in the interest rate for home purchases dramatically affect affordability. A 30-year home loan for \$400,000 at five percent interest has monthly payments of roughly \$2,150. A similar home loan at seven percent interest has payments of roughly 20 percent more, or \$2,660.

~~Construction loans for new housing are very difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to cost ratio). In recent years, due to market conditions and government regulations, banks require larger initial investments by the builder. Many builders are finding it difficult to get construction loans for residential property at the current time, with the exception of limited funding available through local banks, and must rely on private funds or seller carry-back loans. Banks that are underwriting construction loans are requiring 25 to 35 percent cash equity; interest rates range from 4 to 6 percent. Loans for land acquisition are extremely difficult to secure, and lenders will typically provide financing for only 50 to 65 percent of the land value, at an interest rate of approximately 7.5 percent, for projects that are permit-ready.~~

~~Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction. In recent years, due to market conditions and government regulations, banks require larger investments by the builder.~~

~~Many builders are finding it nearly impossible to get construction loans for residential property at the current time. Complicated projects, like mixed-use developments, are often the hardest to finance. Non-profit developers may find it especially difficult to secure funding from the private sector.~~

Affordable housing developments face additional constraints in financing. Though public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments with higher per unit costs are among the hardest to make financially feasible. This is because the higher costs result in a sale price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant inputs of time by developers, but because the overall budget is smaller and fees are based on a percentage of total costs, the projects are often not feasible. These conclusions were developed in research done for the 2009 Marin Housing Element Workbook.

Rental developments tend to be easier to finance than for-sale projects, as there are more sources of funding available. However, recent cuts in public spending statewide have put

4.0 HOUSING CONSTRAINTS

pressure on these sources. Tax credits used to be a valuable source of revenue for low-income housing developers, but programs have been cut and the tax credit resale market has softened. ~~Though construction costs have been falling for all builders, the potential for tax credit revenue has been falling at an even greater rate, with the result that developers of low-income property are at a greater financing disadvantage than market-rate developers.~~

Affordable Housing Fund

In 2001 the Corte Madera Town Council adopted a nonresidential development impact fee ordinance and established an Affordable Housing Fund. The impact fee is assessed on a sliding scale based on the expected density of employees, ranging from \$.40 per square foot for warehouse space to \$4.79 per square foot for office buildings. Nonresidential impact fee proceeds are deposited in the Affordable Housing Fund. The Fund also receives affordable housing in-lieu fees that are paid by market rate housing projects to comply with the inclusionary housing ordinance. Expenditures from the Affordable Housing Fund including any interest derived from the fund can only be for "the land or building costs associated with developing housing affordable to low- and very low-income households" (CMC §3.48.030). In 2005 the Town awarded \$84,000 from the fund as a grant for the San Clemente Place housing project. The Town collected approximately \$155,000 in affordable housing impact fees over the 2009-2014 planning period. As of ~~late 2009~~2014, there was approximately ~~\$10,000~~\$165,000 in the Affordable Housing Fund.

5.0 GOALS, POLICIES & PROGRAMS

5.1 OVERVIEW

The Housing Element must identify programs to: (1) identify adequate sites, with appropriate zoning and development standards; (2) assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households; (3) address, and remove governmental constraints, including housing for persons with disabilities; (4) conserve and improve the condition of the existing affordable housing stock; (5) preserve assisted housing developments at-risk of conversion to market-rate; and (6) promote equal housing opportunities for all persons. The goals, policies, and programs listed in this section outline the means the Town will use to achieve the quantified objectives represented by the Regional Needs Housing Allocation analyzed in section 3.3 and the quantified objectives discussed below.



Successful Second Story Addition

Quantified Objectives

California law requires that housing elements include quantified objectives for the number of units likely to be constructed, rehabilitated and conserved/preserved by income level for the planning period. The Town of Corte Madera quantified objectives for the ~~2010-2015-2023~~ Housing Element are shown in Table 65 below.

Table 65: Quantified Objectives

	Very Low	Low	Moderate	Above Moderate	Total Units
New construction	18	27	7	181	237
Rehabilitation				54	54
Conservation/preservation		14	17		31

Corte Madera can meet its remaining Regional Housing Needs Allocation for new construction by ~~June 30, 2014~~ October 31, 2022, with the sites described in the available land inventory and the programs described in this section. While the available land inventory shows additional capacity, the new construction objectives are a conservative estimate recognizing current economic trends. The rehabilitation objective assumes completion of the 126-unit Madera Vista condominium conversion project (now

5.0 GOALS, POLICIES & PROGRAMS

[known as the Preserve at Marin Apartment Homes](#)) that was approved in 2010. As a condition of approval, the Town required that these badly deteriorated units be brought up to code.

There are 79 privately managed affordable units in the community [at San Clemente Place](#). These were built in 2008, and are subject to restrictions to keep them affordable for 55 years. Given this restriction that is set in part by the project funding as well as the conditions of approval, these units are not part of the objectives for conserving/preserving affordability. However, there are 31 below market ownership units in the community that must be monitored to assure that they remain affordable on resale. The Marin County Housing Authority, under contract to the Town, monitors these units and is required to advise the Town when there is a risk that affordability could be compromised.

5.2 GOALS, POLICIES & PROGRAMS

Corte Madera's housing goals, policies, and programs have been revised in response to the outreach process and the evaluation of the ~~2002–2011~~ Housing Element as summarized in Section 3 of this updated edition of the Housing Element and as described in detail in Appendix A.

The goals, policies, and programs are organized as follows:

- Goals are broad statements reflecting community values and ideal future vision. Goals are numbered H-1, H-2, etc.
- Policies are specific statements that guide decision-making in order to promote the achievement of a goal. In some instances, a policy may be specific enough to provide clear direction as to how implementation will occur. Policies are listed with corresponding goals and are numbered H-1.1, H-1.2, etc.
- An implementation program is an action or procedure that carries out a policy. Most policies have one or more corresponding implementation programs. Implementation programs are in sequence with goals and policies, and are numbered H-1.1.a, H-1.1.b etc.

Goal H-1 Promote housing opportunity.

Assist in developing housing opportunities for all types and sizes of households and for all economic segments of the community.

Policies and Implementation Programs:

Policy H-1.1.

Diversity of Population. Consistent with the community's housing goals, it is the desire of the Town to maintain a diversity of age, social, and economic backgrounds among residents throughout Corte Madera by matching housing size, types, tenure, and

5.0 GOALS, POLICIES & PROGRAMS

affordability to household needs. Housing opportunities for families with children should not be limited because necessary facilities are not provided on site.

Policy H-1.2

Equal Housing Opportunity. To the extent possible, the Town will ensure that individuals and families seeking housing in Corte Madera are not discriminated against on the basis of race, color, religion, marital status, disability, age, sex, family status (due to the presence of children), national origin, or other arbitrary factors, consistent with the Fair Housing Act.

Implementing Program H-1.2.a Anti-Discrimination Ordinance.

The Town will continue to enforce its Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies, including Section 8 and other rental programs. The Town will also require non-discrimination clauses in affordable housing agreements for deed-restricted units.

Responsibility:	Planning & Building Department;
Financing:	Staff time
Objective:	Post information and assure effective implementation and enforcement of anti-discrimination policies.
Timeframe:	Ongoing

Implementing Program H-1.2.b Respond to Complaints.

The Planning Director is the designated Equal Opportunity Coordinator in Corte Madera with responsibility to investigate and deal appropriately with complaints. The Town will refer discrimination complaints to the appropriate legal service, county, or state agency, or Fair Housing of Marin. If mediation fails and enforcement is necessary, refer tenants to the State Department of Fair Employment and Housing or HUD, depending on the nature of the complaint. Publicize this program in coordination with Marin Fair Housing.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Respond to discrimination complaints
Timeframe:	As needed

Policy H-1.3

Eligibility Priorities for Deed Restricted Housing. In order to meet a portion of the Town's local housing need, consistent with ABAG's Housing Need Determinations, and as a traffic, economic development, and community safety mitigation measure, the Town will provide for targeted marketing and advance notice of deed restricted rental and ownership units in new housing developments, to the extent consistent with applicable fair housing laws, for people living or working in the Town of Corte Madera or living or working within a five-mile radius of the Town's boundary.

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Implementing Program H-1.3.a Targeted Marketing.

Condition the approval of affordable housing projects and market-rate projects with affordable inclusionary units to conduct a targeted marketing program for deed restricted units. Targeted marketing programs shall be reviewed for approval by the Planning Commission, and the programs will include an evaluation component.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Targeted marketing programs
Timeframe:	As needed

Policy H-1.4.

Variety of Housing Choices. In response to the broad range of housing needs in Corte Madera, the Town will strive to achieve a mix of housing types, densities, affordability levels, and designs. The Town will work with developers of nontraditional and innovative housing approaches in financing, design, construction and types of housing that meet local housing needs.

Implementing Program H-1.4.a Housing Types

Adopt the following revisions to the Zoning Ordinance to facilitate the development of a full range of housing types and thereby offer a variety of housing choices:

- a. Factory-built housing and mobile homes. Add “factory-built housing” and “mobile homes” to the definition section of the Zoning Ordinance. Amend the Zoning Ordinance to designate factory-built housing as an allowed use in all residential zoning districts subject to the same development standards as all other housing types in these zones, consistent with State law. Establish standards and procedures for mobile homes.
- b. Single room occupancy (SRO) housing. Add “single room occupancy housing” to the definitions section of the Zoning Ordinance as an allowed use in multifamily zoning districts. ~~Amend~~ Consider amendment of the Zoning Ordinance to allow SRO housing as a conditionally permitted use in the C-1, C-2, and C-3 zoning districts.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Zoning Ordinance amendments
Timeframe:	Within one year

Policy H-1.5.

Special Needs Housing. The Town will remove barriers and actively promote development and rehabilitation of housing to meet special needs, including the needs of seniors, people living with disabilities, the homeless, people with HIV/AIDS and other

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illnesses, people in need of mental health care, single parent families, large families, and other persons identified as having special housing needs.

~~*Implementing Program H-1.5.a — Remove Zoning Barriers*~~

~~Adopt the following revisions to the Zoning Ordinance to facilitate the development of housing to meet special needs:~~

- ~~a. *Transitional and supportive housing.* Add "transitional housing" and "supportive housing" to the definition section of the Zoning Ordinance. Amend the Zoning Ordinance to designate transitional and supportive housing as allowed uses in all residential zoning districts subject to the same development standards as all other housing types in these zones, consistent with State law.~~
- ~~b. *Emergency shelters.* Add "emergency shelter" to the definition section in the Zoning Ordinance. In compliance with SB 2, amend the Zoning Ordinance to allow emergency shelters by right in the Public and Semipublic zoning district, without the requirement for a Use Permit or other discretionary approval. There are currently three churches in the community; one of these is zoned Public-Semi-Public. The Town will offer to rezone the latter two properties to Public/Semi-Public at the Town's expense, if requested by the property owners. The Town will develop objective written standards for emergency shelters to provide a minimum of 13 beds in the community, and the Town will regulate the facilities. The standards will address items such as the following:~~
 - ~~• the maximum number of beds/persons permitted to be served nightly;~~
 - ~~• required off-street parking;~~
 - ~~• the size/location of exterior and interior onsite waiting and client intake areas;~~
 - ~~• the proximity to other emergency shelters;~~
 - ~~• the length of stay permitted;~~
 - ~~• site lighting;~~
 - ~~• security.~~

~~Responsibility: ————— Planning & Building Department.~~

~~Financing: ————— Staff time.~~

~~Product: ————— Zoning Ordinance amendments and rezoning of two properties.~~

~~Timeframe: ————— Within one year of adoption of the Housing Element~~

~~*Implementing Program H-1.5.b — Reasonable accommodation*~~

~~Consistent with SB 520 enacted January 1, 2002, reduce barriers in housing for individuals with disabilities through the following actions:~~

- ~~a. Establish a reasonable Accommodation Procedure in the Zoning Ordinance for providing exceptions for housing for persons with disabilities.~~

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~~b. Amend the Zoning Ordinance to clarify that access ramps are allowed in setback areas.~~

~~Responsibility: Planning & Building Department.~~

~~Financing: Staff time.~~

~~Product: Zoning Ordinance amendments.~~

~~Timeframe: Within one year.~~

Implementing Program H-1.5.a Neighborhood Relations

Encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. Providers or sponsors of emergency shelters, transitional housing programs, and community care facilities will be encouraged to establish outreach programs with their neighborhoods. The following actions will be taken:

- a. A staff person from the provider agency will be designated as a contact person (with a posted phone number) with the community to respond to questions or comments from the neighborhood.
- b. Outreach programs will designate a member of the local neighborhood to the provider's Board of Directors.
- c. Neighbors of emergency shelters, transitional housing programs, and community care facilities should be encouraged to provide a neighborly and hospitable environment for such facilities and their residents.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Zoning Ordinance amendments
Timeframe:	Ongoing

Policy H-1.6.

Provision of Affordable Housing for Special Needs Households. The Town will work with groups to provide opportunities through affordable housing programs for a variety of affordable housing to be constructed or acquired for special needs groups, including assisted housing and licensed board and care facilities.

Implementation program H-1.6.a Adaptable Units for the Disabled.

The Town will ensure that new housing developments include units that can be adapted for use by disabled residents.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Adaptable units in multi-family projects
Timeframe:	Ongoing

Implementation program H-1.6.b Residential Care Homes.

Continue to allow small licensed group homes by right in all residential districts without the requirement for a Use Permit or other discretionary approval for six or fewer persons who are not disabled but are in need of twenty-four hour

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nonmedical care. Continue to allow small licensed residential care facilities by right in all residential districts without the requirement for a Use Permit or other discretionary approval for six or fewer persons who are disabled and in need of twenty-four hour nonmedical care.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Small residential facilities for persons with special needs
Timeframe:	Ongoing

Policy H-1.7

Density Bonuses for Special Needs Housing. The Town will use density bonuses to assist in meeting special housing needs, housing for lower income elderly, and housing for the disabled, consistent with roadway capacity and considering parking needs and neighborhood scale. Senior care facilities, including residential care facilities serving more than six people, shall be treated as residential uses subject to inclusionary housing requirements.

Implementation program H-1.7.a Density Bonuses for Special Needs Housing

Continue to grant bonuses for projects that include units for persons with special needs.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Special needs units in multi-family projects
Timeframe:	Ongoing

Policy H-1.8

Housing for Families with Children. Encourage two-and three-bedroom housing units affordable for lower and moderate income families with children.

Implementation program H-1.8.a Family Housing Amenities

As part of the design review permitting process, require adequate provisions for families with children, including consideration of amenities such as play yards and child care.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Family amenities in housing developments
Timeframe:	Ongoing

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Policy H-1.9

Housing for the Homeless. Recognizing the lack of resources to set up completely separate systems of care for different groups of people, including homeless-specific services for the homeless or people "at risk" of becoming homeless, the Town will work with other jurisdictions, as appropriate, to develop a fully integrated approach for the broader low-income population. The Town will support countywide programs to provide for a continuum of care for the homeless including emergency shelter, transitional housing, supportive housing, and permanent housing.

Implementation program H-1.9.a Countywide Homeless Programs

Actively engage with other jurisdictions in Marin to provide additional housing and other options for the homeless, supporting and implementing Continuum of Care actions in response to the needs of homeless families and individuals. Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.

Responsibility:	Town Council; Planning & Building Department
Financing:	Staff time
Objective:	Countywide strategy for homelessness
Timeframe:	Ongoing

Policy H-1.10.

Health and Human Services Programs Linkages. As appropriate to its role, the Town will coordinate with other agencies to link together all services serving lower income people with affordable housing resources, with emphasis on housing that serves residents with special needs.

Policy H-1.11.

Rental Assistance Programs. The Town will continue to publicize and create opportunities for using available rental assistance programs, such as the project-based and tenant-based Section 8 certificate programs, in coordination with the Marin Housing Authority (MHA). The Town will also continue to support the use of Marin Community Foundation funds for affordable housing and continue to participate in the Rebate for Marin Renters program administered through MHA.

Implementation program H-1.11.a Rental Assistance Programs

Develop and implement measures to make full use of available rental assistance programs. Actions include:

- a. Requiring that owners of new apartment units accept Section 8 certificates.
- b. Maintain descriptions of current programs to hand out to interested persons.
- c. Provide funding support, as appropriate.

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- d. Coordinate with the Marin Housing Authority on rental housing assistance programs, such as Shelter Plus Care, AB2034, HOPWA, the Rental Assistline, Rental Deposit Program, and Welfare to Work Program.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Rental assistance services
Timeframe:	Ongoing

Policy H-1.12.

Energy Assistance Programs. The Town will publicize and create opportunities for using energy assistance programs, especially for moderate- and lower-income households.

Implementation program H-1.12.a Energy Assistance Programs

Develop and implement measures to publicize the use of energy assistance programs for moderate- and lower-income households. Programs include but are not limited to:

- a. *PG&E conservation rebates.* PG&E offers a wide range of rebates for energy efficient equipment and appliances, including refrigerators, clothes washers, room air conditioners, water heaters, attic and wall insulation, cool roofs, HVAC systems, furnaces, whole house fans, air handler systems, swimming pool pumps and motors, furnaces, duct sealing, whole house fans, air handler systems, swimming pool pumps and motors, water heaters, cool roofs, insulation, room air conditioners, clothes washers, dishwashers, computer monitors, energy-efficient lighting, and recycling of refrigerators, freezers and room air conditioners.
- b. *PG&E Low-Income Home Energy Assistance Program (LIHEAP)* Funded by the federal Department of Health and Human Services, eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient.
- c. ~~*PG&E Weatherization Program*~~ *California Youth Energy Services.* This program, administered through the Marin County Energy Watch Partnership, provides free energy assessment and installs free energy and water-saving equipment. weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
- d. *Rehabilitation Loans.* The Marin Housing Authority provides low-interest residential rehabilitation loans to very-low income homeowners to make basic repairs correct substandard hazards, and eliminate health and safety issues. Funds can also be used to include energy efficiency improvements.

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Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Energy assistance services
Timeframe:	Ongoing

Goal H-2 Use land efficiently and sustainably.

Develop a variety of housing to meet community needs and to promote sustainability.

Policies and Implementation Programs:

Policy H-2.1

Housing to Meet Local Needs. Provide for the development of new housing to meet the diverse economic and physical needs of existing residents and projected population capacity by planning for adequate sites and supporting programs to achieve Corte Madera's Regional Housing Needs Allocation.

Implementation Program H-2.1.a: Provide a Variety of Housing Types and Affordability

Strive to promote a mix of housing types, densities, affordability levels, and designs. Promote innovative housing approaches by working with developers to explore "non-traditional" methods to finance, design, and construct different types of housing to meet local needs.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Housing consistent with RHNA
Timeframe:	Ongoing

Policy H-2.2

Affordable Housing Priorities. The Town will design and implement its programs to assist in the development of adequate housing to reflect the proportions of its unmet Regional Housing Needs Allocation. In prioritizing implementation resources, such as expenditures from the Affordable Housing Fund, the priorities, in descending order, shall be for extremely low, very low, low, and moderate-income housing needs.

~~**Policy H-2.3**~~

~~**Extremely Low Income Housing.** The Town will assure that the needs of extremely low-income households are addressed in the design and implementation of its housing programs.~~

Implementation Program H-2.2.a Update Ordinance to Address the Needs of Extremely Low-income Households

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~~Update housing-related ordinances and programs that address specific income categories to include extremely low-income households, including, but not limited to, the following:~~

- ~~a. Amend the Affordable Housing ordinance to include a percentage of units affordable to extremely low-income households to be included in projects with 10 or more units, or to be used in the formula to calculate in-lieu fees.~~
- ~~b. Amend the affordable housing requirements for the AHO, AHE-A, AHE-B, and AHMU affordable housing overlay districts to include a percentage of housing affordable to extremely low-income households as part of the affordable housing requirement for the respective districts.~~
- ~~c. Amend the Affordable Housing Fund ordinance (CMC § 3.48.030) to state that money placed in the fund and interest derived from the fund shall be expended solely for the land or building costs associated with developing housing affordable to extremely low, very low, and low-income households. The Town will prioritize funding for extremely low income housing needs, followed by very low income and then low income housing needs.~~

Responsibility:	Planning and Building Department
Financing:	Staff time
Objective:	Updated housing-related ordinances
Timeframe:	Within one year of Housing Element adoption

Policy H-2.3

Contributions for Workforce Housing from Non-Residential Uses.

Consider housing needs for local workers when reviewing non-residential development proposals. The Town will require non-residential uses to contribute to the provision of affordable workforce housing by techniques such as in lieu fees, provision of housing, or other alternatives of equal value.

Implementation Program H-2.3a Nonresidential Development Impact Fee

The Town will continue to implement the Nonresidential Development Impact Fee. This fee is collected for any change in use that is to a nonresidential use, for any new nonresidential use, and for any expansion of a nonresidential use. Fee proceeds are deposited in the Affordable Housing Fund (CMC, Chapter 3.48).

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Impact fees to be used for affordable housing
Timeframe:	Ongoing

Implementation Program H-2.3.b Affordable Housing Fund

The Town will continue to administer the Affordable Housing Fund (CMC, Chapter 3.48).

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Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Affordable housing units and/or land to support affordable housing
Timeframe:	Ongoing

Implementation Program H-2.3.c Affordable Housing Fund Ordinance update

The Town will update the Affordable Housing Fund ordinance as needed to reflect current housing development costs.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Fee schedule updates
Timeframe:	Ongoing

Policy H-2.4

Employee Housing. The Town will work with employers developing larger projects (20+ employees) to promote local housing opportunities for their employees and will encourage employers to find ways to provide housing assistance as part of their employee package. Developers of major projects in mixed-use areas will be encouraged to consider and propose housing, if feasible.

Implementation Program H-2.4.a Employee Housing

As part of the development review process for larger projects, encourage developers to provide housing on-site. Where permitted by the General Plan land use designations, the base zoning district and/or overlay zoning, offer flexible development standards as an incentive to provide on-site employee housing.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Employee housing
Timeframe:	Ongoing

Implementation Program H-2.4.b Employee Housing Bonus Units

As part of the development review process for larger projects, and where permitted by the General Plan land use designations, the base zoning district and/or overlay zoning, offer density bonuses as an incentive to provide on-site affordable employee housing.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Affordable employee housing units
Timeframe:	Ongoing

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Policy H-2.5

First-Time Homebuyer Programs. Support first-time homebuyer programs.

Implementation Program H-2.5.a First-time Homebuyer Programs

Support first-time homebuyer programs as funding becomes available and combine such programs with housing counseling programs.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	First-time buyer loans
Timeframe:	Ongoing

Policy H-2.6

High Potential Housing Opportunity Areas. Given the diminishing availability of developable land, the Town has identified housing opportunity areas and sites where a special effort will be made to provide workforce and special needs affordable housing. The Town will evaluate all appropriate incentives to facilitate development at High Potential Housing Opportunity Sites and will take specific actions to promote the development of affordable housing units on these sites (identified in the Implementing Programs).

Implementation Program H-2.6.a Facilitate Development of High Potential Housing Opportunity Sites

Facilitate the development of affordable housing on high potential sites by using funding resources and other means to assist in on-and off-site mitigation that may be required. Consistent with CEQA Section 15332 ("Infill Development Projects"), seek opportunities for infill development consistent with the General Plan and zoning requirements that can be categorically exempt from CEQA review.

Responsibility:	Planning & Building Department
Financing:	Application Fees
Objective:	CEQA compliance
Timeframe:	Ongoing

~~***Implementation Program H-2.7.b Mixed Use at the Corte Madera Gateway Area***~~

~~Promote the redevelopment of the approximately 4.5 gross acre WinCup property at the northeast corner of the intersection of Tamal Vista Boulevard and Wornum Drive to mixed use consisting of high-density residential and local-serving commercial uses. Development at the WinCup site will advance a Sustainable Communities Strategy for new multi-unit housing near existing transit and commercial services.~~

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~~Amend the Zoning Ordinance to include an MUGD (Mixed Use Gateway District). Development standards will allow for flexibility in the application of building height limits, allowing well designed and appropriately located building(s) to achieve building heights beyond the limits provided for in the existing zoning ordinance, and flexibility in the application of street frontage and interior property line setbacks. Development standards will also allow for flexibility in the application of lot coverage, parking and other standards. Allow a non-residential Floor Area ratio of 0.34, and a minimum residential density of 40.0 dwelling units per gross acre for the existing parcels and/or any parcels resulting from a future land division, providing that the total commercial development shall not exceed 20,000 square feet of floor area.~~

~~Responsibility: Planning & Building Department
Financing: Application Fees
Product: Up to 180 units
Timeframe: Rezone the site to MUGD within one year of adoption of the Housing Element.~~

Implementation Program H-2.6.b Actions for Robin Drive

Facilitate development of the Robin Drive property consisting of 15.18 acres of sloping hillsides comprised of two irregular oblong portions connected by a narrow strip of land. The property is designated Medium Density Residential and Open Residential on the General Plan diagram of the Land Use Element. Feasibility studies have shown that 15 single family detached units could be built on the property at planned densities. It shall be the policy of the Town of Corte Madera to implement ~~the a~~ mandatory second unit requirement on this property.

At the time an application is proposed for residential development on the property, second units shall be required for at least 50 percent of the market rate units. Apply the following standards for requiring second units:

- a. Applies to all parcels in excess of 7,500 square feet.
- b. ~~The 2nd units will be counted as follows: 40% very low income and 60% moderate income housing based on surveys of second units and the prevailing market conditions in Marin County.~~
- c. The main units with second units will not be counted as dwelling units for the purpose of determining ~~be exempt from~~ the inclusionary requirement (i.e., the requirement to provide inclusionary units or pay an in-lieu fee).

Responsibility: Planning & Building Department
Financing: Application fees
Objective: Up to ~~23~~ units, including ~~87~~ second units
Timeframe: Ongoing

Implementation Program H-2.6.c Actions for 1421 Casa Buena Drive

Facilitate development of this 1.29-acre property, which is designated Medium Density Residential in the General Plan and has corresponding R-2 residential

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zoning with an allowable density of up to ~~41~~10.9 units per acre. There are no significant constraints on the property.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Up to 41 <u>10.9</u> units <u>per acre</u>
Timeframe:	Ongoing

Implementation Program H-2.6.d Actions for Wornum Drive Extension.

Develop up to ~~25~~ 20 affordable units on the 1.4-acre former railroad right-of-way that the Town owns directly west of Wornum Drive. Consider emphasizing studio and one-bedroom units and reduced parking requirements in order to maximize the number of households served. Project design shall emphasize enhancement of the pedestrian/bicycle pathway and wetlands protection. The Town will take the following specific actions:

- Partner with a Non-Profit Developer. Select a qualified non-profit organization to develop the site as an affordable housing project acceptable to the Town's terms and conditions. Consider providing preferences to proposals that include an extremely-low income component.
- Negotiate a Development Strategy. Develop and implement an appropriate strategy for achieving affordable housing on the property. Elements of a strategy include partnering with a developer and providing land.
- Market Affordable Housing Units. The Town will oversee marketing the units to assure that Housing Element goals are maximized.
- Income Categories. At a minimum, implement the affordable housing requirement set by the AHE-B overlay district, which applies to the Wornum Drive Extension property. ~~The AHE-B district requirements for a 25-unit project are shown in the following table:~~

	Income Category		
	Extremely Low	Very Low	Low
Percentage	11%	18%	71%
Number	3	5	17

Responsibility:	Planning & Building Department
Financing:	Affordable Housing Fund
Objective:	Up to 25 <u>20</u> affordable units
Timeframe:	<u>Outreach to non-profit developers</u> within 2 years of Housing Element adoption; <u>development of 20 units by October 2022.</u>

Policy H-2.7

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~~Resource-Other Sites for with Housing Potential.~~ ~~Resource-Other sites with housing potential are sites or areas which have opportunities could to contribute to meeting the Town's housing needs in a variety of ways, such as with second units, payment of in-lieu housing fees, or having development potential. Some of these sites are large properties with significant constraints to development, such as environmental considerations or ownership issues, which may be accommodated in the future with innovative planning. Due but due to the constrained nature of these sites, they may or may not be developed during the planning period of this Housing Element, which is through the year 2014. Given this potential and the uncertainties, it is important to the Town that these sites be identified and viewed as a resource.~~

Implementation Program H-2.7.a Actions for Old Corte Madera Square

~~Encourage the development of Develop~~ up to 20 mixed-use affordable units in smaller in-fill projects in the 6.5-acre Old Corte Madera Square area during the timeframe of the Housing Element. It is estimated that up to about 20 new housing units could be added to the Old Corte Madera Square area ~~in the period covered by this Housing Element.~~ The area is in the R-2 and C-1 "base" zoning districts and the AHO affordable housing overlay district. The AHO district allows mixed-use development with housing at up to 25 units per gross acre ~~and a commercial FAR at 1.0, if the housing is affordable.~~ The AHO district also includes design standards to the historic and architectural resources of the Old Corte Madera Square area. ~~It is the Town's policy to offer fast track processing for applications that conform to the AHO district standards, including review and approval of mixed-use development proposals with a single Design Review permit application. In order to simplify the application process, the AHO district does not require preliminary and precise plan applications; rather development in the AHO district is subject to design review approval.~~

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	20 affordable units
Timeframe:	Dependent on developer interest

Implementation Program H-2.7.b Identify Additional Housing Opportunity Sites

~~In order to ensure the Town's ability to meet future housing needs, the Town will endeavor to identify new housing opportunity sites in advance of the next housing element update process. Sites may include sites with existing buildings nearing the end of their useful life or in need of substantial repair or redevelopment. The study will begin once the Wornum Drive Extension site is under construction or by 2020, whichever occurs first. The Town will work closely with property owners, housing developers, the community and other stakeholders to identify housing development opportunities, issues and needs and select the most viable site or sites for inclusion in the next housing element~~

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update. If necessary, the Town will undertake rezoning actions and environmental review.

Responsibility: Planning & Building Department
Financing: General Plan Maintenance Fund
Objective: Identification of Additional Housing Opportunity Sites
Timeframe: Planning process to begin prior to 2020

~~**Implementation Program H-2.8.b — Expansion of The Village Shopping Center**~~

~~Allow expansion of The Village regional shopping center consistent with Town goals for establishing a mix of land uses. Encourage construction of high-density residential units (including affordable housing) on-site.~~

~~The established Floor Area Ratio for the shopping center shall be 0.47. Increased floor area may be accommodated through construction of upper stories, or through expanded building footprints when combined with construction of parking garages.~~

~~Modify the Zoning Ordinance to allow for building height bonuses of 15 feet beyond the based zone standard and/or reduce parking standards if proposed development includes affordable housing. Such increases in height shall minimize view impacts to properties with views of San Francisco Bay through thoughtful building design and placement.~~

~~At the discretion of the Town Council, Implementation Program H-2.8.b may be implemented under the provisions of the PD (Planned Development Overlay District).~~

~~Responsibility: Planning & Building Department~~
~~Financing: Application fees~~
~~Product: Up to 300 units with up to 75 affordable inclusionary units~~
~~Timeframe: Dependent on developer interest.~~

~~**Implementation Program H-2.8.c — Actions for the Corporation Yard**~~

~~This 1.25-acre property is the Town's Corporation Yard. It is currently designated Public/Semi-Public on the General Plan Diagram of the Land Use Element. The property is a good housing site due to its flat topography, location close to services, transit, schools and the freeway, and ownership by the Town. Other public agencies have similar facilities nearby, suggesting that it may be possible to share one or more sites, thereby making this parcel available for affordable housing. It shall be the policy of the Town of Corte Madera to take initial steps during the planning horizon of the updated Housing Element to redevelop the Corporation Yard as a housing site with at least 15 affordable units. The Town will take the following implementation actions:~~

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- ~~a. Relocation Study. The Town will conduct a study and negotiate with agencies that may be able to share corporation yard facilities including the City of Larkspur, the Marin Municipal Water District and the Tamalpais Union High School District.~~
- ~~b. Develop a Concept Plan. The Town will prepare a concept plan for developing and financing affordable housing on the property.~~
- ~~c. Rezoning. Depending on the outcome of the relocation effort, the Town will rezone the property to the Affordable Housing -- Exclusive Overlay Zone (AHE-B).~~

~~Responsibility: Planning & Building Department.~~

~~Financing: Staff time; Affordable Housing Fund.~~

~~Product: Up to 25 small (studio/one-bedroom) multiple family housing units.~~

~~Timeframe: Dependent on availability of a relocation site.~~

~~*Implementation Program H-2.8.d — Actions for Madera Bay Park*~~

~~This property is currently designated Office on the General Plan Diagram of the Land Use Element. Feasibility studies have shown that the property may support up to 128 multi-family housing units if difficult site constraints can be mitigated including proximity to wetlands, soil conditions and the lack of access. The Town's determination whether to approve a project will depend on the amount and price range of affordable units provided and the degree to which constraints are mitigated.~~

- ~~a. Comprehensive Application. The Town will consider an application to develop the property with a mix of high density affordable and market rate residential units. In order to facilitate environmental review, the Town will only consider a comprehensive application package that addresses all of the necessary development approvals.~~
- ~~b. Application to amend the Land Use Element to High Density Multi Unit Residential. The Town will consider an amendment to the Land Use Element and the General Plan Diagram to designate the site High Density Multi Unit Residential.~~
- ~~c. Application to Rezone. The Town will consider an application to rezone the property to the Affordable Housing -- Exclusive Housing Overlay Zone (AHE-A).~~
- ~~d. Flexible Standards. The Town will consider proposals to ease development standards including building height, setbacks and coverage, parking and open space as an incentive to providing affordable housing.~~

~~Responsibility: Planning & Building Department.~~

~~Financing: Application Fees.~~

~~Product: Up to 128 units.~~

~~Timeframe: Dependent on developer interest.~~

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Policy H-2.8

Retention and Expansion of Multi-Family Sites at Medium and Higher Density. The Town will protect and strive to expand the supply and availability of multi-family infill housing sites for affordable and workforce housing, will make the most efficient use of these sites in meeting local housing needs, and will strive to make sites competitive for subsidies. Pursuant to Government Code Section 65863, the Town will not re-designate or rezone residential land identified for multi-family housing in the Available Land Inventory (Table 47) ~~for other uses or~~ to lower densities without ~~re-designating or rezoning equivalent land for higher density multi-family development~~ identifying sufficient additional sites with an equal or greater residential density or making written findings as identified in Government Code Section 65863.

Implementation Program H-2.8.a: General Plan Amendments

Preserve those areas designated for medium- and high-density residential development by discouraging General Plan amendments and rezoning actions that would reduce planned residential densities on High Potential Housing Sites identified in the Available Land Inventory for multi-family development (Table 47). General Plan amendments and rezoning actions that would reduce residential densities may only be approved subject to findings that such actions would not be detrimental to overall Town housing goals, or where the loss of potential housing is mitigated through a corollary action of the application.

Responsibility:	Planning & Building Department
Financing:	Application Fees, General Fund
Objective:	Housing sites preserved
Timeframe:	Ongoing

Policy H-2.9

Mixed-Use Housing. Well-designed mixed-use residential/non-residential developments are highly encouraged by the Town where residential use is appropriate to the setting and development impacts can be mitigated. The Town will develop incentives to encourage mixed use development in appropriate locations.

Implementation Program H-2.9.a Mixed-Use Zone

Amend the Corte Madera Zoning Ordinance to add a Mixed-Use Zone to implement the General Plan Mixed-Use land use designations, and apply this zoning to lands so designated on the Land Use Diagram. The Mixed-Use Zone may be applied to properties on a case-by-case basis as an incentive to provide high-density multi-family housing. Development standards for the Mixed-Used district may include the following:

- a. Limited height bonuses;
- b. Shared parking in mixed-use developments;
- c. Floor Area Ratio: up to .34, additive to residential densities;
- d. Residential density: 15.1 to 25.0 dwelling units per gross acre.

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Responsibility:	Planning & Building Department
Financing:	General Fund
Objective:	Zoning Ordinance amendment
Timeframe:	Within two years

Implementation Program H-2.9.b: Mixed Use Development

The Town will support mixed-use projects including residential components, such as live-work combinations or ground-floor retail with upper story residential use. Such projects will be encouraged over standard single-use development proposals where the underlying zoning allows mixed-use developments. Encourage opportunities for live/work developments where housing can be provided for workers on-site or caretaker or other types of housing can be provided in appropriate locations.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Housing in mixed-use projects
Timeframe:	Ongoing

Implementation Program H-2.9.c: Regional Transportation/Housing Activities

The Town will coordinate with regional transportation planning activities, and will consider facilitating transit-oriented housing development by using ~~the~~ incentives and other means provided through regional transportation plans.

Responsibility:	Planning & Building Department.
Financing:	Staff time
Objective:	Project funding
Timeframe:	Ongoing

~~Policy H-2.10~~

~~**Community Plans.** Develop, adopt, and implement Community Plans to encourage mixed-use and transit-oriented development at maximum residential densities within easy walking distance to transit access points where reduced automobile usage and parking requirements are possible. Maximize the use of these limited land resource sites to reduce overall energy, land, water and other costs. Community Plans shall be adopted as amendments to the General Plan.~~

~~*Implementation Program H-2.10.a: Corte Madera Square Community Plan*~~

~~Prepare a Community Plan consistent with General Plan Land Use Policy LU-1.4 and Implementation Program LU-1.4.a to encourage mixed-use development in the area. Include incentives for historic preservation and affordable housing.~~

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~~Preparation of the Corte Madera Square Community Plan should be the first priority among the community plans:~~

~~Responsibility: Planning and Building Department
Financing: General Plan Maintenance Fee
Objective: Community Plan
Timeframe: Ongoing~~

~~**Implementation Program H-2.10.b: San Clemente/Paradise Drive Community Plan**~~

~~Prepare a Community Plan consistent with General Plan Land Use Policy LU-1.5 and Implementation Program LU-1.5.a to encourage mixed-use development in the area. Include incentives for high density and affordable housing.~~

~~Responsibility: Planning and Building Department
Financing: General Plan Maintenance Fee
Objective: Community Plan
Timeframe: Ongoing~~

~~**Implementation Program H-2.10.c: Fifer Avenue/Tamal Vista Boulevard Community Plan**~~

~~Prepare a Community Plan consistent with General Plan Land Use Policy LU-1.6 and Implementation Program LU-1.6.a. The Community Plan will include incentives encourage infill development consistent with underlying General Plan objectives for mixed-use and multi-family residential development in the area.~~

~~Responsibility: Planning and Building Department
Financing: General Plan Maintenance Fee; General Fund
Objective: Community Plan
Timeframe: Ongoing~~

~~**Implementation Program H-2.10.d: Tamalpais Drive/Casa Buena Drive Community Plan**~~

~~Prepare a Community Plan consistent with General Plan Land Use Policy LU-1.7 and Implementation Program LU-1.7.a for the Tamalpais Drive/Casa Buena Drive area. The Community Plan will encourage infill development consistent with underlying General Plan objectives for mixed-use and multi-family residential development in the area.~~

~~Responsibility: Planning and Building Department
Financing: General Plan Maintenance Fee; General Fund
Product: Community Plan
Timeframe: Ongoing~~

~~**Implementation Program H-2.10.e: Transit Oriented Development (TOD) Standards**~~

~~Establish standards and procedures in the Community Plans to promote Transit Oriented Development (TOD), including:~~

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- ~~a. a density bonus (up to an additional 25% in excess of the General Plan maximum);~~
- ~~b. parking standards to be established on a case-by-case basis, depending upon the location and characteristics of the development;~~
- ~~c. height limit bonuses to be established on a case-by-case basis on parts of TOD sites as appropriate if the design fits with other nearby uses and within the neighborhood context.~~

~~Responsibility: _____ Planning and Building Department
Financing: _____ General Plan Maintenance Fee
Objective: _____ Community Plans
Timeframe: _____ Ongoing~~

Policy H-2.12

~~**Shopping Center Redevelopment.** The Town will promote the development of housing in conjunction with the redevelopment of shopping centers when it occurs.~~

~~**Implementation Program H-2.12.a Shopping Center Redevelopment**
Where consistent with underlying General Plan land use policies, offer Mixed-Use zoning to promote housing in shopping center redevelopment projects.~~

~~Responsibility: _____ Planning and Building Department
Financing: _____ Application fees
Product: _____ Housing units in shopping center redevelopment projects
Timeframe: _____ On going~~

Policy H-2.10

Incentives for Affordable Housing Developments. The Town will use density bonuses and other incentives to help achieve housing goals while ensuring that potential impacts are considered and mitigated.

Implementation Program H-2.10.a Incentives for Affordable Housing
As part of the development review process, offer the following incentives to encourage the development of affordable housing:

- a. State Density Bonus Law. Offer density bonuses and ~~at least one other incentives~~ consistent with the State Density Bonus Law (Government Code Section 65915), for developments that include affordable dwelling units ~~consistent with CMC §18.24.120.~~
- b. ~~Parking: Sites within 0.25 mile of a transit stop may be permitted up to a 30 percent reduction in parking required by current code; off-site parking alternatives will also be considered.~~
- c. Facilitating Affordable Housing Development Review. Projects that provide 100% affordable housing developments-units shall receive the highest priority and efforts will be made by staff and decision-makers to:

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(1) provide technical assistance to potential affordable housing developers in processing requirements, including community involvement; (2) consider project funding and timing needs in the processing and review of the application; and (3) provide the fastest turnaround time possible in determining application completeness.

~~d. Reduced Fees. Waive or reduce fees on a sliding scale related to the levels of affordability, such as a rebate of all planning and building fees for affordable units based on the proportion of such units in the project.~~

e.d. Coordination with Other Agencies. Coordinate with service providers and other agencies as necessary to create opportunities for the development to be built.

f.e. Use Affordable Housing Fund monies as appropriate to achieve greater affordability.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Affordable housing units
Timeframe:	Ongoing

Policy H-2.11

Long-Term Housing Affordability Controls. The Town will apply resale controls and rent and income restrictions to ensure that affordable housing provided through incentives and as a condition of development approval remains affordable over time to the income group for which it is intended. Inclusionary units shall be deed-restricted to maintain affordability on resale to the maximum extent possible.

Implementation Program H-2.11.a Affordability Controls

Require deed restrictions to maintain affordability as a condition of approval for affordable housing units.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Recorded deed restrictions
Timeframe:	Ongoing

Implementation Program H-2.11.b Affordability Management

Continue to implement the agreement with the Marin Housing Authority (MHA), or other qualified entity, for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for low and moderate income units and assure that these units remain at an affordable price level.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Affordability maintained
Timeframe:	Ongoing

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Policy H-2.15

~~**Affordable Housing Overlay Zones.** Implement a range of overlay zoning districts to increase the supply of well-designed affordable housing.~~

~~**Implementation Program H-2.15.a—Affordable housing overlay zones**~~

~~Continue to allow rezoning to the following affordable housing overlay zoning districts in which residential densities are substantially increased if specified levels of affordability are achieved:~~

- ~~a. The AFFORDABLE HOUSING – EXCLUSIVE OVERLAY DISTRICT Zone A (AHE-A) requires residential development projects with a minimum of 50 percent below market rate (BMR) units.~~
- ~~b. The AFFORDABLE HOUSING – EXCLUSIVE OVERLAY DISTRICT Zone B (AHE-B) requires residential development projects comprised of only BMR units.~~
- ~~c. The AFFORDABLE HOUSING – OPTIONAL OVERLAY DISTRICT Zone (AHO) permits a mix of affordable housing with both residential and non-residential uses while preserving the character of the Old Corte Madera Square area.~~
- ~~d. The AFFORDABLE HOUSING MIXED USE OVERLAY DISTRICT Zone (AHMU) permits mixed use in commercial areas. Uses permitted or conditionally permitted by the underlying zoning are allowed if at least one-half of the total floor area is for residential uses, and at least one-half of the dwelling units are affordable. Non-residential FAR bonuses and density bonuses may be granted in return for affordable housing.~~

~~Affordable housing overlay zones have been applied to the San Clemente Family Housing site and Old Corte Madera Square. Overlay zones may be applied to other properties at the property owners' request.~~

~~Responsibility: Planning and Building Department
 Financing: Application fees
 Product: Affordable housing projects
 Timeframe: On going~~

~~**Implementation Program H-2.15.b—Update affordable housing overlay zone standards**~~

~~The “affordable housing requirement” in the text of the AHE-B Affordable Housing Exclusive Overlay Zone lists the percentage of affordable housing required by income category for projects within the AHE-B overlay zone. Amend the “affordable housing requirement” in each of the AHE-B overlay zone to reflect the unmet RHNA need for lower income units as follows:~~

District	Income Category		
	Extremely Low	Very Low	Low
AHE-B	11%	18%	71%

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~~In small projects, where the percentage of required units for a given income category would result in a requirement for less than one unit, one unit shall be required for that income category.~~

~~Responsibility: Planning and Building Department
Financing: Staff time
Product: Updated affordability requirements
Timeframe: within one year of adopting the updated Housing Element~~

Policy H-2.12

Inclusionary Housing Approach. ~~To increase affordable workforce housing construction,~~ The Town's Zoning Ordinance will currently requires residential developments involving one or more units to provide a percentage of units or an in-lieu fee for ~~extremely low-,~~ very low-, low-, and moderate-income housing. The units provided through this policy are intended for permanent occupancy and must be deed restricted, including but not limited to single family housing, multi-family housing, condominiums, townhouses, locally approved licensed care facilities, stock cooperatives or land subdivisions. ~~Inclusionary zoning requirements will target very low and low-income rental units and moderate-income ownership units.~~

Implementation Program H-2.12.a Affordable Housing Ordinance

Continue to implement the Affordable Housing Ordinance.

Responsibility: Planning & Building Department
Financing: Application fees
Objective: Affordable housing units and in-lieu fees
Timeframe: Ongoing

Implementation Program H-2.12.b Monitor Update the Affordable Housing Ordinance

~~Update-Monitor~~ the Inclusionary Housing ~~Element~~Ordinance. Consider the following issues as part of the process to update the Inclusionary Housing Ordinance as necessary.

- a. Ongoing evaluation to determine if the Town needs to Adjust-adjust the number and/or percentage of affordable units required by income category to rates that promote the achievement of the Town's affordable housing goals without unduly impacting overall housing production and supply.
- ~~b. Adjust the income categories to include extremely low-income households.~~
- ~~e.b.~~ Adjust the in-lieu fee schedule to assure that the fee rate adequately addresses the cost of providing an affordable unit or the required fraction of an affordable unit.
- ~~d. Revise the ordinance to allow the Town council to accept in-lieu fees for projects with 10 or more units when it is determined that the dedication of units would provide fewer affordable housing units than could be obtained with the expenditure of in-lieu fees.~~
- ~~e. Allow an exception the inclusionary requirement for the AHO district.~~

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- ~~f. —Revise the ordinance to require an annual review by the Town Council to evaluate the effect of the ordinance on overall housing production and to assure that supply is not unduly impacted.~~
- c. Evaluate the threshold for requiring inclusionary housing for small residential developments (1-9 units).

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Updated Affordable housing Ordinance <u>Keep Affordable Housing Ordinance current</u>
Timeframe:	Within two years of Housing Element adoption <u>Ongoing</u>

Policy H-2.13

Options for Meeting Inclusionary Requirements. The primary intent of the inclusionary requirement is the construction of new units on-site, with the focus being multi-family housing developments with deed restrictions to support long periods of affordability. Second priority for meeting inclusionary requirements shall be the construction of units off-site or the transfer of land and sufficient cash to develop the number of affordable units required within the same community or planning area. If these options are not practical, other alternatives of equal value such as in-lieu fees or rehabilitation of existing units may be considered.

Policy H-2.14

Payment of In-Lieu Fees. Payment of in-lieu fees will only be accepted when it is determined that transfer of land and/or dedication of units would prohibit any residential development on the site or would provide fewer affordable housing units than could be obtained by the expenditure of in-lieu fees on affordable housing development within the planning area. Fees paid in-lieu of providing units on site shall be of a value to adequately address the number of units required to be provided. The amount of the fee shall be established by a schedule that is periodically reviewed and updated by the Town Council.

Policy H-2.15

Second Dwelling Units. Encourage well-designed, legal second units in all residential neighborhoods.

Implementation Program H-2.15.a Second Unit Ordinance

Continue to implement the Second Unit Ordinance.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	17-16 second units by 2014 <u>2022</u>
Timeframe:	Ongoing

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Implementation Program H-2.15.b Junior Second Units.

Review and adopt standards to allow the creation of junior second units. Standards to consider should include, but not be limited to, the following:

- a. Conversion of existing bedroom required – no building expansion;
- b. Maximum 500 square-foot size;
- c. Wet-bar type kitchen only with limitations on size of sink, waste line and counter area;
- d. Cooking facility limited by electrical service (110v maximum) and prohibition of gas appliances;
- e. Bathroom requirement;
- f. External access requirement;
- g. Parking requirements;
- h. Owner occupancy requirement.

The Town will work with special districts to reduce or waive fees for junior second units.

Responsibility: Planning & Building Department, Planning Commission and Town Council

Financing: Staff time

Objective: 8 new second units, including junior second units, by 2022

Timeframe: Adopt standards within two years of housing element adoption

Implementation Program H-2.15.c Second Unit Fees.

Encourage the development of second units by waiving or reducing fees as follows:

- a. Consider waiver or reduction of the second unit permit application fee.
- b. Work with special districts, e.g. water and sanitary, to reduce or waive connection and/or service fees.

Responsibility: Planning & Building Department and Town Council.

Financing: Staff time

Objective: 16 second units by 2022

Timeframe: 2015

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Policy H-2.16

Second Dwelling Units in New Development. Require second units as part of new detached single-family dwelling subdivision development where four-five or more new units are proposed.

Implementation Program H-2.16.a Requirements for Second Units in New Development.

Amend the Zoning Ordinance to establish a mandatory Second Unit requirement based on the following:

- a. Apply these requirements in the R-1-A, -B, -C and R-I residential zoning districts on parcels in excess of 7,500 square feet.
- b. As a condition of approval of any parcel map or tentative map, resulting in four-five or more parcels, 50% plus one of all parcels created by the land division in excess of 7,500 square feet would be subject to the mandatory second unit requirement. In the event that only one of the new parcels is larger than 7,500 square feet, that lot would be subject to the requirement.
- c. Any new unit on any parcel covered by this requirement would be required to build a second unit. A new unit would include any construction that would increase the size of an existing unit or tear-down by 75% or more.
- d. Mandatory 2nd units would not be counted for purposes of calculating the inclusionary requirement or development density.
- e. The 2nd unit and the main unit would ~~be exempt from~~ not be counted as dwelling units for the purposes of determining the inclusionary housing requirements (i.e., the requirement to provide inclusionary units or pay an in-lieu fee).

Responsibility:	Planning & Building Department.
Financing:	Application fees.
Objective:	<u>17-16</u> second units by <u>2014</u> <u>2022</u>
Timeframe:	Ongoing

Policy H-2.17

Legalization of Existing Second Dwelling Units. ~~Establish~~ Consider an amnesty program for ~~illegal~~ second units built without permits that will provide a period for owners ~~of un-permitted units to register their units and~~ make them legal.

Implementation Program H-2.17.a Second Unit Amnesty

~~Establish~~ Consider an amnesty program for second units that do not have permits in order to increase the legal housing stock. A specific period will be allowed for owners of ~~illegal-un-permitted~~ units to ~~register-obtain permits for~~ their units without incurring fines. Consider including the following provisions in an amnesty program:

- a. Waiving permit fees.

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- ~~b. Adjusting the second unit regulations to facilitate the approval of existing second units.~~
- ~~e.b. Require second units that are granted amnesty to comply with the Housing Code.~~
- ~~d.c. Exempt second units that are granted amnesty from the limit on the number of second units allowed in the Amendment to the Christmas Tree Hill overlay district as specified in CMC § 18.18.405(K) and 18.18.410 to exempt second units that are granted amnesty from the limit on the number of second units allowed in the district.~~

Responsibility:	Planning & Building Department.
Financing:	Staff time.
Objective:	17-16 second units by 2014 <u>2022</u>
Timeframe:	Ongoing

~~Policy H-2.22~~

~~**Update the Park Dedication Ordinance.** Revise and update the Park Dedication Ordinance to establish a standard park fee for all new lots and housing units.~~

~~**Implementation Program H-2.22.a—Park Dedication Ordinance update**
Revise the Park Dedication Ordinance to set the in-lieu fee for parkland acquisition at a rate based on the value of an acre of parkland rather than the appraised value of the property being subdivided. Consider revising the ordinance to include an in-lieu parkland dedication fee to be paid by housing developments on existing lots.~~

Responsibility:	Planning and Building Department
Financing:	General Plan Maintenance Fee
Product:	Updated Park Dedication Ordinance
Timeframe:	Within two years

~~Policy H-2.23~~

~~**R-2 Density Standards.** Revise and update the Zoning Ordinance to establish a density standard for affordable housing units in the R-2 district.~~

~~**Implementation Program H-2.23.a—R-2 Density Standard**
Revise the Zoning Ordinance to allow affordable housing at 1 unit per 2,000 square feet of lot area.~~

Responsibility:	Planning and Building Department
Financing:	General Plan Maintenance Fee
Product:	Zoning Ordinance Revision
Timeframe:	Within two years

~~Policy H-2.24~~

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~~**C-1 and C-3 Development Standards.** Revise and update the Zoning Ordinance to establish a density standard for housing by right in the C-1 and C-3 districts.~~

~~***Implementation Program H-2.24.a C-1 and C-3 Development Standards***~~

~~Revise the Zoning Ordinance to specify the residential density to be allowed in the respective districts. Establish appropriate residential development standards and allow housing by right without the requirement for a use permit.~~

~~Responsibility: Planning and Building Department
Financing: General Plan Maintenance Fee
Product: Zoning Ordinance Revision
Timeframe: Within two years~~

Goal H.3 Protect and enhance existing housing and community character.

Maintain the high quality of existing housing and blend well designed housing into established neighborhoods.

Policies and Implementation Programs:

Policy H-3.1

Develop and Implement Residential Design Guidelines.

Implementation Program H-3.1.a Adopt Residential Design Guidelines

Adopt and apply Residential Design Guidelines, applicable throughout the Town, with focused design approaches for specific residential neighborhoods, including Mariner Cove and Christmas Tree Hill. The Guidelines shall include sections focused on architecture, size and scale of structures, building materials and colors, landscaping, grading, views and similar development subjects.

Responsibility: Planning & Building Department
Financing: General Plan Maintenance Fund
Objective: Residential design guidelines
Timeframe: On going

Implementation Program H-3.1.b Design Flexibility

Review and, as necessary, revise the Zoning Ordinance development standards to ensure flexibility and promote the use of innovative site planning and design solutions.

Responsibility: Planning & Building Department
Financing: General Plan Maintenance Fund
Objective: Residential design guidelines
Timeframe: Within 3 years

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Policy H-3.2

Housing Design Principals. The intent in the design of new housing is to provide stable, safe, and attractive neighborhoods through high quality architecture, site planning, and amenities that address the following principals:

- a. Reduce the Perception of Building Bulk. In multi-unit buildings, require designs that break up the perceived bulk and minimize the apparent height and size of new buildings, including the use of upper story step backs and landscaping. Create multi-family buildings that have the appearance of gracious single-family homes. Windows and doors, for example, are an important element of building design and an indicator of overall building quality.
- b. Recognize Existing Street Patterns. Incorporate transitions in height and setbacks from adjacent properties to ensure development character and privacy. Design new housing so that it relates to the existing street pattern and creates a sense of neighborliness with surrounding buildings.
- c. Enhance the "Sense of Place" by Incorporating Focal Areas. Design new housing around natural and/or designed focal points, emphasized through direct pedestrian/pathway connections. Respect existing landforms, paying attention to boundary areas and effects on adjacent properties.
- d. Minimize the Visual Impact of Parking and Garages. Discourage home designs in which garages dominate the public facade of the home (e.g. encourage driveways and garages to be located to the side of buildings and recessed, or along rear alleyways or below the building in some higher density developments).
- e. Use Quality Building Materials. Building materials should be high quality, long lasting, durable and energy efficient.

Implementation Program H-3.2.a: Housing Design Principals

Incorporate the principals of Policy H-3.2 in the Residential Design Guidelines.

Responsibility:	Planning & Building Department
Financing:	General Plan Maintenance Fund
Objective:	Residential design guidelines
Timeframe:	Within 3 years

Policy H-3.3

Residential Scale and Character. Ensure that new residential development and upgrades to existing residential development are compatible with existing neighborhood character and structures.

Implementation Program H-3.3.a: Residential Scale and Character

Require that new single-family, residential mixed-use, medium-density, and high-density residential development and upgrades to existing residential development are of high quality and in accordance with the Housing Chapter, Resource Conservation and Sustainability Chapter, and Community Design Chapter of the General Plan, and with Town adopted Design Guidelines.

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Responsibility:	Planning & Building Department
Financing:	General Plan Maintenance Fund
Objective:	Residential design guidelines
Timeframe:	Ongoing

Policy H-3.4

Preservation of Residential Units. The Town will ~~discourage the conversion of residential units to other uses and regulate, to the extent permitted by law, conversion of rental developments to non-residential uses to protect and conserve the rental housing stock~~ seek to preserve the existing quantity of housing and will discourage the demolition of residential units that reduce the Town's affordable housing stock or adversely affect the Town's ability to meet its total housing requirements at all household income levels.

Implementation Program H-3.4.a Preservation of Multi-family Rental Housing

~~Review and, as necessary, revise the Zoning Ordinance to regulate the demolition of multifamily rental housing in order to conserve the existing multifamily rental housing stock.~~

Responsibility:	Planning & Building Department
Financing:	General Plan Maintenance Fund
Objective:	Review and revise zoning ordinance
Timeframe:	Within 2 years

Policy H-3.5

Condominium Conversions. Except for limited equity cooperatives and other innovative housing proposals which are affordable to lower income households, the Town will conserve its existing multiple family rental housing by prohibiting conversions of rental developments to condominium ownership unless the effective vacancy rate for available rental units is more than 5%.

Implementation Program H-3.5.a: Condominium Conversion Ordinance

Continue to enforce the condominium conversion Ordinance.

Responsibility:	Planning & Building Department
Financing:	Application fees
Objective:	Preservation of rental units
Timeframe:	Ongoing

Policy H-3.6

Protection of Existing Affordable Housing. The Town will strive to ensure that affordable housing provided through government subsidy programs, incentives and deed

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restrictions remains affordable over time, and intervene when possible to help preserve such housing.

Implementation Program H-3.6.a: "At Risk" Units

Continue to fund the Marin Housing Authority's program, or other qualified entity's program, to monitor at risk affordable units. Continue to work with the Marin Housing Authority, or other qualified entity, to identify assisted properties at risk of conversion to market rates and work with the property owners and/or other parties to ensure that they are conserved as part of the Town's affordable housing stock. ~~Consider use of the Affordable Housing Fund to provide seed money for the monitoring program.~~

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Preservation of rental units
Timeframe:	Ongoing

Policy H-3.7

Protect and conserve the existing housing stock and existing residential areas. Require owners to maintain their properties in good condition and appearance and to eliminate unsafe and unhealthy conditions. Protect residents and maintain the housing stock by enforcing the Zoning Ordinance and the Building, Housing, and Fire Codes for all types of residential units. The Town will encourage programs to rehabilitate viable older housing and to preserve neighborhood character and, where possible, retain the supply of very low- to moderate-income housing.

Implementation Program H-3.7.a. Code Enforcement

Continue Zoning, Building, and Fire Code enforcement to ensure compliance with development and maintenance regulations as well as health and safety standards.

Responsibility:	Planning & Building Department
Financing:	Staff time and Affordable Housing Fund
Objective:	Housing conservation
Timeframe:	Ongoing

~~*Implementation Program H-3.7.b: Property Maintenance Ordinance*~~

~~As part of the project to update the Zoning Ordinance, adopt a Property Maintenance Ordinance that will authorize the Town to abate poorly maintained properties.~~

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Property Maintenance Ordinance
Timeframe:	Within 3 years

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Implementation Program H-3.7.b: Rehabilitation and Energy Loan Programs.

Coordinate with the Marin Housing Authority, Marin Clean Energy, and PG&E and Property Assessed Clean Energy (PACE) program operators to make available loan programs to eligible owner-and renter occupied housing.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Loans provided to rehabilitate very low and low income housing (8 loans in total, with 4 very low income and 4 low income)
Timeframe:	Ongoing

Implementation Program H-3.7.c. Development in Flood Zones

Provide up-to-date information affecting housing development located in Special Flood Hazard Areas (SFHA) as identified by the Federal Emergency Management Agency (FEMA). Assist property owners to understand FEMA compliance requirements for housing located in flood zones.

<u>Responsibility:</u>	<u>Public Works Department, Planning & Building Department</u>
<u>Financing:</u>	<u>Staff time</u>
<u>Objective:</u>	<u>Provide information and assist homeowners</u>
<u>Timeframe:</u>	<u>Ongoing</u>

Goal H-4 Expand participation, coordination, and monitoring.

Encourage and enhance intergovernmental, public, and private cooperation to achieve an adequate supply of housing for all residents of the community and to develop funding for supporting programs.

Policies and Implementation Programs:

Policy H-4.1

Local Government Leadership. Affordable housing is an important Town priority. The Town will take a proactive leadership role in working with community groups, other jurisdictions and agencies, non-profit housing sponsors, and the building and real estate industry in following through on identified Housing Element implementation actions in a timely manner.

Implementation Program H-4.1.a Community Outreach

Prepare information and conduct outreach on housing issues. Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce ~~and participate in the Marin Consortium for Workforce Housing~~ in building public understanding and support for workforce and special needs housing. Consider the following topics and activities for inclusion the community outreach effort:

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Topics --

- a. Housing needs.
- b. Housing programs (second units, rental assistance, rental mediation, rehabilitation loans, etc.).
- c. Fair Housing laws.
- d. Second Unit Programs.
- e. Town Anti-Discrimination Ordinance.

Activities --

- a. Provide written material at public locations (including social service centers and at public transit locations, where feasible) and on the Town's website.
- b. Provide information to real estate professionals, property owners and tenants on their rights, responsibilities, and the resources available to address fair housing issues.
- c. Work with local non-profit and service organizations to distribute information to the public.
- d. Using materials from the ~~Marin Housing Workbook and~~ Corte Madera Housing Element, provide information to improve awareness of housing needs, issues and programs (e.g., PowerPoint presentations; display; pamphlets; and facts sheets).
- e. Fair Housing in-service training, press releases, direct contact with interest groups, and posting of fair housing laws, contacts and phone numbers.

Responsibility:	Planning & Building Department
Financing:	Staff time; a Application fees
Objective:	Neighborhood-Community meetings
Timeframe:	Ongoing

Policy H-4.2

Community Participation in Housing and Land Use Plans. The Town will undertake effective and informed public participation from all economic segments and special needs groups in the community in the formulation and review of housing and land use issues.

Implementation Program H-4.2.a Neighborhood Meeting Procedures

Adopt Neighborhood Meeting Procedures that will encourage developers to have neighborhood meetings with residents early on as part of major development application process. Continue to require developers of major projects to have neighborhood meetings with residents early in the process to undertake problem solving and facilitate more informed, faster, and constructive development review.

Responsibility:	Planning & Building Department
Financing:	Staff time; application fees
Objective:	Neighborhood meeting procedures
Timeframe:	Within 2 years

5.0 GOALS, POLICIES & PROGRAMS

Policy H-4.3

Inter-Jurisdictional Planning for Housing. The Town will coordinate housing strategies with other jurisdictions in Marin County as appropriate to meeting the Town's housing needs.

Implementation Program H-4.3.a Inter-jurisdictional Planning

Collaborate with Marin County jurisdictions on ~~the Marin Countywide Housing Workbook and other~~ inter-jurisdictional efforts to plan for and provide housing. Continue to implement agreed-upon best practices, shared responsibilities, and common regulations to respond to housing needs within a countywide framework.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Effective, efficient response to housing needs
Timeframe:	On-going <u>As opportunities arise</u>

Policy H-4.4

Organizational Effectiveness. Recognizing that there are limited resources available to the Town to achieve housing goals, the Town will seek ways to organize and allocate staffing resources effectively and efficiently to implement the programs of the housing element.

Implementation Program H-4.4.a Planning & Building Department

The Town Planning and Building Department will continue to exercise lead responsibility for implementing and coordinating housing policy and programs in Corte Madera. The Planning and Building Department will continue to report to the Town Manager and will provide staff support to the Planning Commission and Town Council for housing policy.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Effective housing programs
Timeframe:	Ongoing

Policy H-4.5

Local Funding for Affordable Housing. The Town will seek ways to reduce housing costs for lower income workers and people with special needs by continuing to utilize local, state and federal assistance to the fullest extent to achieve housing goals and by increasing ongoing local resources.

5.0 GOALS, POLICIES & PROGRAMS

Implementation Program H-4.5.a Staff Responsibilities

Planning and Building Department staff will continue to work with community and elected leaders to identify potential revenue sources, establish funding criteria, and develop administrative procedures for developing and implementing local sources of funding (enhanced by other sources where possible) to support local affordable housing initiatives.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Housing funding
Timeframe:	Ongoing

Policy H-4.6

~~**Coordination Among Projects Seeking Funding.** Ensure access to, and the most effective use of, available funding in Corte Madera by providing a mechanism for coordination among affordable housing developments when they seek funding from various sources. Continue to seek and participate in available federal, state, county, nonprofit, and philanthropic programs suitable for maintaining and increasing the supply of affordable housing in Corte Madera.~~

~~**Implementation Program H-4.6.a—Funding coordination**~~

~~Recognizing that limited resources are available from the State and other sources, and accessing such resources is highly competitive, the Town of Corte Madera will participate in efforts to establish administrative procedures to ensure adequate coordination between jurisdictions and development proposals on their various housing activities and funding proposals, ensuring that local projects are competitive for outside funding sources and that these resources are used in the most effective manner possible. Potential sources of funding include, but are not limited to:~~

- ~~a.—CDBG/HOME;~~
- ~~b.—Marin Community Foundation;~~
- ~~c.—Applications for mortgage revenue bonds and/or mortgage credit certificates;~~
- ~~d.—Affordable Housing Fund;~~
- ~~e.—Tax credit allocation;~~
- ~~f.—California Housing Finance Agency (CHFA).~~

~~This shall be an on-going effort. The Planning and Building Department will make an annual progress report to the Town Council on its funding coordination program.~~

Responsibility:	Planning & Building Department
Financing:	Staff time
Product:	Efficient use of available funding for high priority projects
Timeframe:	Ongoing; report annually

5.0 GOALS, POLICIES & PROGRAMS

Policy H-4.6

Affordable Housing Fund. Continue to implement and augment the Housing Trust Fund for the purpose of creating a permanent source of funding for affordable housing.

Implementation Program H-4.6.a Affordable Housing Fund

Continue to Implement the Town's Affordable Housing Fund Ordinance and Operating Procedures. Explore other streams of financing to add to or match these funds. If additional funding sources are identified, establish administrative guidelines for land acquisition for affordable housing capital improvements for affordable housing developments and for other implementation actions.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Efficient use of available funding for high priority projects
Timeframe:	Ongoing

Policy H-4.7

Housing Element Monitoring, Evaluation and Revisions. The Town will establish a regular monitoring and update process to assess housing needs and achievements, and to provide a process for modifying policies, programs and resource allocations as needed in response changing conditions.

Implementation Program H-4.7.a Housing Element Review

~~The Corte Madera Planning Commission and Town Council will conduct an Annual Housing Element Review.~~ Provide opportunities for public input and discussion, in conjunction with State requirements for a written review by ~~July~~ April 1 of each year. (Per Government Code Section 65400). Based on the review, establish annual work priorities for staff, Planning Commission and Town Council.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Annual assessment of housing programs
Timeframe:	Ongoing

Implementation Program H-4.7.b Housing Element Update

Undertake housing element updates as needed, ~~including an update to occur no later than June of 2014,~~ in accordance with State law requirements.

Responsibility:	Planning & Building Department
Financing:	Staff time
Objective:	Updated Housing Element
Timeframe:	Ongoing <u>By due date for next housing element planning period</u>

APPENDIX A

Workshop Summary



Town of Corte Madera Housing Element Update

S U M M A R Y R E P O R T

COMMUNITY WORKSHOPS

Monday, June 30, and Thursday, July 24, 2014

Overview

On Monday, June 30, and Thursday, July 24, the Town of Corte Madera held two public meetings to provide information and receive input on the Town's Housing Element Update. The July 30 workshop was held at the Corte Madera Recreation Center and had approximately 60 attendees. The July 24 meeting was held at Corte Madera Town Hall and had approximately 20 attendees, some of whom also attended the June 30 workshop. Both meetings were noticed to the public via the Town's e-notification system, the Town's website, advertisements in the Marin Independent Journal and the Twin Cities Times, and the Corte Madera Recreation Center reader board.

The meetings were identical in scope and content. Meetings began at 7 pm and concluded at 9 pm. Adam Wolff, Corte Madera Planning Director, provided introductory remarks, and Christine O'Rourke, contract housing element planner, presented a slide show that covered the following material:

- Background on housing element requirements and the Regional Housing Need Assessment (RHNA) process.
- Historical and current RHNA, broken down by income categories for the 2015-2023 planning period.



- Housing production over the 2007-2014 planning period.
- Demographic statistics, including population and employment trends, age group trends, and household types and characteristics.
- Current rents and sale prices for housing, and how these prices relate to the various household income categories (very low, low, moderate and above moderate).
- Existing affordable housing in Corte Madera, both rental and ownership.
- Strategies to meet the RHNA for the 2015-2023 planning period, including the retention of housing opportunity sites identified in the prior Housing Element, adopted in 2011.

Participants asked questions following the presentation and engaged in a group discussion. Staff posed the following questions to the group:

- Are there any additional housing strategies the Town should pursue to meet its affordable housing needs and Regional Housing Needs Allocation (RHNA) requirements?
- Are there other housing issues or concerns that should be addressed?

The agendas, presentations and minutes are available on the Town’s website at <http://www.ci.corte-madera.ca.us/planning/HousingElementUpdate2015-2023.html>.

Summary of Comments and Input

While concerns were raised about state housing requirements and the accuracy of the RHNA numbers (particularly in the prior cycle), development patterns, and traffic in general, there was a general understanding that meeting the 2015-2023 RHNA requirements would not require endorsing major new housing projects or significant new housing policy. As presented, housing potentially developed through the continued production of second units, the proposed project at 1421 Casa Buena Ave., and the remaining sites identified in the 2007-2014 Housing Element Update would sufficiently meet the Town’s RHNA requirements and would not require any rezoning actions.

Discussion related to housing policy and strategies focused on facilitating second units and junior second units as a way to address affordable housing needs and evolving housing demand, while the resulting traffic from any new housing production remained a concern. Participants also noted that the Housing Element Update should address the Town’s jobs/housing imbalance and expanding senior population.



Comments from Participants

The following comments were provided both during the meeting and on submitted comment forms and letters.

Housing Policy

- Since the Town can meet its RHNA with the existing housing opportunity sites, the Town has a chance to identify priorities people want to see in housing, senior housing and second units.
- Provide housing so that people who work in Corte Madera can also live in the community.
- Corte Madera has twice as many jobs as housing units. Housing element polices should promote development that addresses the jobs/housing imbalance and reduce commuting.
- Corte Madera's aging population presents both challenges and opportunities for the community. Many are empty nesters, which means a good portion of the already built environment is underutilized and could possibly be converted to second units. The community should also consider adding another senior residential facility, although this would require a larger parcel with enough units to make the project economically feasible.
- The housing element should advance sustainability goals, e.g., encourage housing within walking distance of transit and major destinations, and promote home offices and live-work spaces.
- Limit future housing density to less than 20 units per acre and two stories. Require new development to include enough low income units to meet RHNA requirements. Require sufficient green space and landscaping to beautify the transition from the street.
- The Town should limit the size of units in multifamily developments in order to reduce FAR and require 20% of the units to be affordable.
- Do not build housing in environmentally sensitive areas.
- Return to having representation in ABAG and fight for zero regional requirements.

Second Units

- Allow amnesty for second units and relaxed zoning for second units.
- Consider traffic impacts if second units are allowed in certain neighborhoods.
- Adopt an ordinance to allow junior second units which would create a less expensive, more energy-efficient and less intrusive housing option for the community. Several participants supported the concept of junior second units, while others were concerned about traffic and parking impacts.
- Fees for second units are very high and keep property owners from adding second units to their homes. Consider reducing building permit and development fees.
- Consider Town subsidies for low-income second units.
- Rental income generated from second units can make it possible for homeowners to keep their homes.
- Rely on second units to meet RHNA requirements and take the Wornum Drive Extension parcel off the list of housing opportunity sites.

- Encourage property owners to divide their large homes into duplexes.

Housing Sites

- There are some underutilized commercial areas that could be designated for redevelopment and housing – in particular, the area at the corner of Paradise Drive and Madera Del Presidio where the Town must provide flood protection. These buildings are very old and could be renovated for mixed use with housing on the second floor, and the area could be elevated above the base flood elevation.
- An additional potential site may be the triangle formed by Paradise and San Clemente Drive, which currently has some residential.
- Traffic congestion around Madera Gardens, and particularly around the schools, is a major concern.
- Consider mixed-use housing at Corte Madera Square and Park Madera Center.
- Preserve the bicycle/pedestrian pathway on the Wornum Drive Extension site.
- The Wornum Drive Extension site is a sensitive ecological area.
- Development of the Wornum Drive Extension site will make traffic unbearable in the area.

Next Steps

In response to the input gathered from the community, staff will consider policies related to the concept of junior second units. Existing programs and policies will be reviewed to determine if any modifications are needed to support identified needs for senior housing, live/work opportunities, and sustainability goals. Existing development standards and inclusionary requirements will also be evaluated. A draft Housing Element Update is scheduled to be presented to the Planning Commission and Town Council in October.



APPENDIX B

Evaluation of 2011 Housing Element Programs

APPENDIX B EVALUATION OF 2011 HOUSING ELEMENT POLICIES AND PROGRAMS

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Program H-1.2.a Anti-Discrimination Ordinance	Continue to enforce the town Ordinance to prohibit discrimination based on source of person's income or use of rental subsidies	Ongoing	Town is continuing to enforce the Ordinance. Non-discrimination clauses were required for affordable housing agreements for Tam Ridge Residences and San Clemente Place.	Continue
Program H-1.2.b Respond to Discrimination Complaints	Planning Director is Equal Opportunity Coordinator for town responding to complaints, will refer warranted cases to appropriate county or state agency	As needed	Town continues responsibility to review and refer cases.	Continue
Program H-1.3.a Targeted Marketing	Condition a targeted marketing inclusionary program for new housing project approvals	As needed	On-going; projects are required to focus outreach and advertisement locally. The requirement was included in affordable housing agreements for Tam Ridge Residences and San Clemente Place.	Continue
Program H-1.4.a.a Housing Types	Adopt the following revision to the Zoning Ordinance: Add "factory-built housing" and "mobile-home" to definition of the Zoning Ordinance	One year	Due to loss of staff resources, rezoning effort has not been completed.	Continue
Program H-1.4.a.b Housing Types	Adopt the following revision to the Zoning Ordinance: Add "single room occupancy" to the definition of the Zoning Ordinance allowed in C-1, C-2 and C-3 Districts	One year	Due to loss of staff resources, rezoning effort has not been completed.	Continue
Program H-1.5.a.a Remove Zoning Barriers	Adopt the following revisions to the Zoning Ordinance: Add "Transitional Housing" and "Supportive Housing" to the definition of the Zoning Ordinance allowed in all residential districts subject to the same development standards as other housing types in these zones consistent with state law	One year	Ordinance No. 945 will be adopted prior to January 31 20, 2015. Transitional and supportive housing are being were added to the definitions of single-family dwelling, multiple dwelling, and multiple house, thereby ensuring that supportive housing and transitional housing are treated as residential uses subject to the same restrictions as residential dwellings of the same type in the same zone. Existing 79-unit, 100% affordable, San Clemente Housing	Delete, program will be implemented prior to January 31, 2015 .

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
			project referenced above includes 20 supportive housing units.	
Program H-1.5.a.b Remove Zoning Barriers	Adopt the following revision to the Zoning Ordinance: In compliance with SB 2, amend the Zoning Ordinance to allow Emergency Shelters by right in the Public/Semi-Public District with development and operational standards	One year	Ordinance No. 946 adopted January 20, 2015. The Zoning Ordinance was amended to allow emergency shelters as a permitted use in the P/SP Public and Semi-Public Facilities District, subject to operational standards permitted by State law including parking requirements, on-site management and security requirements, location of waiting/intake areas, proximity to other shelters, lighting, and length of stay. The maximum number of beds or clients permitted to be served is 13.	Delete, program implemented.
Program H-1.5.b Reasonable Accommodation	Reduce barriers in housing for individuals with disabilities by amending the Zoning Ordinance to provide exceptions to development standards, e.g. access ramps	One year	Ordinance No. 947 adopted January 20, 2015. The Zoning Ordinance was amended to provide a procedure for people with disabilities to request reasonable accommodation in the application of zoning laws and other land use regulations, policies and procedures. Applications are reviewed and approved by the Planning and Building Director if no discretionary permit approval is required other than the request for reasonable accommodation. Otherwise, the request is reviewed by the appropriate reviewing authority.	Delete, program implemented.
Program H-1.5.c Neighborhood Relations	Encourage relations/communications between neighborhoods and operators of emergency shelters and residential care facilities	Ongoing	Due to lack of staff and financial resources, program was not implemented.	Continue as Program H-1.5.a
Program H-1.6.a Adaptable Units for the Disabled	Ensure new housing developments include units that can be adapted for use by the disabled	Ongoing	On-going; as development occurs. Adaptable units were required for San Clemente Place and Tam Ridge Residences.	Continue
Program H-1.6.b Residential Care	Continue to allow small licensed group homes by right in all residential districts consistent with the	Ongoing	Use is currently by right in all residential districts.	Continue

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Homes	development standards of that district			
Program H-1.7.a Density Bonus for Special Needs Housing	Continue to grant bonuses for projects that include units for persons of special needs	Ongoing	Senior Housing projects are currently allowed in the Zoning Ordinance at greater density (1/2,000 sf) in the R-2 District	Continue
Program H-1.8.a. Family Housing Amenities	Require amenities for families with children	Ongoing	Common/shared open space requirements for housing projects include tot lots for children. San Clemente Place provides a playground and clubhouse.	Continue
Program H-1.9.a. Countywide homeless programs	Engage other Marin jurisdictions to provide additional housing and other options for the homeless	Ongoing	Congregations in Corte Madera have participated in a rotational, winter emergency shelter program, known as the Rotating Emergency Shelter Team (REST) program, from November 15 through April 15. The program serves up to 40 homeless men and 20 homeless women. Although successful, the program provides temporary housing during five winter months only. The Marin Organizing Committee is currently trying to raise funds to keep the REST program open year-round and to establish a permanent 10,000 square foot facility.	Continue
Program H-1.11.a. Rental Assistance Programs	Continue to publicize available affordable units and programs as they come available in conjunction with the Marin Housing Authority	Ongoing	Town includes Marin Housing Authority announcements in Town's Monthly Newsletter. 31 Housing Choice (Section 8) vouchers are in use in Corte Madera as of July 2014.	Continue
Program H-1.12.a. Energy Assistance Programs	Develop and implement measures publicizing use of energy assistance programs to low and moderate income families	Ongoing	3 residential rehabilitation loans for low income households were funded between 2009 and 2014.	Continue; update to reflect current programs
Program H-2.1.a. Provide a variety of Housing Types & Affordability	Promote mix of housing types and affordability by working with developers	Ongoing	San Clemente Place, built in 2008, has a mix of 1, 2 and 3 bedroom units and 20 supportive units. Units are affordable to extremely low, very low and low income households. Tam Ridge Residences (under	Continue

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
			construction) has a mix of 1, 2 and 3 bedroom units and 18 deed-restricted affordable units for very low, low and moderate income households.	
Program H-2.3.a / H-2.15.b Update programs and ordinances to address needs of Extremely Low-Income HHs	Amend Affordable Housing Ordinance and Affordable Housing Fund to include percentage of units to Extremely Low- Income Households; amend requirements in AHO, AHE-A, AHE-B and AHMU overlay districts to include percentage of units to Extremely Low- Income Households	Ongoing	Existing 79-unit, 100% affordable, San Clemente Housing project referenced above includes 31 “extremely low-income housing” units. Extremely low income housing needs are typically best addressed through specific housing types (e.g., single room occupancy units), rental housing, and housing developed by non-profits that can provide supportive services. As such, staff does not recommend a one-size-fits-all approach by requiring ELI units in affordable housing districts and under affordable housing inclusionary requirements. Instead, staff recommends prioritizing funding for ELI households.	Modify as Program H-2.2.a. Delete subsections a and b and revise subsection c to state that the affordable housing fund ordinance “will prioritize funding for extremely low income housing needs, followed by very low income and then low income housing needs.”
Program H-2.4.a Nonresidential Development impact Fee	Continue to enforce the town Ordinance to collect nonresidential impact fee for the Affordable Housing Fund (CMC, Chapter 3.48)	Ongoing	On-going. The Town collected \$146,072 in non-residential impact fees over the 2009-2014 planning period.	Continue as Program H-2.3.a.
Program H-2.4.b / H.4.7.a Affordable Housing Fund	Continue to administer the Town’s Affordable Housing Fund (CMC Chapter 3.48)	Ongoing	The Town collected \$155,468 in affordable housing impact fees over the 2009-2014 planning period. The Affordable Housing Fund’s balance is currently \$165,391. While the fund has been used for affordable housing projects in the past, no monies were expended during the 2009-2014 planning period.	Continue as Program H-2.3.b.
Program H-2.4.c Affordable Housing Fund Ordinance Update	Update Affordable Housing Fund Ordinance as needed reflecting current housing costs	Ongoing	Due to lack of staff and financial resources, ordinance has not been updated to reflect current construction costs.	Continue as Program H-2.3.c.

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Program H-2.5.a Employee Housing	Offer flexible development standards to encourage employee housing on-site.	Ongoing	Dependent on developer Interest. No applications submitted during the planning period.	Continue as Program H-2.4.a.
Program H-2.5.b Employee Housing Bonus Units	Offer density bonus as an incentive to providing employee housing in overlay districts	Ongoing	Dependent on developer Interest. No applications submitted during the planning period.	Continue as Program H-2.4.b.
Program H-2.6.a. First-time Homebuyer programs	Support first-time homebuyer programs as funding comes available	Ongoing	Town includes Marin Housing Authority announcements in Town's Monthly Newsletter.	Continue as Program H-2.5.a.
Program H-2.7.a. Facilitate development of high potential housing sites	Using funding resources and other staff assistance in on-site and off-site mitigation that may be required	Ongoing	Continue to administer the Housing Fund for qualifying projects.	Continue as Program H-2.6.a.
Program H-2.7.b Mixed Use at the Corte Madera Gateway Area	Amend Zoning Ordinance to include MUGD Overlay District for 40 units/acre, 180-unit multifamily development with flexible development standards	One year	Zoning amendment completed; 180-unit multifamily project is currently under construction	Delete, zoning amendment completed
Program H-2.7.c. Actions for Robin Drive	Implement the mandatory Second Unit requirement for development on this site	Ongoing	Dependent on developer interest; no development proposal was submitted during the planning period. Affordability levels for second units should not be pre-determined and should be based on actual rental rates at the time units are developed.	Modify to delete subsection b and renumber as Program H-2.6.b.
Program H-2.7.d. Actions for 1421 Casa Buena Drive	Facilitate development of 1421 Casa Buena Drive which is designated Medium Density Residential	Ongoing	Application for a 16-unit project has been submitted and town staff is actively processing the project. As proposed, 3 units would be required to be affordable under the Town's inclusionary zoning regulations.	Continue as Program H-2.6.c.
Program H-2.7.e Actions for Wornum Drive Extension, Town owned parcel	Amend Zoning Ordinance to include AHE-B Overlay District for up to 25 affordable units 31.5 units/acre 100% affordable multifamily project	Two years	Zoning amendment completed; no program yet to market site due to loss of staff resources and staff resources required to process permits for Tam Ridge Residences at former WinCup site. Modification of affordable housing requirements for the various	Modify to remove the requirement to revise the affordability split as indicated in the table in subsection d. Replace with an action to encourage units for extremely low income households. Renumber as Program H-2.6.d.

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
			income categories was predicated on meeting unmet RHNA of the previous planning period and is no longer appropriate.	
Program H-2.8.a Actions for Old Cortes Madera Sq.	Facilitate development up to the allowed AHO Overlay district density of 25 units/acre	Dependent Developer Interest	Dependent on developer interest; no properties have come available to take advantage of the AHO incentives.	Continue as Program H-2.7.a.
Program H-2.8.b Expansion Village Shopping Center	Allow expansion of The Village regional shopping center consistent with Town goal for establishing a mix of land uses.	Dependent Developer Interest	Dependent on developer interest; no projects were proposed during the planning period.	Delete, program is contained in the Land Use element.
Program H-2.8.c Actions for the Corporation Yard	Conduct study to relocate the Corporation Yard. Develop concept plan to develop and finance up to 25 affordable units. Rezone to AHE-B as appropriate.	Dependent on availability of a relocation site	No relocation sites are available at this time.	Delete program as no relocation sites are available at this time.
Program H-2.8.d Actions for Madera Bay Park	Facilitate development of up to 128 multifamily units through general plan amendment, rezoning to AHE-A and flexible standards.	Dependent Developer Interest	The Marin Audubon Society retains an option to purchase the property and intends to permanently protect the land as part of the Cortes Madera Ecological Reserve.	Delete program as site is not feasible for development at this time.
Program 2.9.a General Plan Amendments	Discourage general plan amendments and rezoning actions that would reduce residential densities.	Ongoing.	No rezoning applications contrary to this program have been proposed for review.	Continue as Program H-2.8.a.
Program H-2.10.a Mixed-Use Zone	Amend Zoning Ordinance to include Mixed-Use Zone to sites in the General Plan with Mixed-Use designation on a case by case basis as incentive for higher density housing	Two years	Due to loss of staff resources, rezoning effort has not been completed.	Continue as Program H-2.9.a.
Program H-2.10.b Mixed Use Development	Encourage mixed-use projects and live-work combinations.	Ongoing.	Tam Ridge Residences, a 180 unit mixed use development with 3,000 square feet ground floor retail, is under construction.	Continue as Program H-2.9.b.
Program H-2.11.a Cortes Madera Sq. Community Plan	Prepare Community Plan to encourage mixed-use development including affordable housing	Ongoing	Due to lack of staff and financial resources, Community Plans have not been established.	Delete, program is contained in the Land Use element.
Program H-2.11.b San Clemente/ Paradise Drive Community Plan	Prepare Community Plan to encourage mixed-use development including affordable housing	Ongoing	Due to lack of staff and financial resources, Community Plans have not been established.	Delete, program is contained in the Land Use element.
Program H-2.11.c Fifer Ave / Tamal	Prepare Community Plan to encourage mixed-use development including affordable housing	Ongoing	Due to lack of staff and financial resources, Community Plans have not	Delete, program is contained in the Land Use element.

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Vista Boulevard Community Plan			been established.	
Program H-2.11.d Tamalpais Drive/ Casa Buena Drive Community Plan	Prepare Community Plan to encourage mixed-use development including affordable housing	Ongoing	Due to lack of staff and financial resources, Community Plans have not been established.	Delete, program is contained in the Land Use element.
Program H-2.11.e Transit Oriented Development Standards	Establish standards and procedures in the Community Plans to promote TOD.	Ongoing	Due to lack of staff and financial resources, TOD standards have not been established.	Delete, standards will be developed under the community plans developed through Land Use programs.
Program H-2.11.f Regional Transportation/ Housing Activities	Coordinate with regional transportation planning activities and facilitate TOD using incentives through regional transportation plans	Ongoing	Town would only consider this program if the development is consistent with the underlying zoning densities.	Continue as Program H-2.9.c.
Program H-2.12.a Shopping Center Development	Where consistent with General Plan land use policies, offer Mixed-Use zoning to promote housing in shopping center development projects	Ongoing	Dependent on developer Interest; no applications have been submitted.	Delete, program is redundant with other land use policies and programs and is confusing because the same rules are not applicable in every shopping center. Also, program causes confusion when minor tenancing and/or expansion projects occur at shopping centers.
Program H-2.13.a Incentives for Affordable Housing	Offer incentives, such as State Density Bonus, fee waivers, to encourage development of affordable housing projects	Ongoing	Application has been submitted for the site at 1421 Casa Buena and Town staff is processing with use of State Density Bonus.	Continue but revise to reflect current State law. Fee reductions and waivers and priority processing should be reserved for projects that include 100% affordable units. Renumber as Program H-2.10.a.
Program H-2.14.a Affordability controls	Require deed restrictions to maintain affordability as a condition of approval for affordable housing projects	Ongoing	This is a standard requirement for all projects with inclusionary affordable units.	Continue as Program H-2.11.a.
Program H-2.14.b/ H-3.6.a Affordability Mgt/ At risk aff. units	Continue contractual agreement with Marin Housing Authority to manage affordable housing stock in Corte Madera	Ongoing	Ongoing implementation of the Ordinance.	Continue as Program H-2.11.b.
Program H-2.15.a Affordable Housing Overlay Zones	Continue to allow affordable housing projects within Overlay Districts	Ongoing	Property developed for the 79-unit, 100% affordable housing project, San Clemente Place, was rezoned for up to 25 units/ acre; project was constructed and is managed by non-profit housing agency.	Delete, overlay zones have been adopted.

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Program H-2.15b Update Affordable Housing Overlay Zone Standards	Amend affordable housing requirement in AHE-B overlay zone to 11% extremely low, 18% very low and 71% low.	One year of housing element adoption	Not implemented. Modification of affordable housing requirements for the various income categories was predicated on meeting unmet RHNA of the previous planning period and is no longer appropriate.	Delete program, zoning amendment no longer needed.
Program H-2.16.a Affordable Housing Ordinance	Continue to implement the Affordable Housing Ordinance in the Municipal Code	Ongoing	San Clemente Place, built in 2008, has 79 units affordable to extremely low, very low and low income households. Tam Ridge Residences (under construction) has 18 deed-restricted affordable units for very low, low and moderate income households. Inclusionary requirements are being applied to an application at 1421 Casa Buena Drive for 16 units.	Continue as Program H-2.12.a.
Program H-2.16.b Update Affordable Housing Ordinance	Update Inclusionary Housing Ordinance to consider the following: adjust % of required affordable units; adjust income categories; adjust in-lieu fee schedule; allow in-lieu for projects with 10+ units	Two years	Due to loss of staff resources, program has not been implemented.	Modify to state that the Town will monitor the ordinance and update as necessary. Renumber as Program H-2.12.b.
Policy H-2.19 Second Dwelling Units	Continue to implement the Second Unit Ordinance. 17 second units by 2014.	Ongoing	Zoning Ordinance Amendment No. 886 continues to allow a streamlined process to permit Second Units in conformance with State law. 2 second units developed during the planning period.	Continue as Program H-2.15.a.
Program H-2.20.a Requirement for Second Units in new developments	Amend Zoning Ordinance to require Second Units as a condition of a Parcel or Tract Map. 17 second units by 2014.	Ongoing	Due to lack of staff and financial resources, implementation of this program is not in place. No parcel or tentative maps resulting in 4 or more units were approved during the planning period. 2 second units developed during the planning period; none were a result of this program.	Continue as Program H-2.16.a.
Program H-2.21.a Second Unit Amnesty	Establish amnesty program for existing Second Units constructed without prior authorization meeting certain criteria	Ongoing	Due to lack of staff and financial resources, program was not implemented.	Continue as Program H-2.17.a.
Program H-2.22.a	Revise Park Dedication Ordinance to set in-lieu	Two years	Park dedication fee is based upon	Delete, program is not necessary as

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Park Dedication Ordinance Update	fee based on value of acre of parkland rather than acre of appraised subject parcel		Quimby Act provisions and are not a constraint to development.	park dedication fees are not an identified constraint.
Program H-2.23.a R-2 Density Standard	Amend Zoning Ordinance to allow affordable housing projects at 1 d.u./2,000 sq.ft. of lot area density	Two years	Due to loss of staff resources, rezoning effort has not been completed.	Delete. There are currently two applications for developments that include affordable housing in the R-2 district; existing standards are not a constraint.
Program H-2.24.a C-1 and C-2 Development Standards	Amend Zoning Ordinance to specify allowable residential densities in the commercial districts with criteria	Two years	Residential use is a conditionally permitted use in the C-1 and C-3 Districts. Residential densities are specified in the General Plan.	Delete, residential densities for the C-1 and C-2 districts are specified in the General Plan. Program H-2.10.a will accomplish the program's objective, rendering this program unnecessary.
Program H-3.1.a Adopt Residential Design Guidelines	Adopt Design Guidelines for those specific individual residential neighborhoods throughout town	Ongoing	Due to lack of staff and financial resources, program has not been implemented.	Continue
Program H-3.1.b Design Flexibility	Revise Zoning Ordinance development standards to ensure flexibility of design solutions	Three years	Due to lack of staff and financial resources, program has not been implemented.	Continue
Program H-3.2.a Housing Design Principals	Adopt residential Design Guidelines	Three years	Due to lack of staff and financial resources, program has not been implemented.	Continue
Program H-3.3.a Residential Scale and Character	Require new housing developments are of high quality and compatible with the existing residential character	Ongoing	Due to lack of staff and financial resources, program has not been implemented.	Continue
Program H-3.5.a Condominium Conversion Ord.	Continue to enforce the criteria included in the condominium conversion ordinance	Ongoing	Ongoing; current ordinance is being enforced.	Continue
Program H-3.6.a "At Risk" Units	Continue to fund Marin Housing Authority's program to monitor "at risk" affordable units with deed restrictions.	Ongoing	This program is funded annually. No Below Market Rate ownership units were lost during the planning period.	Modify to delete reference to using the Affordable Housing Fund for the monitoring program, as Section 3.48.030 specifically designates funds to be expended solely for the land or building costs associated with building new housing for lower-income households.
Program H-3.7.a Protect and	Protect residents and maintain properties in good condition and appearance to eliminate unsafe and	Ongoing	126-unit circa 1960 apartment complex, Preserve at Marin, is	Continue

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
conserve the existing housing stock and existing residential areas	unhealthy conditions and encourage programs to rehabilitate viable older housing to preserve neighborhood character		currently under rehabilitation to re-rent this aging structure that now will comply with current building and fire codes.	
Program H-3.7.b Property Maintenance Ordinance	Amend Municipal Code authorizing Town to abate poorly maintained properties if owner does not voluntarily comply with order to abate nuisance	Ongoing	Public Nuisance Sections 9.04 and 9.05 were adopted by Town Council on June 7, 2011.	Delete
Program H-3.7.c Rehabilitation and Energy Loan Program	Coordinate with Marin Housing Authority and Pacific Gas and Electric regarding any loan programs for low and moderate income families. Quantified objective: 8 loans to rehabilitate very low and low income housing	Ongoing	Due to lack of staff and financial resources, program was not implemented. Result: 3 residential rehabilitation loans for low income households were funded between 2009 and 2014.	Modify to include programs offered by Marin Clean Energy and Property Assessed Clean Energy (PACE) loan programs. Renumber as Program H-3.7.b.
Program H-4.1.a Community Outreach	Prepare information and conduct outreach on housing issues.	Ongoing	The Town developed information on housing issues, especially during the update of the Housing Element.	Continue
Program H-4.2.a Neighborhood Meeting Procedures	Adopt procedures for developers to meet with neighbors prior to development application submittals	Ongoing	Due to lack of staff and financial resources, implementation of this program is not in place, but early neighborhood outreach is common for proposed projects and encouraged by staff in early planning stage.	Continue
Program H-4.3.a Inter-jurisdictional Planning	Collaborate with other Marin jurisdictions for efforts to plan for and provide housing	Ongoing	Due to the new streamlined review housing element update process, an updated Marin Countywide Housing Workbook was not prepared for the 2015-2023 planning period. The county's planners regularly share information and best practices for housing strategies. The junior second unit concept was a result of this inter-jurisdictional effort.	Continue. Delete reference to Marin Countywide Housing Workbook.
Program H-4.4.a Planning & Building Department	Departments will continue to provide lead responsibility implementing town's housing policies and programs	Ongoing	Ongoing efforts by both Planning and Building Departments.	Continue
Program H-4.5.a Staff	Planning and Building Departments will work with community and elected leaders to seek revenue	Ongoing	Due to lack of staff and financial resources, program was not	Continue

Program ID	Objective	Timeframe in H.E.	Achievements/Evaluation	Continue, Modify or Delete and Why
Responsibilities	resources for housing developments as they become available		implemented.	
Program H-4.6.a Funding coordination	Town will participate in efforts to secure outside funding sources for housing projects, e.g. Marin Community Foundation, Tax Credits, Affordable Housing Fund, etc.	Ongoing	This program is no longer being coordinated or pursued on a countywide basis.	Delete
Program H-4.7.a. Affordable Housing Fund	Implement Affordable Housing Fund Ordinance and add to funds.	Ongoing	The Town collected \$155,468 in affordable housing impact fees over the 2009-2014 planning period. The Affordable Housing Fund's balance is currently \$165,391. While the fund has been used for affordable housing projects in the past, no monies were expended during the 2009-2014 planning period.	Continue as Program H-4.6.a.
Program H-4.8.a Housing Element Review	Comply with requirements for Housing Element Annual Review Report	Ongoing	Calendar year 2013 Housing Element Annual Review Report was submitted.	Continue. Revise to refer to April 1 deadline (not July 1).
Program H-4.8.b Housing Element Update	Undertake Housing Element Updates in accordance with State Law	Ongoing	Housing element update in process and expected to be adopted prior to January 31, 2015 deadline.	Continue. Delete reference to date, as deadline is not yet established by HCD.

APPENDIX C

DRAFT LETTER TO WATER AND SANITATION SERVICES PROVIDERS

RE SB 1087

Krishna Kumar, General Manager
Marin Municipal Water District
220 Nellen Ave.
Corte Madera, CA 94925

Dear Mr. Kumar,

Chapter 727, Statutes of 2005 (SB 1087) requires local governments to provide a copy of the adopted housing element to water and sewer providers. As you know, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Enclosed please find a copy of Corte Madera's most recent housing element, which the Town Council adopted on _____.

California law requires towns, cities, and counties to periodically update their housing elements to address their share of the regional housing need as determined by the council of governments for the area. The Association of Bay Area Governments has assigned Corte Madera a Regional Housing Need Allocation (RHNA) of 72 units.

The 2015-2023 Housing Element sets out a range of policies to meet these needs, focusing on in-fill development strategies. Please note the sites inventory and analysis in Chapter 3. The Town will be putting particular emphasis on promoting development of second units and "high potential" sites identified in the inventory. As opportunities present themselves at these properties, Town staff will be working with your agency to assure that these sites get the highest priority for water service.

As always we appreciate your continuing cooperation and assistance. Please do not hesitate to call me at 927-5059 if I can answer and questions.

Sincerely,

Adam Wolff
Director, Planning and Building

Jason Dow, General Manager
Central Marin Sanitation Agency
1301 Anderson Drive
San Rafael CA 94901

Dear Mr. Dow,

Chapter 727, Statutes of 2005 (SB 1087) requires local governments to provide a copy of the adopted housing element to water and sewer providers. As you know, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Enclosed please find a copy of Corte Madera's most recent housing element, which the Town Council adopted on _____.

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The housing element sets out a range of policies to meet these needs, focusing on in-fill development strategies. Please note the sites inventory and analysis in Chapter 3. The Town will be putting particular emphasis on promoting development of second units and "high potential" identified in the inventory. As opportunities present themselves at these properties, Town staff will be working with your agency to assure that these sites get the highest priority for water service.

As always we appreciate your continuing cooperation and assistance. Please do not hesitate to call me at 927-5059 if I can answer and questions.

Sincerely,

Adam Wolff
Director, Planning and Building