

Program	Description	Timeframe	Evaluation	Recommendation: Continue, Delete or Modify
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	Successful. Town enforced the ordinance. Non-discrimination clauses were required and monitored for affordable housing agreements for Tam Ridge Residences, San Clemente Place, The Enclave, and Oak Shores.	Modify to update Anti-Discrimination Ordinance to include protections for prospective tenants.
Program H-1.2.b Respond to Discrimination Complaints	Director of Planning and Building is Equal Opportunity Coordinator for the Town responding to complaints and will refer warranted cases to appropriate county or state agency.	As needed	Successful. Town assumed responsibility to review and refer cases. <u>The Town received one complaint regarding an 83-year old woman who wished to rent an affordable unit at Tam Ridge. Her application was denied according to program rules established by the Town of Corte Madera and Tam Ridge because she owned a home. The applicant appealed the decision, which was denied. Town Staff worked with the applicant to assure her that a fair and equal application process was being followed. Due to the nature of the complaint, it was not referred to the regional fair housing agency. The Town received no other fair housing or discrimination complaints.</u>	Modify to refer all complaints to appropriate agency such as Fair Housing Advocates of Northern California.
Program H-1.3.a Targeted Marketing	Condition a targeted marketing inclusionary program for new housing project approvals.	As needed	Successful. Projects were required to focus outreach and advertisement locally. The requirement was included in affordable housing agreements for Tam Ridge Residences, San Clemente Place, and The Enclave Town Homes.	Modify to include additional targeted marketing outside the local area for underrepresented populations and communities of color. Identify outreach channels, such as community groups, churches, and housing authorities responsible.

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Program H-1.4.a.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.	One year	<p><u>Section 18.04.495 of the Zoning Ordinance defines “Manufactured housing” as a factory-built single-family structure, built in conformance with the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC Section 5401), is transportable in one or more sections but is built on a permanent foundation and does not have wheels or axles permanently attached to its body or frame. Manufactured housing includes manufactured homes and mobile homes but not trailers.”</u></p> <p>The Town applies the same development standards and design review process to manufactured housing and mobile homes as it uses for stick-built housing of the same type. Recently, the Town approved three manufactured homes as accessory dwelling units. <u>Nonetheless, the Town does not explicitly list manufactured housing as a use in residential zoning districts. The Town should revise the Zoning Code to identify zoning districts where manufactured housing and mobile homes are a permitted use and to develop development standards as necessary.</u></p>	Delete. <u>Modify the program to identify districts where manufactures housing and mobile homes are a permitted use and to provide development standards.</u>
Program H-1.4.a.b Housing Types	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. 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.	One year	Not implemented.	Continue

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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	Completed. Ordinance No. 945 was adopted January 20, 2015. Transitional and supportive housing were added to the definitions of single-family dwelling, multiple dwelling, and multiple houses, 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 project includes 20 supportive housing units.	Delete
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	Completed. Ordinance No. 946 was 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 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	Completed. Ordinance No. 947 was 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

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Program H-1.5.c. Neighborhood Relations	Encourage relations/communications between neighborhoods and operators of emergency shelters and residential care facilities.	Ongoing	Successful: Implemented during 2021 with respect to the transitional housing project for individuals experiencing homelessness (Project Homekey) at 1591 Casa Buena Drive. Town facilitated community workshops and a resident-led working group to encourage open communication and relationships between the surrounding neighborhood (and entire Town) and the housing operator, Catholic Charities, County officials, and the residents at the facility. The working group has become a model for other transitional and supportive housing projects in Marin County.	Continue and update to include additional types of housing as well.
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	Successful. Adaptive units were included in the Robin Drive and Enclave projects, <u>providing housing for the disabled and the elderly, two special needs populations.</u>	Continue
Program H-1.6.b Residential Care Homes	Continue to allow small, licensed group homes by right in all residential districts consistent with the development standards of that district	Ongoing	Use is currently by right in all residential districts.	Continue
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. In addition, the allowable density for senior projects is greater in the MX-1 District (20 units/ac instead of 15 units/ac).	Continue
Program H-1.8.a. Family Housing Amenities	Require amenities for families with children	Ongoing	Successful. The Enclave project included an on-site tot lot, <u>providing housing amenities for large households and female-headed households, two special needs populations.</u>	Continue

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Program H-1.9.a. Countywide Homeless Programs	Engage with other Marin jurisdictions to provide additional housing and other options for the homeless.	Ongoing	<p>Successful. The Town works with Marin Housing Authority to address homeless issues.</p> <p>In November 2020, the County of Marin purchased a motel at 1591 Casa Buena Drive with grant funding through Project Homekey and other County housing program funds for the purpose of providing 18 units of permanent supportive housing for individuals experiencing homelessness. The role of Town staff has been to facilitate public discussions related to Project Homekey. In February 2021, under the supervision of Catholic Charities, residents began occupying the lower units of the property. A building permit to add a kitchen to each unit to create 18 independent living units was issued in 2021 and construction is currently underway. <u>These units will provide housing for people formerly experiencing homelessness, a special needs population.</u></p>	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	Successful. The Town includes Marin Housing Authority announcements in the Town's monthly newsletter. The Town advertised available affordable housing units at The Enclave through Marin Housing Authority.	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	<p>Successful. As of May 2022, eight Corte Madera homeowners have Property Assessed Clean Energy (PACE) assessments, which enabled them to access financing to install energy efficiency upgrades and renewable energy projects.</p> <p>Through the Marin Climate and Energy Partnership, the Town works with Resilient Neighborhoods to provide free classes to residents to educate and motivate them to reduce their carbon footprint. Classes include information and resources on</p>	Continue

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			<p>energy conservation and efficiency and renewable energy. Twenty-seven Corte Madera households have graduated from the program.</p> <p>In partnership with Marin County Energy Watch, the Town publicized energy efficiency programs available through BayRen, Rising Sun, and the California Energy Youth Services. As of May 2022, 34 Corte Madera homeowners had received BayRen rebates, and Rising Sun had served 22 households. The California Youth Energy Services program completed 1,954 home energy assessments in Marin County between 2015 and 2018, with an estimated 76 audits completed in Corte Madera. The program provided free energy efficiency products like LED bulbs, power strips, showerheads, and faucet aerators.</p> <p>The Town also promoted Electrify Marin, which provides rebates to swap out natural gas appliances and heating systems with high efficiency electric appliances. As of May 2022, fourteen projects in Corte Madera had received a total of \$16,350 in rebates. The program provides higher rebates for lower-income households.</p>	
Program H-2.1.a. Provide a Variety of Housing Types & Affordability	Promote mix of housing types and affordability by working with developers.	Ongoing	Ongoing; as development occurs. The Robin Drive and Enclave projects include a mix of larger and smaller units at different affordability levels. <u>These include 32 units with 3 or more bedrooms, 8 second units, and a number of adaptable units as required by the State Building Code, providing housing for the elderly, the disabled, large households, and female-headed households, all special needs populations.</u>	Continue

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Program H-2.2.a 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	The Town worked on a study with other Marin County jurisdictions on an inclusionary ordinance study and modified the existing inclusionary ordinance as a result. The Town determined that requiring ELI units in the inclusionary ordinance would create a financial constraint and barrier to the production of market-rate housing. Extremely Low Income (ELI) 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. The existing 79-unit, 100% affordable, San Clemente Housing project includes 31 “extremely low-income housing” units.	Delete and create new program to prioritize funding for ELI units and encourage housing types affordable to ELI households.
Program H-2.3.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	Successful.	Continue
Program H-2.3.b Affordable Housing Fund	Continue to administer the Town’s Affordable Housing Fund (CMC Chapter 3.48)	Ongoing	Successful. The Affordable Housing Fund’s balance was \$557,324.69 (as of 12/31/2021). While the fund has been used for affordable housing projects in the past, no monies were expended during 2014-2022. In 2022, the ordinance was amended to broaden the ways these funds could be spent.	Continue

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Program H-2.3.c Affordable Housing Fund Ordinance Update	Update Affordable Housing Fund Ordinance as needed reflecting current housing costs.	Ongoing	Successful. The ordinance was updated in June 2022. The adjusted in-lieu fees were based on the affordability gap of constructing affordable units and what households at the various income levels can afford to pay. Moving forward, the in-lieu fees will be increased or decreased in accordance with the year over year increase or decrease in the California Construction Cost Index.	Continue
Program H-2.4.a Employee Housing	Offer flexible development standards to encourage employee housing on-site.	Ongoing	Not implemented. No applications submitted during Housing Element planning period.	Delete and consider creating a new program to target the local workforce in new housing projects.
Program H-2.4.b Employee Housing Bonus Units	Offer density bonus as an incentive to providing employee housing in overlay districts	Ongoing	Not implemented. No applications submitted during Housing Element planning period.	Delete and consider creating a new program to target the local workforce in new housing projects.
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.	Ongoing	Town includes Marin Housing Authority announcements in Town's Monthly Newsletter.	Continue
Program H-2.6.a. Facilitate development of high potential housing 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.	Ongoing	Not implemented. No qualifying projects were submitted during the HE period.	Delete and focus on utilizing appropriate CEQA exemptions for new housing development.

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Program H-2.6.b. Actions for Robin Drive	Implement the mandatory Second Unit requirement for development on this site.	Ongoing	Completed. The Oak Shores project received planning entitlements for an application that includes second units consistent with policy. The Town Council approved Ordinance 985, Resolutions 13-2019, 14-2019, 15-2019 on 4/2/2019. Building permits were issued in July 2021 and construction is currently underway. <u>These 8 second units could provide housing for the elderly, a special needs population.</u>	Delete
Program H-2.6.c. Actions for 1421 Casa Buena Drive	Facilitate development of 1421 Casa Buena Drive which is designated Medium Density Residential.	Ongoing	Completed. The Enclave Townhomes were approved in 2015, and completed in 2019, consisting of 16 units; 3 units of which will be affordable under the Town's inclusionary zoning regulations. Construction was completed and Certificates of Occupancy issued on 9/10/2019. <u>All of the units were 3 or more bedrooms and a number of them were adaptable units, providing housing for the following special needs populations: large households, female-headed households, elderly, and the disabled.</u>	Delete
Program H-2.6.d 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; realistic development capacity changed to 20 units and incorporated into 2015-2023 Housing Element.	Delete. Site is no longer considered viable for housing.
Program H-2.7.a Actions for Old Corte Madera Sq.	Facilitate development up to the allowed AHO Overlay district density of 25 units/acre.	Dependent on Developer Interest	Not implemented. No projects were proposed to take advantage of the AHO incentives.	Continue. Consider modifying the program to include other actions, such as evaluating future housing opportunities at Old Corte Madera Square.
Program H-2.7.b Identify Housing Opportunity Sites	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.	Prior to 2020	Successful. The Town undertook identification of housing opportunity sites as soon as the draft RHNA was published.	Modify to align timing with release of draft RHNA.

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Program H-2.8.a General Plan Amendments	Discourage General Plan Amendments and Rezoning actions that would reduce residential densities on High Potential Housing Sites.	Ongoing	No General Plan Amendments or Rezoning applications were submitted that reduced residential densities on High Potential Housing Sites.	Delete. This program is no longer consistent with State law. Government Code 66300(a) prohibits the Town from reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed and in effect on January 1, 2018.
Program H-2.9.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.	Partially Completed	Completed. A new Mixed-Use Zoning District - MX-1 was adopted in 2016 as part of the Tamal Vista Corridor Study which allows residential densities at 15 units per acre or 20 units per acre for senior housing exclusive of density bonus.	Continue for areas and sites not zoned for mixed-use development upon completion of Housing Element update.
Program H-2.9.b Mixed Use Development	Encourage mixed-use projects and live-work combinations	Ongoing	Successful. Tam Ridge Residences, a 180 unit mixed use development with 3,000 square feet of ground floor retail was developed. A small grocery store currently occupies the space.	Continue
Program H-2.9.c Regional Transportation/ Housing Activities	Coordinate with regional transportation planning activities and facilitate TOD using incentives through regional transportation plans.	Ongoing	Successful. Town coordinates with TAM and ABAG/MTC through participation in Plan Bay Area 2040 and 50 and is updating its Housing Element, including rezoning properties for higher density housing, consistent with goals and objectives of regional land use and transportation plans.	Delete
Program H-2.10.a Incentives for Affordable Housing	Offer incentives, such as State Density Bonus, fee waivers, to encourage development of affordable housing projects.	Ongoing	Successful. Application was approved for The Enclave Townhomes in 2015 including use of the State Density Bonus. The project was completed in 2019.	Modify to remove state density bonus since it is required.
Program H-2.11.a Affordability controls	Require deed restrictions to maintain affordability as a condition of approval for affordable housing projects.	Ongoing	Successful. This is a standard requirement for all projects with inclusionary affordable units. As part of the inclusionary ordinance amendment, the Town requires all affordable units to be deed restricted in perpetuity.	Continue

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Program H-2.11.b Affordability Mgt	Continue contractual agreement with Marin Housing Authority to manage affordable housing stock in Corte Madera	Ongoing	Successful. The Town contracts with Marin Housing Authority to manage the affordable for-sale and rental housing stock in Corte Madera.	Modify to require MHA to conduct targeted marketing for underrepresented populations and communities of color whenever affordable units become available for sale or rent.
Program H-2.12.a Affordable Housing Ordinance	Continue to implement the Affordable Housing Ordinance in the Municipal Code	Ongoing	Successful. San Clemente Place, built in 2008, has 79 units affordable to extremely low, very low and low income households. Tam Ridge Residences, completed in 2017, has 18 deed-restricted affordable units for very low, low, and moderate income households. The Enclave Townhomes, built in 2019, consists of 16 units 3 of which are affordable, pursuant to the Inclusionary Zoning Ordinance.	Continue.
Program H-2.12.b Monitor the 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	Successful. The Town amended the Inclusionary Housing Ordinance to adjust the inclusionary percentages and enact other modifications to ensure the ordinance is not an impediment to housing development.	Continue.

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Policy H-2.15.a Second Unit Ordinance	Continue to implement the Second Unit Ordinance. The goal for the 2015-2023 Housing Element is 16 new second units by 2022	Ongoing	<p>Completed. On December 6, 2016 the Town adopted Ordinance No.961. This ordinance was in response to State legislation AB-2299 and SB-1069. Ordinance No. 961 establishes standards for the development of accessory dwelling units so as to increase the supply of affordable housing while ensuring that they remain compatible with the existing neighborhood context.</p> <p>Zoning Ordinance Amendment No. 992, adopted on 1/21/20, repealed and replaced the Town's existing ADU ordinance to reflect 1) changes necessary to comply with new state law (SB-229 and AB-94); 2) changes to clarify existing regulations; and 3) changes to existing policy to better reflect the Town's ADU goals.</p> <p>The Town exceeded the ADU goal and developed 52 ADUs during the planning period. <u>These units may provide housing for the elderly, a special needs population.</u></p>	Delete. Add new programs to 1) track and evaluate ADU production; 2) conduct outreach and education to encourage ADU development; and 3) promote ADUs through a Town-sponsored tour where residents interested in building an ADU could tour other ADUs in Town.
Program H-2.15.b Junior Second Units	Review and adopt standards to allow the creation of junior second units.	Two Years	<p>Complete. On December 6, 2016 the Town adopted Ordinance No. 962; which outlines requirements for the creation of junior accessory dwelling units and lists provisions relating to matters including unit size, utility provisions, parking, fees, and other requirements.</p> <p>Zoning Ordinance Amendment No. 992, adopted on 1/21/20, repealed and replaced the Town's existing ADU ordinance to reflect 1) changes necessary to comply with new state law (SB-229 and AB-94); 2) changes to clarify existing regulations; and 3) changes to existing policy to better reflect the Town's ADU goals.</p>	Delete

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Program H-2.15.c Second Unit Fees	Consider waiver or reduction of the second unit permit application fee. Work with special districts, e.g. water and sanitary, to reduce or waive connection and/or service fees.	Two years	Successful. Consistent with state law, the Town does not charge impact fees (e.g., traffic impact fees) for ADUs that are less than 750 SF. The Water District waives fees for ADUs.	Delete
Program H-2.16.a Requirement for Second Units in new developments	Amend Zoning Ordinance to require Second Units as a condition of a Parcel or Tract Map. The goal for the 2015-2023 Housing Element is 16 new second units by 2022.	Ongoing	Partially Complete. Requirements of this program were implemented with the Robin Drive Subdivision project, where 8 ADUs were required to be constructed within the 16-unit project. Fifty-two (52) ADUs were permitted during the housing element period.	Delete
Program H-2.17.a Second Unit Amnesty	Consider an amnesty program for existing Second Units constructed without prior authorization. A specific period will be allowed for owners of un-permitted units to obtain permits for their units without incurring fines.	Ongoing	This program has not yet been implemented.	Delete
Program H-3.1.a Adopt Residential Design Guidelines	Adopt Design Guidelines for those specific individual residential neighborhoods throughout town.	Ongoing	Completed. Town adopted Objective Design and Development Standards (Ordinance No. 1013, adopted on 12/7/21) toolkit that can be utilized for residential development throughout Town.	Delete
Program H-3.1.b Design Flexibility	Revise Zoning Ordinance development standards to ensure flexibility of design solutions.	Three years	Partially complete. Ordinance No 967, adopted 9/19/17, increased residential lot coverage in R-1 Zoning Districts to allow additional design flexibility.	Continue. Design flexibility should continue to be evaluated (parking, flood, etc.)
Program H-3.2.a Housing Design Principals	Adopt residential Design Guidelines	Three years	Completed. Adopted ODDS toolkit as a reference and incorporated into multi-family design review process.	Delete
Program H-3.3.a Residential Scale and Character	Require new housing developments be of high quality and compatible with the existing residential character.	Ongoing	Implemented through design review process.	Delete

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Program H-3.4.a	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.	Ongoing	Successful. Denied proposal to demolish 32 rental units at 1441 Casa Buena Drive and approved separate application for their renovation and remodel, retaining rental units.	Continue
Program H-3.5.a Condominium Conversion Ord.	Continue to enforce the criteria included in the condominium conversion ordinance.	Ongoing	Successful. Ordinance was enforced.	Modify ordinance to remove use permit requirement for condominium conversions.
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	Successful. The program is funded annually. No Below Market Rate ownership units were lost during the planning period. One unit's deed restriction expired in March 2022.	Continue
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.	Ongoing	Successful. The existing older apartments at 1441 Casa Buena have been renovated and improved. The Town has created a Code Enforcement Division with two employees which has aided in enforcement of health and safety regulations by requiring repairs to dwelling units, including older rental housing stock and single-family homes.	Continue
Program H-3.7.b Rehabilitation and Energy Loan Programs	Coordinate with the Marin Housing Authority, Marin Clean Energy, PG&E and Property Assessed Clean Energy (PACE) program operators to make available loan programs to eligible owner-and renter occupied housing.	Ongoing	Successful. Town promoted available programs. There are currently 8 properties in Corte Madera with PACE loans.	Continue

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Program H-4.1.a Community Outreach	Prepare information and conduct outreach on housing issues.	Ongoing	<p>Successful. The Town developed information and conducted outreach on housing issues, especially during the update of the Housing Element and the ADU Ordinance process.</p> <p>The Town was awarded a \$160,000 grant in 2019 under Senate Bill 2, the “Building Homes and Jobs Act” to work on a collaborative effort with other Marin County jurisdictions on several projects, including the development of Objective Design and Development Standards (ODDS) for multi-family projects. The grant money received by the Town was utilized to jointly hire a consultant team for several different projects, including 1) the creation of objective design and development standards for individual jurisdiction’s multi-family and mixed-use development projects; 2) development of an accessory dwelling unit workbook and website adumarin.org ; and 3) completion of a Marin County inclusionary zoning study, including calculation of housing mitigation and commercial linkage fees.</p> <p>As part of the Housing Element update process, the Town conducted 6 workshops to provide public information and solicit comments regarding critical housing issues in the Town of Corte Madera. In addition, the Town conducted several pop-up events, provided information on the website and in the Town's newsletter, and developed and distributed a survey.</p>	Continue

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Program H-4.2.a Neighborhood Meeting Procedures	Adopt procedures for developers to meet with neighbors prior to development application submittals.	Ongoing	Completed. Early neighborhood outreach is common for proposed projects and encouraged by staff early in the planning stage and is included in the application process. Preliminary Review hearings are held by the Planning Commission to allow for early communication with community. The Town adopted on-site public hearing standards for new multi-family housing applications.	Delete
Program H-4.3.a Inter-jurisdictional Planning	Collaborate with other Marin jurisdictions for efforts to plan for and provide housing.	Ongoing	Successful. 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. As described in Program H-4.1a, the Town collaborated with other Marin County jurisdictions on several projects, including 1) the creation of objective design and development standards for multi-family and mixed-use development projects; 2) development of an accessory dwelling unit workbook and website adumarin.org and 3) completion of a Marin County inclusionary zoning study, including calculation of housing mitigation and commercial linkage fees.	Continue
Program H-4.4.a Planning & Building Department	Departments will continue to provide lead responsibility implementing town's housing policies and programs.	Ongoing	Successful. Ongoing efforts by both Planning and Building Departments.	Continue
Program H-4.5.a Staff Responsibilities	Planning and Building Departments will work with community and elected leaders to seek revenue resources for housing developments as they become available.	Ongoing	This program has not yet been implemented.	Delete, program is beyond the scope of the Planning and Building Department staff's responsibilities.
Program H-4.6.a. Affordable Housing Fund	Implement Affordable Housing Fund Ordinance and add to funds.	Ongoing	Successful. See Program H-2.3b.	Delete. This is duplicative of Program H-2.3.b.

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Program H-4.7.a Housing Element Review	Comply with requirements for Housing Element Annual Review Report.	Ongoing	Successful. The Town submitted APRs every year of the Housing Element planning period.	Continue.
Program H-4.7.b Housing Element Update	Undertake Housing Element Updates in accordance with State Law.	Ongoing	Successful.	Continue