

THE TOWN OF  
CORTE MADERA

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MARIN COUNTY CALIFORNIA

# **Corte Madera Housing Workshop Series**

## **Workshop #1: Introduction to the Housing Element**

October 13, 2021

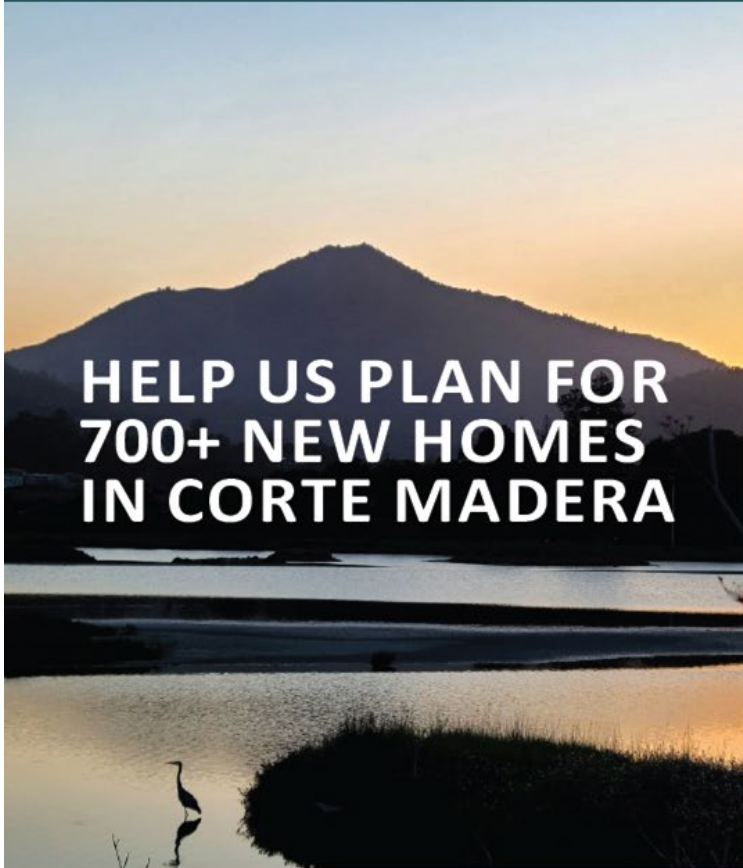
# Welcome & Introductions





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*California*

**WE NEED YOUR HELP!**



**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*

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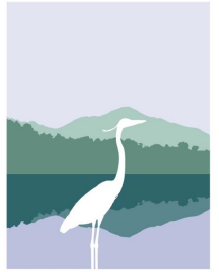
*Next Steps: CEQA, Programs & Policies, Safety Element*

*\*Note: Date and topics subject to change*

For more information, visit:

**[www.cortemaderahousing.org](http://www.cortemaderahousing.org)**

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# Project Team



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## **Town Staff**

Adam Wolff, Director of Planning & Building  
Martha Battaglia, Senior Planner

## **Consultant Team**

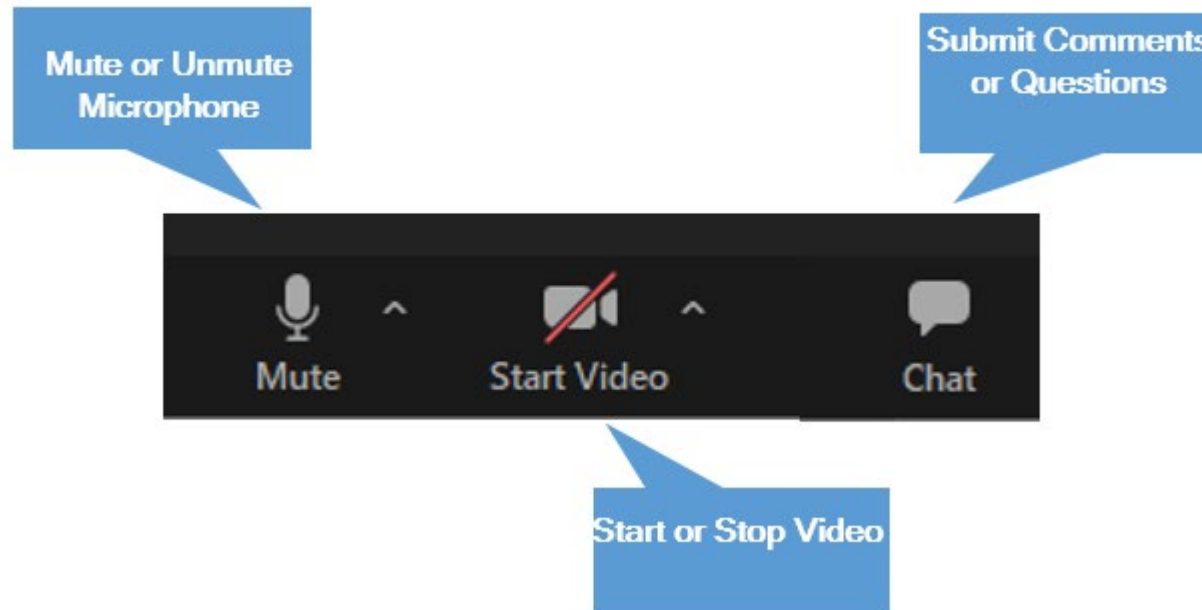
Plan to Place – Dave Javid, Paul Krosner & Rachel Sharkland  
O’Rourke & Associates – Christine O’Rourke  
Lisa Wise Consulting – Lisa Wise & David Bergman  
EMC Planning Group – Terri Wissler Adam

# Zoom tools & best practices

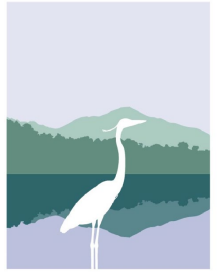


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- Please mute yourself when you're not speaking
- Share your video so we can stay visually connected

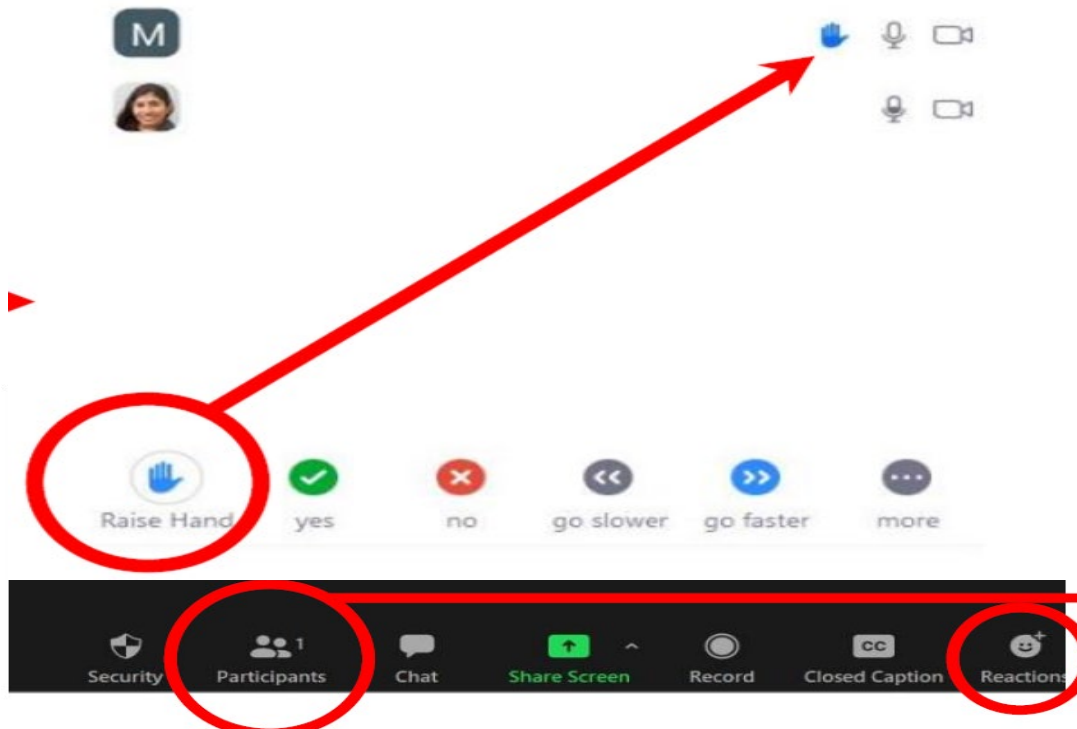


# How will the meeting be facilitated?

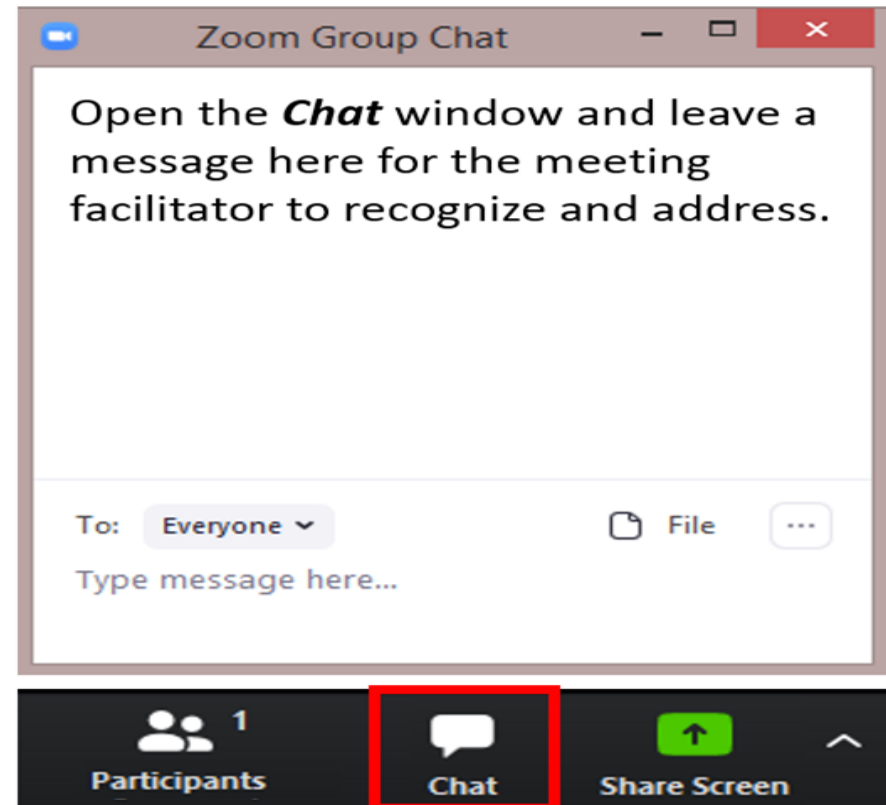


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## RAISE HAND VIRTUALLY THROUGH PARTICIPANTS/REACTIONS TOOL



## CHAT FUNCTION



# Ways to Engage



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- During the Workshop:
  - Respond to polling questions
  - Submit your comments & questions in the chat
  - Share your comments verbally in small group discussions
- After the Workshop:
  - Provide comments to planning staff at [housingplan@tcmmail.org](mailto:housingplan@tcmmail.org)
  - Provide comments on the webpage at <https://www.cortemaderahousing.org/>
  - Participate in future workshops
  - Tell your friends!

# Tonight's Agenda



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- Welcome, Overview & Introductions
- Polling Questions
- Workshop Series Overview, Goals & Schedule
- Housing Element Overview
- Q&A
- Breakout Rooms
- Wrap-up & Next Steps



# Polling Questions: Getting to know the audience

# Polling Question #1



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- **Where do you live? (select one)**
  - In Corte Madera
  - Not in Corte Madera, but in Marin County
  - Outside Marin County

# Polling Question #2



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- **Where do you work? (select one)**
  - In Corte Madera (including remote work)
  - Not in Corte Madera, but in Marin County
  - Outside Marin County
  - I do not work (retired, unemployed, other)

# Polling Question #3



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- **Which of the following describes why you decided to attend tonight's workshop?  
(select all that apply)**
  - I want to know more about housing in Corte Madera
  - I want to support more housing development in Corte Madera
  - I'm concerned about more housing development in Corte Madera
  - I want to know more about the Housing Element Update Process

# Polling Question #4



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- **What is your housing situation?**
  - I own my home
  - I rent my home
  - I live with family/friends (I do not own nor rent)
  - Do not currently have permanent housing
  - Other

# Polling Question #5



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- **What type of housing do you live in?**
  - House/duplex
  - Townhome
  - Apartment
  - Accessory Dwelling Unit
  - Mobile home or manufactured home
  - Other

# Polling Question #6



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- **What is your age?**
  - 18 and under
  - 19 – 25
  - 26 – 45
  - 46 – 64
  - 65 and over

# Polling Question # 7



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- **What is your Race & Ethnicity? (may select more than one)**
  - American Indian/Alaska Native
  - Asian
  - Black or African American
  - Hispanic or LatinX
  - Native Hawaiian/Pacific Islander
  - White
  - Other



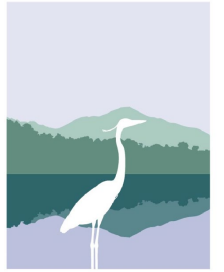
# Polling Question #8



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- **Which bracket best describes your household income?**
  - Less than \$40,000
  - \$40,000 to \$64,999
  - \$65,000 to \$99,999
  - \$100,000 to \$124,999
  - \$125,000 or more

# Let's Test the Chat



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Provide one word you use to describe living or working in Corte Madera. Type your answer in the chat.

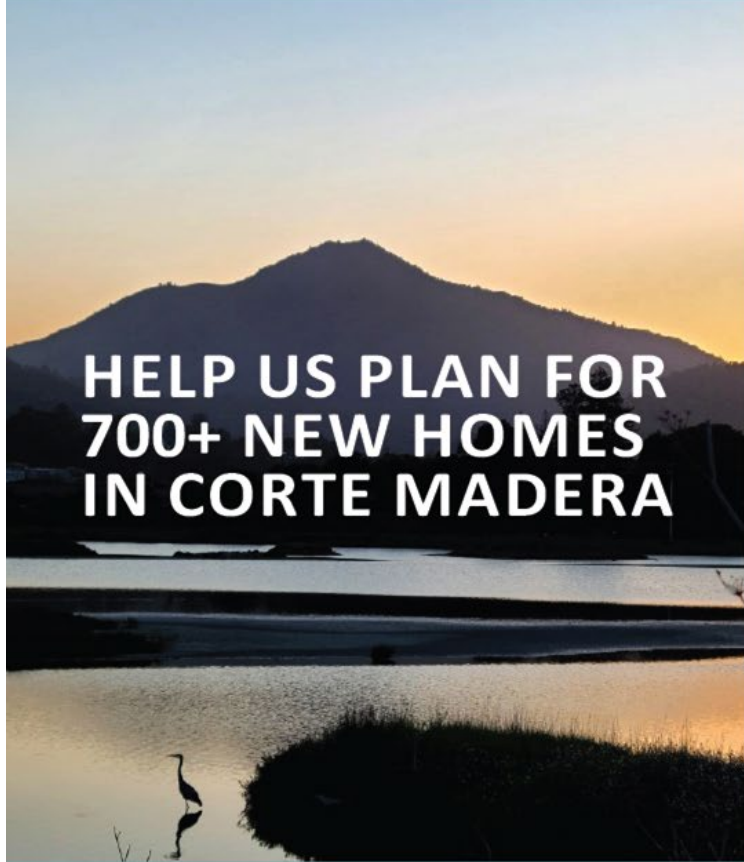


# Workshop Overview, Goals & Schedule



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**WE NEED YOUR HELP!**



**HELP US PLAN FOR  
700+ NEW HOMES  
IN CORTE MADERA**

**CONTACT**

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# Workshop Goals



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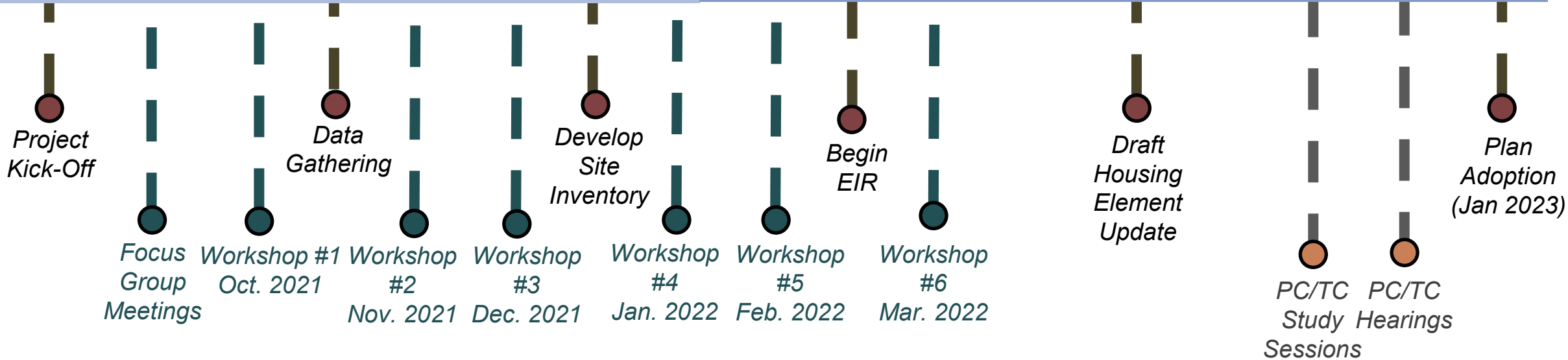
- Participants will:
  - Learn about existing housing polices & conditions.
  - Learn about housing laws affecting the Town.
  - Help determine the best sites for new housing.
  - Help shape Corte Madera’s housing policies & programs.
  - Have an opportunity to share issues, concerns & ideas.



# PROJECT TIMELINE : Corte Madera Housing Element



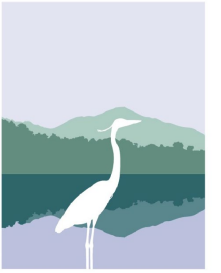
**INPUT GATHERING – Existing Conditions and Public Outreach**      **HOUSING ELEMENT – Preparation and Feedback**



# Housing Element Overview

# What is a Housing Element

- Required element of the Town's General Plan
- Updated every 8 years
- Required to be reviewed and certified by the California Housing and Community Development Department (HCD)
- Adoption deadline January 2023 (2023-2031)



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# Components of a Housing Element

- Needs Assessment
- Evaluation of Past Performance
- Constraints to Housing Development
- Housing Sites Inventory
- Policies and Programs



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# New This Cycle

- **Affirmatively Furthering Fair Housing (AFFH)**
- Higher “RHNA” (Regional Housing Needs Allocation)
- Additional justification for sites inventory
- Safety Element Update



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# Affirmatively Furthering Fair Housing (AFFH)



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- **Assembly Bill 686 (2018) defines Affirmatively Furthering Fair Housing (AFFH) as:**

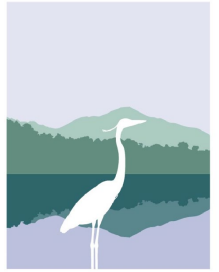
*“taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”*

# New This Cycle

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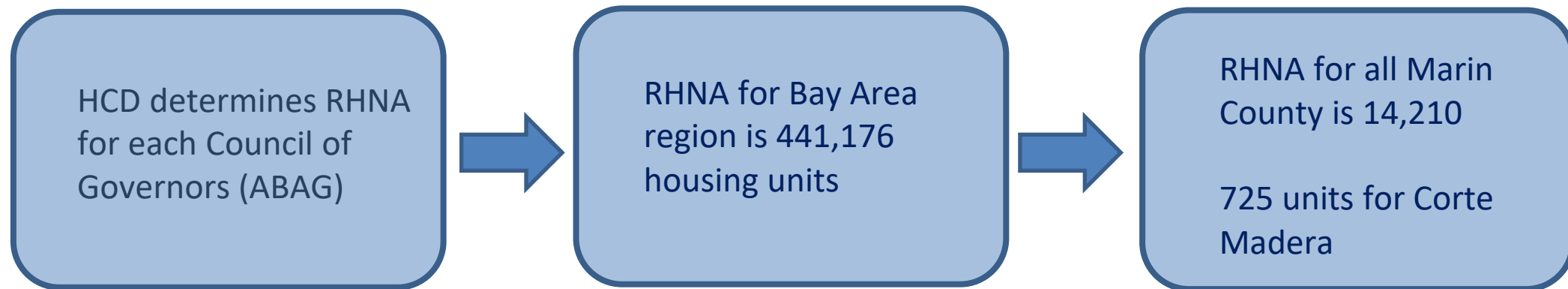


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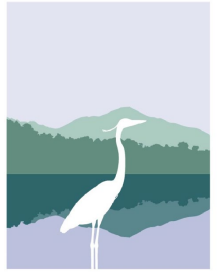
# What is the RHNA?

- Draft Regional Housing Needs Allocation for Corte Madera is 725 units



Marin County has 3.2% of the Bay Area RHNA Total  
Corte Madera has 5.1% of Marin County RHNA total

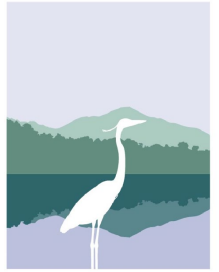
# Corte Madera Draft RHNA Allocation (2023 – 2031)



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

# Household Income Categories for Marin County & Corte Madera

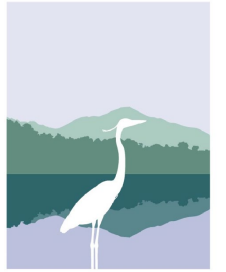


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Income Category	Percent of median income	Annual income (1-person household)	Annual income (3-person household)	Annual income (4-person household)
Extremely low-income	30%	\$38,400	\$49,350	\$54,800
Very low-income	50%	\$63,950	\$82,250	\$91,350
Low income	80%	\$102,450	\$131,750	\$146,350
Median income	100%	\$104,700	\$134,650	\$149,600
Moderate income	120%	\$125,650	\$161,550	\$179,500

*California Department of Housing and Community Development, 2021 State Income Limits*

# What is Affordable Housing?



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- Affordable housing: a household paying no more than 30% of its annual income on housing
- Cost burden: when monthly housing costs (including utilities) exceed 30% monthly income.





# New This Cycle

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# Sites Inventory

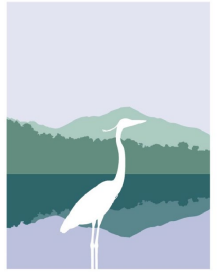


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- Sites less than 0.5 acre & more than 10 acres:
  - Considered inadequate to accommodate affordable housing
  - Housing Element must demonstrate that development of affordable housing is realistic
- Non Vacant Sites – must demonstrate that redevelopment is reasonable within the next 8 years
  - Analysis must describe:
    1. Existing uses
    2. Development trends
    3. Market conditions

# New This Cycle

- Affirmatively Furthering Fair Housing (AFFH)
- Higher “RHNA” (Regional Housing Needs Allocation)
- Additional justification for sites inventory
- **Safety Element Update**



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# The Corte Madera Climate Adaptation Assessment

A Roadmap to Resilience

May 2021

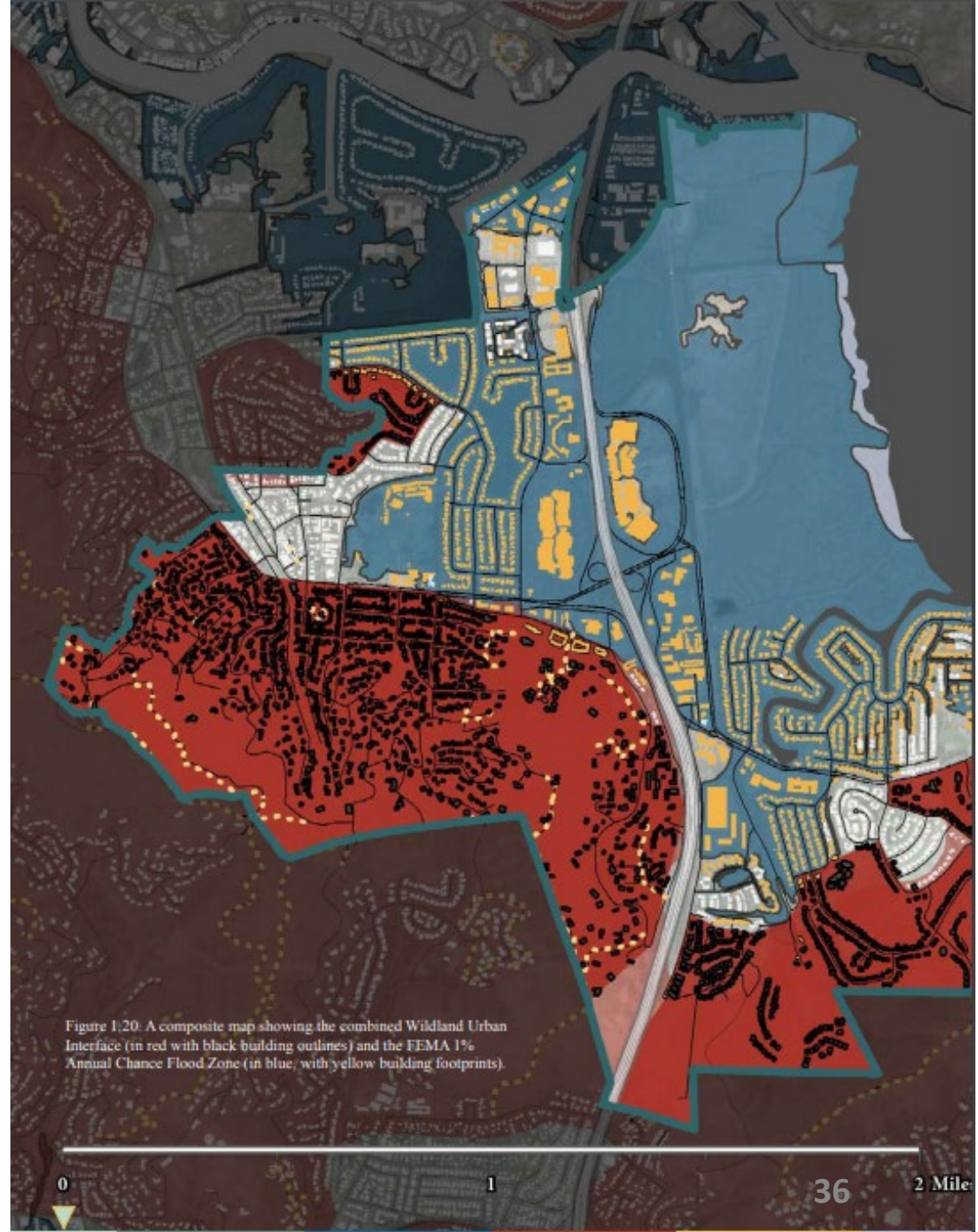


Figure 1.20: A composite map showing the combined Wildland Urban Interface (in red with black building outlines) and the FEMA 1% Annual Chance Flood Zone (in blue, with yellow building footprints).

# Q&A

# Share Your Thoughts!



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- **COMPLETE A HOUSING ELEMENT COMMUNITY INPUT FORM HERE: <https://bit.ly/cmhousing>**

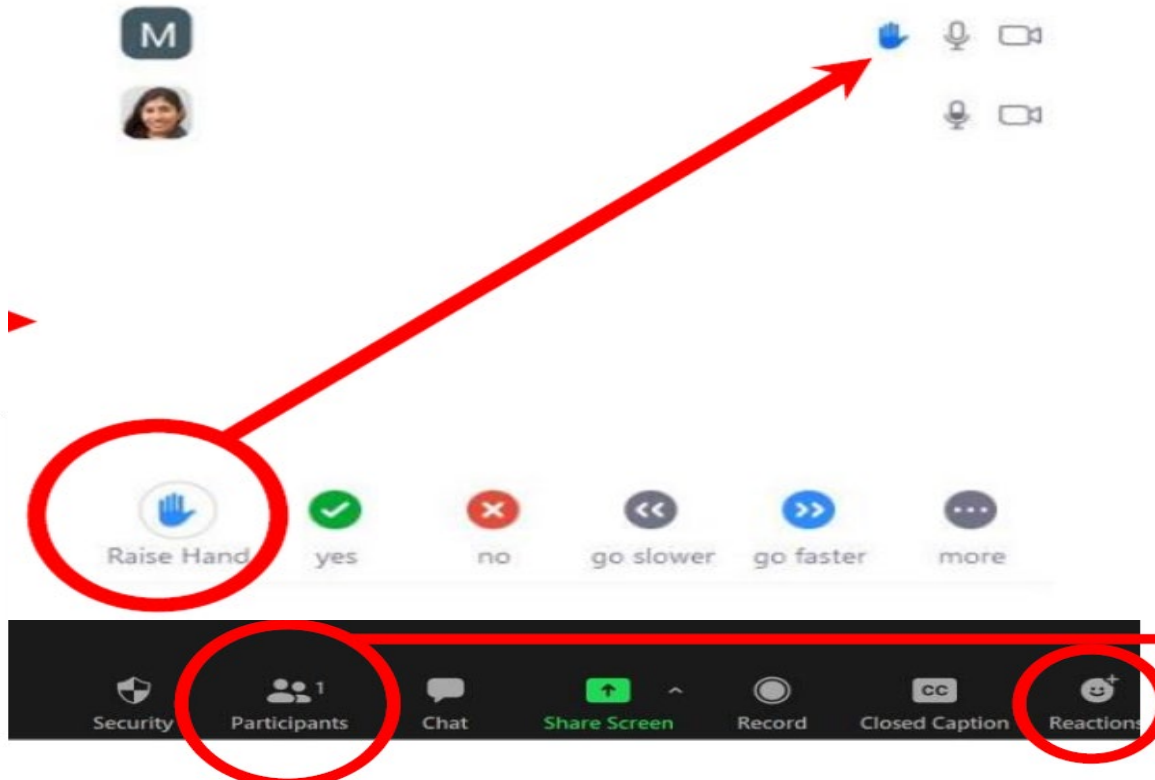
Or scan this code  
with your phone!



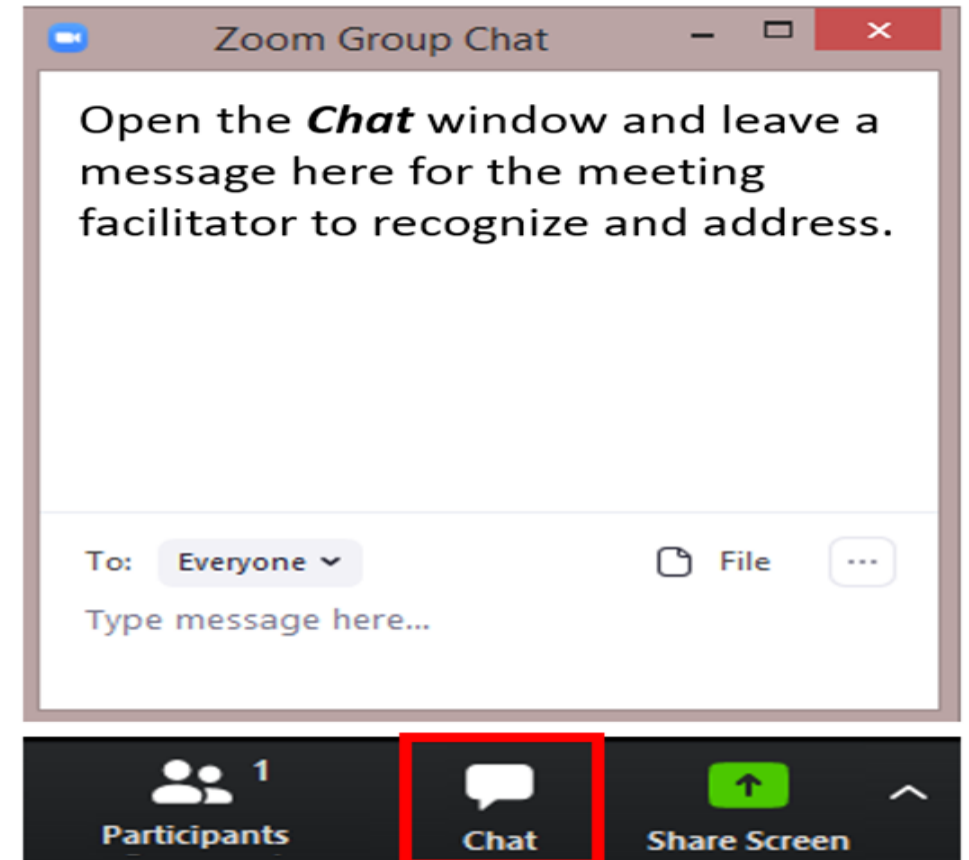
# Breakout Rooms

# How will the meeting be facilitated?

## RAISE HAND VIRTUALLY THROUGH PARTICIPANTS/REACTIONS TOOL



## CHAT FUNCTION





# Breakout Rooms



- Each group has a facilitator and note taker
- Please be respectful of others offering different viewpoints
- Use raise hands feature if you wish to speak
- Enter comments/question in the chat
- Facilitator will provide highlights when we return to the larger group

# Breakout Room Question #1



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- What do you think are the most critical housing issues in Corte Madera?
  - Not enough housing affordable to low-income or middle-income households
  - Not enough for-sale condos or townhomes
  - Not enough rental housing
  - Lack of senior housing
  - Lack of housing with accessibility features for people with disabilities
  - Not enough housing and/or services for unhoused people
  - Not enough/too much new housing getting built
  - Not enough protection for renters facing displacement
  - Not enough down payment assistance for middle-income and low-income households
  - Not enough financial assistance for lower-income homeowners that need to make home repairs
  - Fair housing issues /unequal access to quality housing

# Breakout Room Question #2

- What are the most important considerations to address when planning new housing in Corte Madera over the next 10 years? (design, housing types, environmental sustainability etc.)



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# Breakout Room Question #3

- Is there anything else that you would like to share about why you are here this evening? Any questions or concerns or housing opportunities we should be aware of?



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# Breakout Room Question #4

- Any suggestions for how Corte Madera might solicit additional feedback on the Housing Element Update? How did you hear about this workshop?



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# Ways to Engage & Stay Involved



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- Provide comments to planning staff at [housingplan@tcmmail.org](mailto:housingplan@tcmmail.org)
- Check out the housing webpage & provide comments <https://www.cortemaderahousing.org/>
- Participate in the upcoming workshops
- Sign-up for email notifications
- Tell your friends

# Wrap Up & Next Steps

Next Workshop – November 10, 2021 at 6:30 pm



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*Corte Madera Housing: Existing Conditions, Opportunities & Constraints*

# Thank you

