



CORTE MADERA HOUSING ELEMENT UPDATE

Draft Housing Element & Updated Safety Element Introduction

The draft Corte Madera Housing Element and update to the Town’s Safety Element are now available for a 30-day public review period! The draft documents can be viewed on the Town’s housing webpage: www.cortemaderahousing.org.

The release of the draft Housing Element represents a significant milestone in the Town’s progress toward addressing housing needs and issues over the next decade and meeting State requirements for completing such work within prescribed timelines. Chapters 1-3 of the draft Housing Element includes much of the information discussed during community workshops and events over the last nine months, including information regarding how the Town intends to meet its Regional Housing Needs Allocation (RHNA). Chapter 5 includes proposed Goals, Policies, and Programs, many of which have been carried forward from the Town’s current Housing Element, and others which are intended to address public comments and input received through community engagement efforts. Appendix A includes a comprehensive summary of the public engagement conducted by the Town and the feedback received through various workshops, meetings and events.

The draft update to the Town’s Safety Element (Chapters 7 and 8 of the Town’s General Plan) draws upon the Town’s recently completed Climate Adaptation Assessment (May 2021) in order to meet State requirements for integrating information and programs related to wildfire, sea level rise and climate resiliency into the Town’s General Plan.

We look forward to receiving any comments or suggested changes to these draft documents and thank you in advance for your time. Written comments must be received via email or at the mailing address below no later than **5:00 pm on August 8, 2022**. Please send email comments to: housingplan@tcmmail.org or via mail to:

Attn: Martha Battaglia, Senior Planner
Town of Corte Madera
PO Box 159
Corte Madera, CA 94976-0159

[Please see the additional introductory information and reader notes about the draft Housing Element and update to the Safety Element below.](#)

Background

The Housing Element is one of seven mandated elements of the General Plan and must be updated every eight years to address existing and projected housing needs for all economic segments of the Town. The Town’s current Housing Element was adopted by the Town Council in May 2015. The current Housing Element covers the planning period of 2014-2022. The Town is in the process of updating its Housing



Element for the 2023-2031 planning period. To comply with State law, the Town’s Housing Element must be updated to ensure that Corte Madera’s policies and programs can accommodate the Town’s Regional Housing Needs Allocation (RHNA) of 725 units, at various income levels.

Housing Opportunity Sites

Eleven (11) Housing Opportunity Sites were identified to meet the Town’s RHNA. The identified sites and housing goals were extensively vetted with the community through a six-part workshop series and public meetings at the Planning Commission and Town Council. The identified Housing Opportunity Sites require increasing the existing residential densities from 15.1 units per acre to 20 to 40 units per acre, depending on the site. The draft Housing Element presumes adoption of rezonings of the Housing Opportunity Sites and at times uses the past tense to describe actions that have yet to be taken. This construction is meant only to simplify the editing process associated with the final document, not to presume an outcome before it happens. The document will be revised, as necessary, to reflect future decisions related to Housing Opportunity Sites and adoption of zoning districts when such actions are taken (planned for December 2022 and January 2023).

Affirmatively Furthering Fair Housing (AFFH)

In addition, new State law requires that the Town affirmatively further fair housing by taking meaningful actions that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to communities based on protected characteristics (i.e. race, color, national origin, religion, sex, familial status and disability). The AFFH analysis includes an identification and prioritization of significant contributing factors to segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs. Contributing factors are described in detail in Appendix C and summarized in Chapter 5. In addition, the Housing Element includes a variety of programs to affirmatively further fair housing (Refer to Table 27: AFFH Action Matrix in Chapter 5).

Housing Element Sections

The draft Housing Element is divided into five chapters and appendices as further described below:

1. **Chapter 1: Introduction.** This chapter provides an overview of the Housing Element requirements and summarizes public outreach conducted as part of the Housing Element Update.
2. **Chapter 2: Housing Needs.** This chapter examines demographic, employment and housing trends and conditions and identifies existing and projected housing needs of the community, with attention to special needs (e.g. large families, persons with disabilities).
3. **Chapter 3: Housing Sites.** This chapter identifies locations of available sites for housing development or redevelopment to meet the future need at all income levels as specified in the RHNA. Table 10 lists the various sites included in the Sites Inventory.
4. **Chapter 4: Housing Constraints.** This chapter analyzes existing and potential governmental and nongovernmental barriers to the development of housing.
5. **Chapter 5: Goals, Policies & Programs.** This chapter identifies goals, policies and programs based on housing needs, community interests, and State laws.
6. **Appendices:**
 - A. Public Outreach
 - B. Evaluation of 2015 Housing Element Programs



- C. Affirmatively Furthering Fair Housing
- D. Comment Letters

Safety Element Update

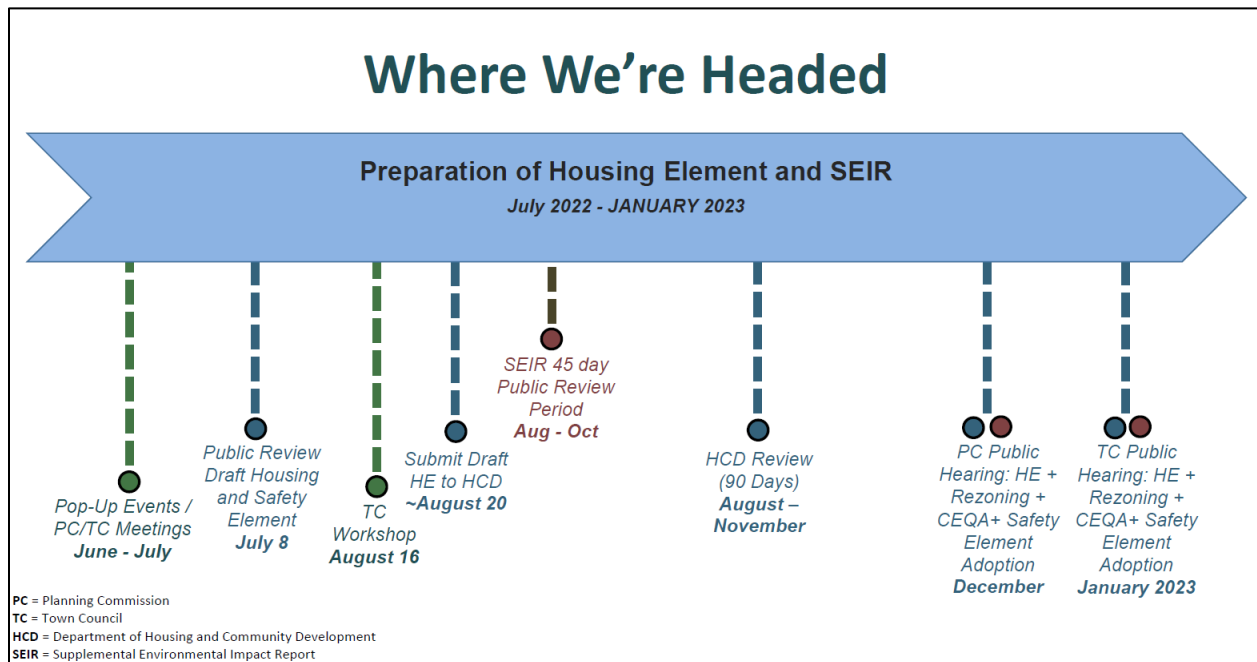
State law requires that the Safety Element of the General Plan be updated concurrently with the Housing Element. The Safety Element must address new wildfire, evacuation routes, and climate adaptation and resilience requirements in an integrated manner.

The update to the Safety Element includes:

- A vulnerability assessment that identifies the risks climate change poses to Corte Madera and the geographic areas at risk from climate change;
- A set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment; and
- Feasible implementation measures designed to carry out the goals, policies, and objectives identified in the adaptation objectives.

Timeline

After the close of the comment period on August 8, 2022, Staff intends to review public comments received and the draft documents with the Corte Madera Town Council at its August 16, 2022 meeting. In order to meet prescribed deadlines for Housing Element adoption, the Department of Housing and Community Development will need to begin its review of the draft Housing Element at the end of August 2022. Around the same time, Staff will release the draft Supplemental Environmental Impact Report, which analyzes the potential environmental impacts of adopting the draft Housing Element and updates to the Safety Element. Please see the below timeline image for more information.



Thank you for taking the time to review the draft Housing and Safety Elements. Your input will help shape Corte Madera housing for the next 8 years and will ensure that policies and programs are inclusive and represent the values and ideas of our community.

If you have any questions, please contact **Martha Battaglia** at mbattaglia@tcmmail.org or (415) 927-5791.