

THE TOWN OF
CORTE MADERA

MARIN COUNTY CALIFORNIA

Discussion and Approval of Housing
Element Work Plan and Authorize
Director of Planning & Building to enter
into four Professional Service
Agreements to Implement the Housing
Element Update and update the Town's
Safety Element

Town Council Meeting
September 21, 2021

Key Components of a Housing Element

- **Community Engagement:**
 - Reaching out to all economic segments of the community, including traditionally underrepresented groups
- **Evaluation of Past Performance**
- **Housing Needs Assessment:**
 - Examine demographic, employment and housing trends and conditions and identify existing and projected housing needs of the community
- **Constraints Analysis:**
 - Analyze & recommend remedies for existing and potential governmental and nongovernmental barriers to housing development.
- **Housing Sites Inventory:**
 - Identify locations of available sites for housing development or redevelopment to meet RHNA.
- **Policies and Programs:**
 - Establish policies and programs to be carried out during the planning period to fulfill the identified housing goals and objectives.



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CORTE MADERA
MARIN COUNTY CALIFORNIA

Town of Corte Madera Housing Element



Adopted May 19, 2015

Housing Element for the TOWN OF CORTE MADERA 2015-2023

Adopted
May 19, 2015

CHAPTER 1	INTRODUCTION	
1.1	Overview	1
1.2	Housing in Corte Madera	1
1.3	The 2009 General Plan	2
1.4	Housing Element Law	3
1.5	Sources of Housing Data	4
1.6	Preparation of the Housing Element	5
1.7	Housing Element Accomplishments	6
CHAPTER 2	HOUSING NEEDS ANALYSIS	
2.1	Overview	9
2.2	Population and Employment	9
2.3	Household Characteristics	18
2.4	Housing Stock Characteristics	21
2.5	Household Income, Housing Costs, and the Ability to Pay for Housing	28
2.6	Overpaying	30
2.7	Overcrowding	32
2.8	Assisted Developments at Risk of Conversion	32
2.9	Special Housing Needs	33
2.10	Regional Housing Needs Allocation	44
2.11	Opportunities for Energy Conservation	46
CHAPTER 3	SITES INVENTORY AND ANALYSIS	
3.1	Overview	49
3.2	Available Land Inventory	49
3.3	Meeting RHNA Objectives	62

CHAPTER 4	HOUSING CONSTRAINTS	
4.1	Overview	70
4.2	Governmental Constraints	70
4.3	Non-Governmental Constraints	93
CHAPTER 5	GOALS, POLICIES & PROGRAMS	
5.1	Overview	96
5.2	Goals, Policies & Programs	97
APPENDICES		
A	Workshop Summary	A-1
B	Evaluation of 2011 Housing Element Programs	B-1
C	Draft Letter to Water and Sanitation Services Providers	C-1

New Requirements for Housing Element Update

- **Higher allocations:**
 - Region's total housing needs account for unmet existing need, rather than only projected housing need.
 - ABAG's approved RHNA methodology for the Bay Area allocated a greater share of housing units to "high resource areas" such as Marin County to address ABAG's equity goals.
 - Corte Madera's draft RHNA is approximately 10X greater than the 5th cycle (72 units)
- **Affirmatively Furthering Fair Housing (AFFH):**
 - Housing Elements must affirmatively further fair housing, i.e. preventing segregation and poverty concentration and increasing access to areas of opportunity.
 - Town will be working with County of Marin to meet the AFFH requirements.
- **Limits on Sites:**
 - New limits on reusing sites included in previous Housing Elements.
 - Increased scrutiny of small, large, and non-vacant sites when these sites are proposed to accommodate units for very low- and low-income households.
- **Safety and Environmental Justice Element:**
 - 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.

Corte Madera Draft RHNA Allocation (2023 – 2031)

Income Level	Number of Units
VERY LOW INCOME (<50% of Area Median Income)	213
LOW INCOME (50-80% of Area Median Income)	123
MODERATE INCOME (80-120% of Area Median Income)	108
ABOVE MODERATE INCOME (>120% of Area Median Income)	281
TOTAL ALLOCATION	725

New Requirements for Housing Element Update

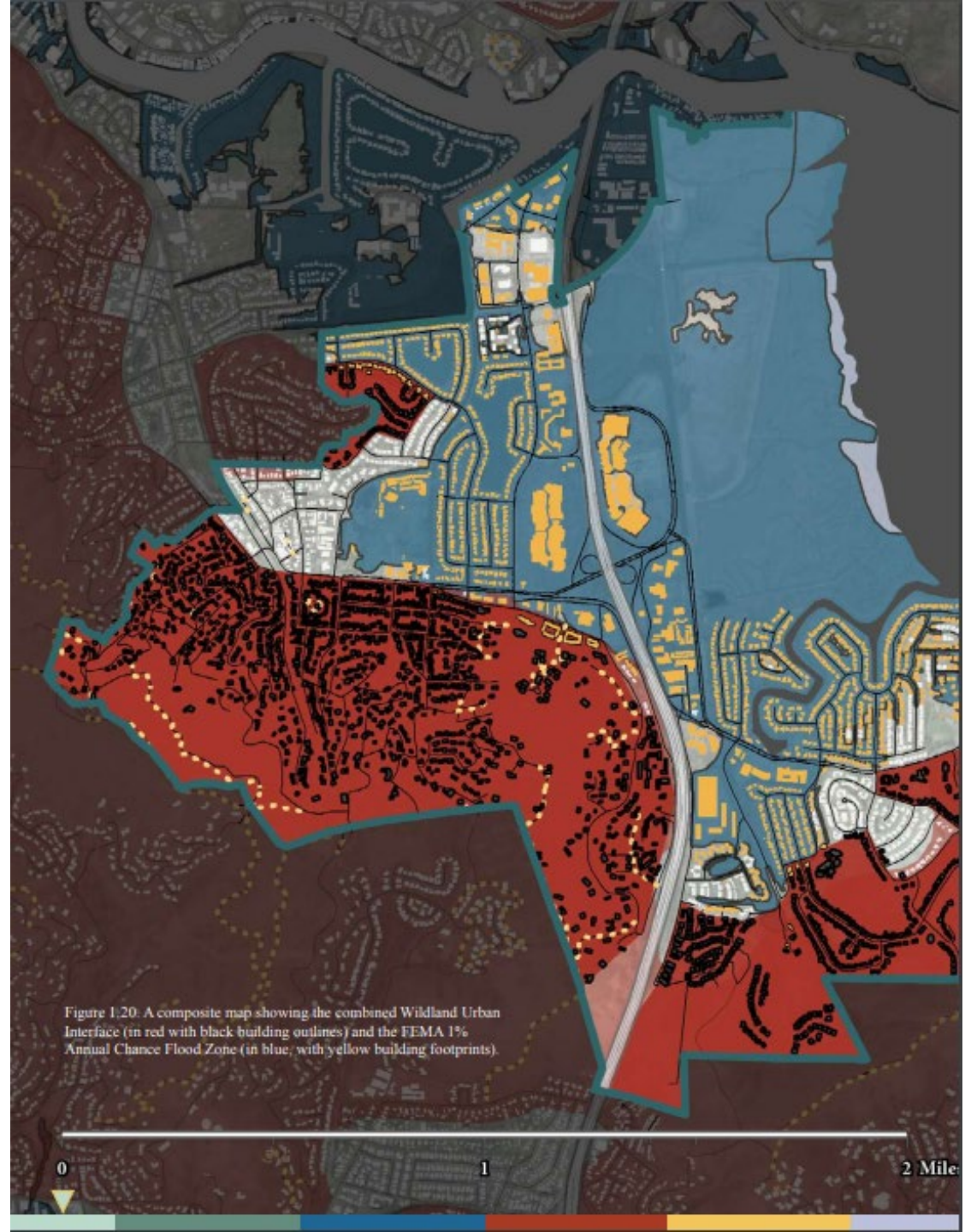
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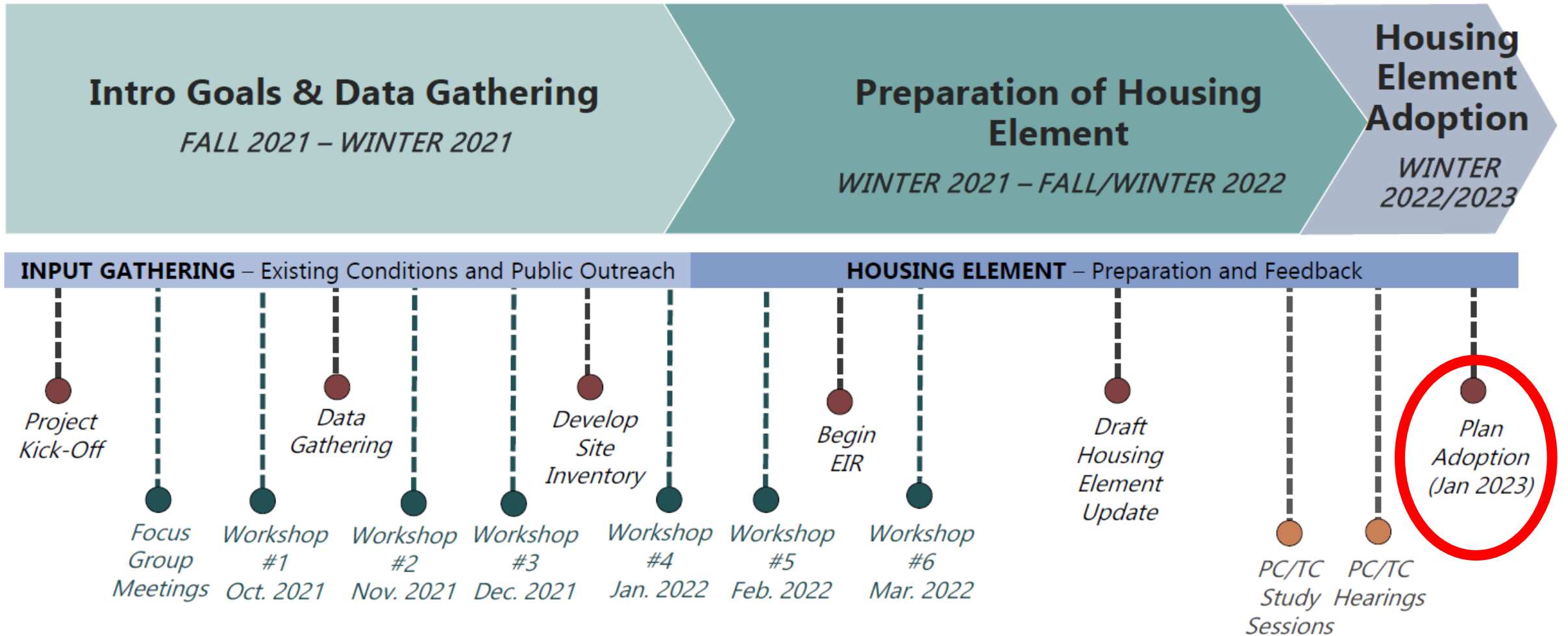
The Corte Madera Climate Adaptation Assessment

A Roadmap to Resilience

May 2021



Housing Element Timeline



PROJECT TIMELINE : Corte Madera Housing Element

Professional Services Contracts

Consultant	Project Scope	Maximum Amount	Contract	Awarded Grant Funding
Plan to Place	Public Outreach/Meeting Facilitation	\$115,000		(\$50,000)
O'Rourke & Associates	Project Management/Document Preparation/Staff Support	\$98,875		(\$15,000)
LWC, Inc.	Housing Economic Analysis/Strategic Advisor	\$50,000		(\$25,000)
EMC, Inc.	CEQA Environmental Review	\$162,046		(\$20,000)
MIG/VTA (via County of Marin)	Affirmatively Furthering Fair Housing (AFFH)	N/A		Grant Funded
Total		\$425,921		(\$110,000)

Community-wide Mailer



WE NEED YOUR HELP!



**HELP US PLAN FOR
NEW HOUSING IN
CORTE MADERA**

CONTACT

Adam Wolff, Director of Planning and Building
housingplan@tcmmail.org | 415-927-5064



SAVE THE DATE!

Virtual Community Workshops

October 13, 2021 | 6:30pm

Introduction to the Housing Element Update

November 10, 2021 | 6:30pm

Corte Madera Housing: Existing Conditions, Opportunities & Constraints

December 8, 2021 | 6:30pm

Potential Housing Development Sites in Corte Madera

January 12, 2022 | 6:30pm

Meeting Corte Madera's Regional Housing Needs Allocation (RHNA) I

February 9, 2022 | 6:30pm

Meeting Corte Madera's RHNA II

March 9, 2022 | 6:30pm

Next Steps: CEQA, Programs & Policies, Safety Element

**Note: Date and topics subject to change*

For more information, visit:

www.cortemaderahousing.org

Para información en español, por favor envíe un correo electrónico a housingplan@tcmmail.org



Where should new housing go? How can we make sure it fits in? And how can the Town's housing policies support broader goals for a thriving economy and a more equitable and resilient community?

Every eight years, the Town of Corte Madera is required to update its Housing Element to accommodate housing needs and address barriers to housing production. The Town is not required to build housing, but must ensure that zoning and policies are in place to enable development for housing affordable to all economic segments of the community and special needs populations. As part of the current update to our Housing Element, the Town needs to plan for the construction of more than **700 new homes** over the next decade.

The Town will be holding a series of six virtual community workshops from October 2021 to March 2022 intended to provide opportunities to learn about existing housing policies/conditions and State housing laws affecting the Town. Additionally, the workshops will allow participants to help determine the best sites for new housing and the relative size of new buildings at those locations. The community's input is critical to the success of the Housing Element update, and we urge you to get involved. Please visit cortemaderahousing.org for more information.

Options

1. Approve Housing Element Work Plan and authorize Director of Planning and Building to enter into four (4) Professional Service Agreements to implement the Housing Element Update and updates to the Town's Safety Element to comply with State laws.
2. Direct Staff to modify to Housing Element Work Plan scope and request amendments to consultant contracts consistent with such modifications.
3. Do not authorize Director of Planning and Building to enter into Professional Service Agreements at this time.