



CORTE MADERA HOUSING ELEMENT UPDATE

Community Workshop #4 Summary

January 12, 2022, 6:30-8:00pm

The purpose of the Housing Element Update Community Workshop #4 was to kick-off discussions around meeting the Regional Housing Needs Allocation (RHNA) of 700+ homes with the potential housing opportunity sites discussed in Workshop #3 and gather feedback from meeting participants on the proposed density of each site. Feedback received will inform the content of future outreach events and will help refine the final site densities and guide the Housing Element Update.

The community meeting was held via Zoom on Wednesday, January 12, 2022, from 6:30-8:00 pm and was facilitated by Town staff and the consultant team. All materials were made available in both English and Spanish and posted on the project website prior to the meeting. Approximately 40 members of the public attended. The format of the meeting is described in the agenda below:

1. Welcome & Introductions
2. Corte Madera's RHNA and Site Inventory Guidelines
3. Draft Site Inventory Plan
4. Breakout Groups: Participant Feedback
5. Wrap up & Next Steps

ATTENDANCE

Meeting participants: Approximately 40 attendees

Town Staff

- Adam Wolff
- Martha Battaglia
- Tracy Hegarty
- Phil Boyle

Consultant Team

- **O'Rourke & Associates** – Christine O'Rourke
- **Plan to Place** – Dave Javid, Paul Kronser



WORKSHOP SUMMARY

Adam Wolff opened the meeting by welcoming attendees, giving an agenda overview, and opening the demographics poll (see results below). After the poll closed, Christine O'Rourke presented an overview of Corte Madera's RHNA and Site Inventory Regulations and Guidelines. Adam then gave a presentation about the planning framework for the selected housing opportunity sites, discussed the results of the housing opportunity sites survey, and reviewed the suitability analysis conducted in the previous workshop. Adam guided meeting participants through the methodology used to determine the proposed number of units that would be most suitable for each of the housing sites and discussed the proposed density ranges for each site. Conceptual site plans and pictures of existing buildings in Corte Madera were used to illustrate the proposed density ranges. This information was shared to help provide background for the small group discussion where input was gathered.

The following is a summary of the live demographic poll that was administered at the beginning of the meeting:

Demographics Live Poll *(full results in the appendix)*

1. Where do you live? (select one)

- 85% live in Corte Madera
- 15% live in Marin County but not in Corte Madera

2. Where do you work? (select one)

- 30% work in Corte Madera (including remote work)
- 22% work in Marin County, but not in Corte Madera
- 7% work outside of Marin County
- 41% do not work (retired, unemployed, other)

3. Which of the following describes why you decided to attend tonight's workshop? (select all that apply)

- 41% want to know more about housing in Corte Madera
- 26% want to support more housing development in Corte Madera
- 48% are concerned about more housing development in Corte Madera
- 19% want to know more about the Housing Element Update Process

4. What is your housing situation?

- 93% their home
- 7% rent their home

5. What type of housing do you live in?

- 81% House/duplex
- 11% Townhome
- 7% Apartment

6. What is your age?

- 7% 26-45
- 52% 46-64
- 41% 65 and over



7. Race and Ethnicity: (may select more than one)

- 4% Asian
- 4% Hispanic or LatinX
- 85% White
- 11% Other

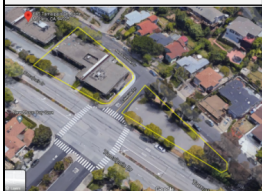

8. Which bracket best describes your household income?

- 4% Less than \$40,000
- 11% \$40,000 to \$64,999
- 22% \$65,000 to \$99,999
- 4% \$100,000 to \$124,999
- 59% \$125,000 or More

SMALL GROUP DISCUSSION SUMMARY

Following the presentation portion of the workshop, Dave gave an overview of the small group discussion logistics and then opened the rooms. Participants were randomly assigned to three different breakout rooms. A facilitator and note taker from the project team were assigned to each breakout room.

The remainder of the meeting was devoted to gathering site selection input from meeting participants through facilitated small group discussions. Feedback was recorded on a spreadsheet (see snapshot below) through a shared screen in response to the housing opportunity sites densities and unit counts proposed. The summary below provides a high-level overview of themes that emerged from these small group discussions. The numbers in parenthesis indicate the number of small groups in which the referenced comment was expressed.

SITE 1: 601 TAMALPAIS DRIVE		MEETING NOTES	CAPACITY OF ALL SITES				
- SMALL SCALE (0.47 ACRES) - FLOOD PLAIN/FLAT - NEIGHBORHOOD CORRIDOR CONTEXT	PROPOSED CAPACITY		10 units seems to be about the right density especially relative to where it is located near surface streets Clarifying question - will the 10 units be "independent living units" or will there be any facilitation (requirement) for affordable units? A: How they get built is entirely up to the property owner provided they are going to be meeting our development standards. We do have a requirement that 25% of units be reserved for a mix of low/very low/mod income units	SITE	ADDRESS	Lot Size (acres)	Proposed Units per Site
	Approx. Stories:	2		Site 1	601 Tamalpais Drive	0.47	10
	Approx. Density (du/acre):	20		Site 2	41 Tamal Vista Blvd	2.11	60
	Proposed Units	10		Site 3	400 & 500 Tamal Plaza	3	100
RECOMMENDED BY GROUP		Site 4		10 Fifer Ave. (110-150 Nellen)	2.36	70	
Recommended Units:	10	Site 5		111 Lucky Drive	1	25	
Resulting Density (du/acre):	21	Site 6		1400 Redwood Avenue	7.48	300	
EXAMPLE HOUSING DEVELOPMENT SCALE AND SIZE AT APPROXIMATELY 20-25 DU/AC		Site 7		5804 Paradise Drive	1.16	40	
		Site 8		5750 Paradise Drive	1.76	50	
		Site 9		5651 Paradise Drive	1.54	35	
		Total Units:		690			
		LEGEND (proposed dwelling units/acre) :		20-25 du/ac			
				30-35 du/ac			
				40 du/ac			

Example of notes taken on virtual spreadsheet during the small group discussion



Main Takeaways

General Comments/Questions

- With higher density housing, comes taller buildings and visual obstructions from surrounding neighbors is a concern. (1)
- Traffic is a concern, with the addition of high-density projects, more traffic will be added to the current transit system. (1)
- Consider adding places to park for commuter traffic around transit centers. (1)
- Explore how replacing existing retail and commercial opportunity sites has an impact on the tax base. (1)
- Senior housing is needed and if added in key areas, would reduce the traffic burden. (1)

Site 1: 601 Tamalpais Drive

- There is consensus that 10 units or 20 du/acre seems to be the appropriate density. (2)
- Clarification needed on the type of units; affordable vs moderate etc. The Town's Inclusionary Ordinance establishes the minimum percentage that will be reserved for low/very low/moderate income units. (1)

Site 2: 41 Tamal Vista Blvd.

- There is consensus that the density of 30 du/acre seems to be the appropriate density for this site. (1)
- Concern was raised that higher density than what site can handle could create a negative outcome, similar to what took place at Tam Ridge, yet measures could be put in place to avoid similar problems. (1)

Site 3: 400 & 500 Tamal Plaza

- There is support for the density of 35 du/acre. (1)
- If density would be lowered, there would potentially need to be increased density at another site. (1)

Site 4: 10 Fifer Avenue/110 Nellen Avenue/150 Nellen Avenue

- Mention of community benefits needed if the proposed density were to be built. (1)
- Consider making units smaller to ensure affordability (1-2 bedrooms vs. 3+ bedrooms). (1)
- Potentially combine Site 4 with Site 5 if feasible. (1)

Site 5: 111 Lucky Drive

- Could make a nice community center and residential development if combined with site 4. (1)

Site 6: 1400 Redwood Avenue

- There is consensus that this site should have higher density based on it's potential. (2)
- The traffic impacts should be studied for a site such as this which would house a majority of the new residential units. (2)
- With the retail environment changing, this site is a prime opportunity. (1)
- Consider keeping some type of community serving retail through mixed use. (1)
- Integrate parking garage with mixed use retail or residential to accommodate parking spaces for the new residential units. (1)
- Provide public transit options (parking/bus lines) with a connection to the ferry for commuter traffic. (1)



Site 7: 5804 Paradise Drive

- None

Site 8: 5750 Paradise Drive

- None

Site 9 : 5651 Paradise Drive

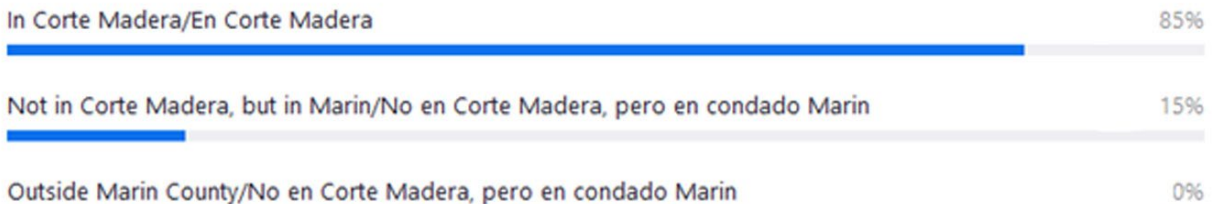
- The existing traffic along Paradise Dr. is a concern and adding housing would amplify this problem. (1)
- The existing businesses on this site need to be taken into consideration and the fiscal impact forcing them to relocate may have. (1)



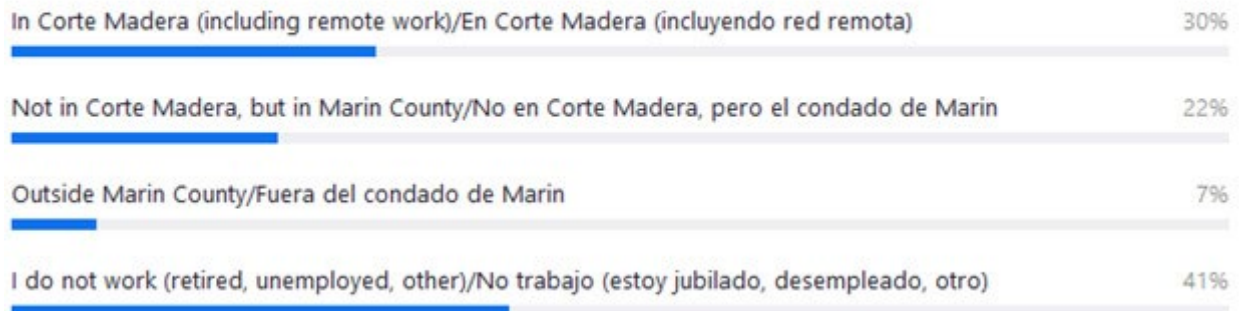
Appendix

DEMOGRAPHIC LIVE POLL RESULTS

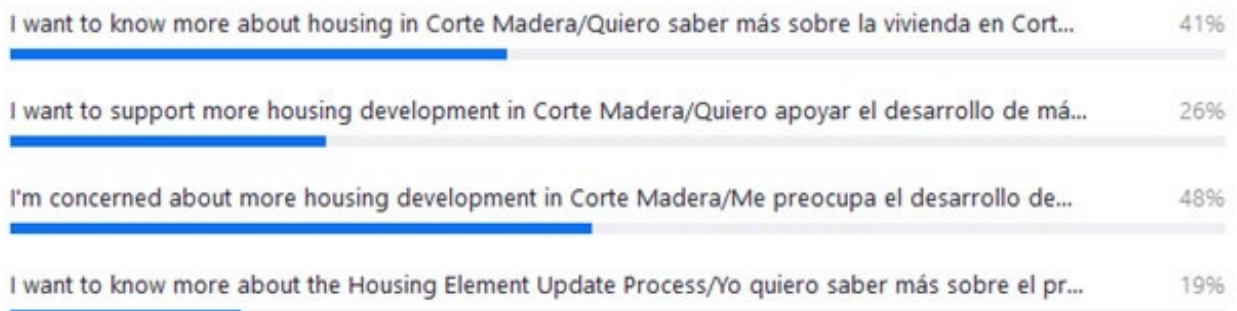
1. Where do you live?/¿Dónde vive? (seleccione uno) (Single Choice) *



2. Where do you work?/¿Dónde trabaja? (seleccione uno) (Single Choice) *

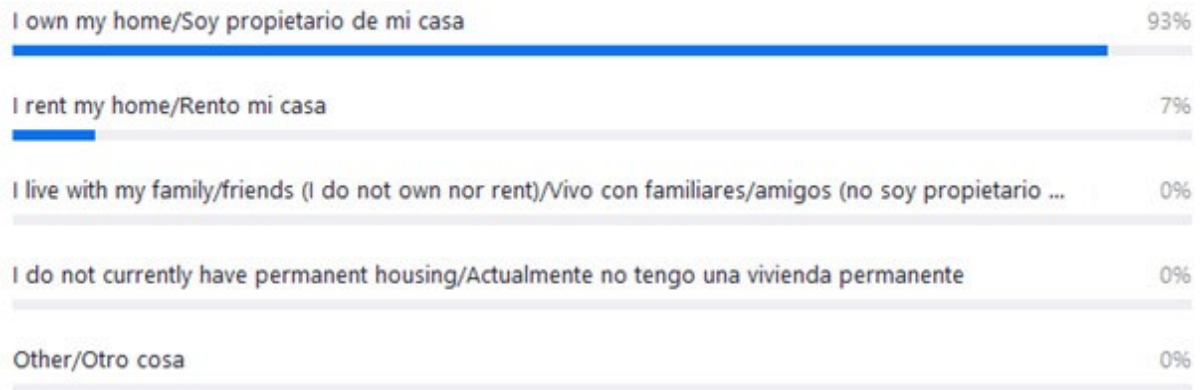


3. Which of the following describes why you decided to attend tonight's workshop?/¿Qué de lo siguiente describe por qué decidió asistir al taller de esta noche? (seleccione todo lo que corresponda) (Multiple Choice) *

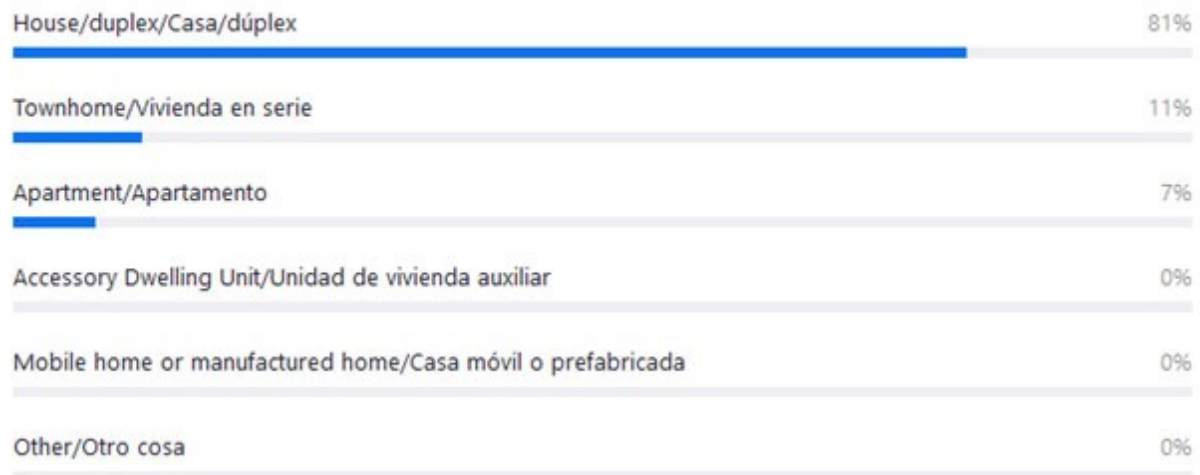




4. What is your housing situation?/¿Cuál es su situación de vivienda? (Single Choice) *



5. What type of housing do you live in?/¿En qué tipo de vivienda vive? (Single Choice) *

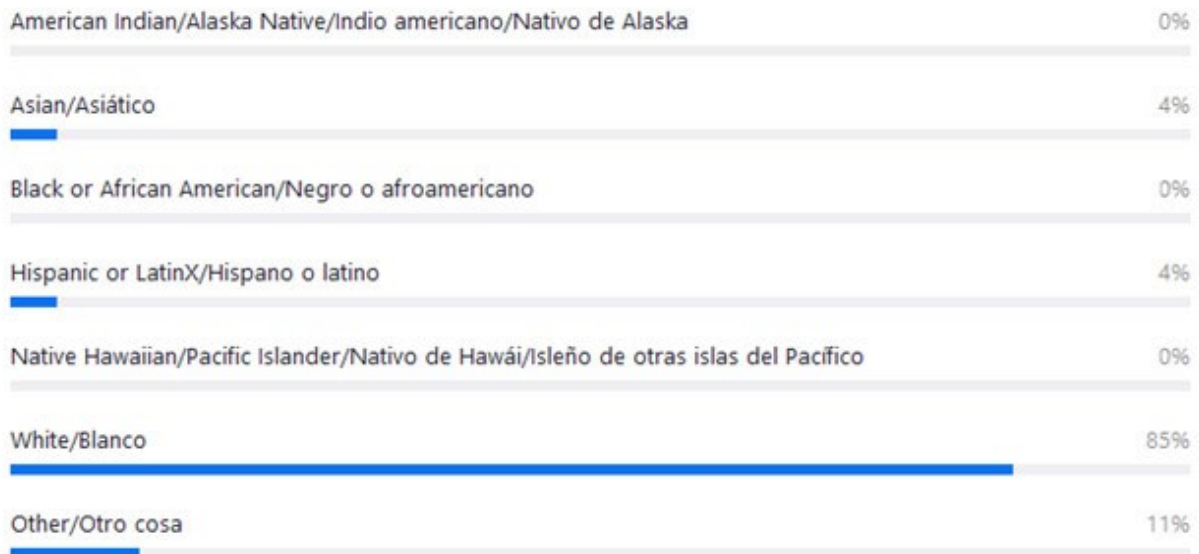




6. What is your age?/¿Qué edad tiene? (Single Choice) *



7. What is your race & ethnicity? (may select more than one)/¿Cuál es su raza y origen étnico? (puede seleccionar más de una) (Multiple Choice) *





8. Which bracket best describes your household income?/¿Qué categoría describe mejor los ingresos de su grupo familiar? (Single Choice) *





CHAT COMMENTS

- Were the 272 units built during the 2014-2022 cycle characterized as affordable?
 - *Response: Of the 272 units built during the current cycle, there have been 47 affordable units (Tam Ridge – 18; Enclave – 3; Residences at the Preserve – 8; Casa Buena – 18). In addition, the majority of Accessory Dwelling Units built in the current cycle are affordable units.*
- Is Tam Ridge considered affordable housing?
 - *Response: 10% of the units at Tam Ridge are affordable (18 units).*
- Do you have an estimate of how RHNA requirement for the next few cycles: IE: is there ever a limit?
 - *Response: The Regional Housing Needs Assessment for the Bay Area is determined every eight years by the California Department of Housing and Community Development (HCD). The Assessment is based on population projections by the Department of Finance and the existing housing need and varies each cycle. The regional need is then further broken down by jurisdiction by the Association of Bay Area Governments (ABAG). ABAG appoints a Housing Methodology Committee that determines the factors that will be used in the Regional Housing Needs Allocation (RHNA) process. The factors and the methodology change each cycle, and, as a result, are impossible to forecast. As long as the State's population continues to grow and there is an unmet housing need, Corte Madera will continue to receive an allocation of housing units from the regional housing need.*
- Tam Ridge is not affordable housing. I believe only 10% of the units are considered affordable
- I challenge the assumption that high moderate income can afford market rate For example, a family making \$150K/year could not afford \$4.3K/month 2BR rent at Tam Ridge
 - *Response: A family of four is considered a moderate-income household in Marin if their annual household income is between \$146,350 and \$179,500. Rental housing is considered affordable if rent and utilities cost no more than 30% of the household's monthly income, which would be \$4,487 at the upper limit of the moderate income category.*
- This may be a dumb question, but why does ABAG have so much power?
 - *Response: State law identifies the process for determining the regional housing need and roles and responsibilities of HCD and the councils of governments in determining RHNA (Government Code Section 65584). ABAG is the council of governments for the Bay Area region, comprising 109 jurisdictions. ABAG was formed in 1961 pursuant to California Government Code Section 6500. It is a joint Powers Agency of the governments of the region. ABAG is governed by a 38-member Executive Board comprised of locally elected officials based on regional population.*
- Can CM get credit for the extra 200 homes built in the previous cycle?
 - *Response: No, we will not get credit for the units built in the previous cycle that exceeded our RHNA.*
- yes, why so much power? When did we turn control over to these people? -- Related to ABAG



- *Response: State law has required a city's General Plan to include a Housing Element since 1969 and to accommodate its regional housing needs allocation since 1980. The State has long maintained that the availability of housing is an issue of statewide concern and that "[d]esignating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality's housing need for all income levels is essential to achieving the state's housing goals." (Government Code Section 65580)*

Does construction already going on count? They are building new condos at the Preserve. Talk about traffic in this small area of east CM.

- *Response: The units under construction at the Preserve are included in the current cycle (2015-2022). Projects that have been approved, permitted, or received a certificate of occupancy since the beginning of the RHNA projection period - that is, June 30, 2022 – may be credited toward meeting the RHNA allocation based on the affordability and unit count of the development. See page 5 of HCD's Housing Element Sites Guidebook https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf*
- How does the SB 9 single family home lot splitting work with the FAR restrictions?
 - *Response: SB 9 allows for a parcel to be split and up to two units constructed on each parcel under certain circumstances. The Town is required to waive most development standards, including FAR, if the standard would preclude a unit that is at least 800 square feet from being constructed.*
- In today's IJ, Belvedere is enacting an urgency ordinance to address/ delay SB9 building till it can be reviewed further
- There are groups working to challenge the state laws, on the grounds that the US constitution says that anything not specifically covered is controlled by most local government entity. I can provide contact info for this group, but I understand that this job needs to be completed regardless of this ongoing battles with the state. I hope to get to the ideas about public private partnerships.
- Q not addressed - How much is CM pushing back on the RHNA/ABAG quota? How does that compare to other towns in Marin?
 - *Response: In July 2021, the Town filed an appeal of ABAG's Final Draft Regional Housing Needs Allocation (RHNA) assigned to the Town of Corte Madera. The appeal was denied by ABAG's Executive Board. ABAG received appeals from 28 jurisdictions. All jurisdictions in Marin County filed an appeal except Novato and San Rafael. All of the appeals were denied except for one submitted by the County of Contra Costa that resulted in a reduction of 35 units from an original draft allocation of 5,827 units due to an area that had been annexed by another jurisdiction.*
- Where is climate change being taken into account? For example, if sea levels rise, some of the sites may be underwater.
 - *Response: Residential units located in the flood plain must be raised 1-foot above the base flood elevation. It is likely that new residential units in the FEMA 100-year flood zone will be located above parking or above ground floor retail uses. In April 2021, the*



Town completed a Climate Adaptation Assessment to identify the Town's vulnerabilities in the face of changing climatic conditions and to develop a roadmap for action based on a toolkit of potential options. The Town will continue to identify potential actions to mitigate some of the risks associated with sea level rise as part of the Climate Adaptation process.

- Also not addressed is how many more homes will be required in the next phase?
 - *Response: The Town's RHNA for the 2023-2031 cycle is 725 units.*
- Corte Madera appealed and lost, as did several other Marin communities.
- I support new housing at the shopping malls. As to numbers, we need to hit 700, and have about 100 credits for ADUs.
- How are utility companies included in this process? Seems RHNA assumes that resources are unlimited. Will municipalities absorb the cost of new infrastructure required for the proposed expansion?
 - *Response: The Supplemental EIR for the Housing Element Update will include a section on public services, which among other things includes water supply and service; wastewater service; and electrical, natural gas, and telephone services.*
- How many of these sites are needed to put in all these units?
 - *Response: The majority of the housing opportunity sites are required for the Town to develop a compliant Housing Element.*
- Each of the proposed properties are commercial in nature, which means jobs are being displaced by housing. Isn't the purpose of RHNA to expand housing due to fulfill future employment needs? Seems the only way to achieve a balance is to create mixed use multifamily dwellings.
 - *Response: It is likely that many of the sites will be developed with a mixed-use project (i.e. commercial and residential uses).*
- Would this be on top of the current retail space or is Macy's going out?
 - *Response: Any redevelopment of the Macy's site would likely include a mix of commercial and residential uses. The Town does not have information if Macy's intends to vacate the space or is going out of business.*
- @Patricia - that was an initial appeal. Will there be additional appeals?
- when to traffic studies come about? I can't imagine that intersection by Macy's with 300 units. It's already a mess.
 - *Response: As part of the rezoning proposal, the Town is initiating an environmental review (Supplemental EIR). The EIR will analyze a variety of factors, including traffic.*
- I don't think they are compatible. Tam Ridge is a stand out eyesore, blocking Mt Tam view from 101 and E. CM
- Site #2 — way too dense, traffic concerns, view concerns.