

RESOLUTION NO. 18/2022

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA RECEIVING AND ACCEPTING THE CALENDAR YEAR 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE TOWN OF CORTE MADERA'S FIFTH CYCLE HOUSING ELEMENT (CYCLE YEARS 2015-2023; CONSTRUCTION PERIOD 2014-2022)

WHEREAS, California Government Code Section 65400(2) requires the planning agency to provide an annual report to the Town Council, the State Office of Planning and Research, and the State Department of Housing and Community Development (HCD) regarding progress toward implementation of the housing element of the general plan; and

WHEREAS, planning staff has prepared an annual progress report for the calendar year 2021, utilizing the prescribed forms and instructions provided by HCD; and

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF CORTE MADERA DOES RESOLVE AS FOLLOWS:

The Town Council hereby accepts and receives the annual progress report on the Housing Element ("Exhibit A") prepared by Planning Department staff and forwards the report to the State Office of Planning and Research and the State Department of Housing and Community Development pursuant to Government Code Section 65400(2).

This resolution is adopted on the 15th day of March, 2022 by the following vote:

AYES: Councilmembers: Beckman, Casissa, Lee, Mongan, Ravasio
NOES: Councilmembers: - None -
ABSENT: Councilmembers: - None -

APPROVED:


Fred Casissa, Mayor

ATTEST:



Rebecca Vaughn, Town Clerk



Exhibit A to the Resolution: Housing Element Annual Progress
Report for Calendar Year 2021 (Tables A, A2, B, D)

<u>Table Description</u>	<u>Page(s)</u>
Table A: Applications received for new units, 2021	1
Table A2 part 1: Approved Planning Entitlements for new units, 2021	2
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Jurisdiction	Corte Madera	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Applications		Application Status	
1					2	3	4	5								6	7	8	9	10		11
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	
Summary Row: Start Data Entry Below								18	8	0	6	0	6	1	39	0	0					
	025-113-10	122 Buena Vista Ave A	Detached ADU	BL-2021-0146	ADU	O	3/11/2021						1	1			No	No	No	Approved		
	025-053-24	525 Tamalpais Dr A	Attached ADU	BL21-0678	ADU	O	9/13/2021						1	1			No	No	No	Pending		
	026-173-14	38 Pacific Queen Psg A	Attached ADU	BL-2021-0321	ADU	O	5/11/2021	1						1			No	No	No	Approved		
	025-111-04	21 Buena Vista Ave A	Interior ADU	BL-2021-0353	ADU	O	5/25/2021						1	1			No	No	No	Approved		
	038-254-23	1 Westward Dr A	Detached MH ADU	BL-2021-0353	MH	O	2/22/2021				1			1			No	No	No	Approved		
	024-051-13	51 Chickasaw Ct	Interior JADU	BL21-0580	ADU	O	8/17/2021		1					1			No	No	No	Approved		
	024-125-10	31 Lakeside Dr A	Interior ADU	BL-2021-0205	ADU	R	3/26/2021		1					1			No	No	No	Pending		
	024-052-07	16 Tamal Vista Blvd	Interior JADU	BL-2021-0324	ADU	O	5/7/2021		1					1			No	No	No	Approved		
	025-241-88	10 South Way A	Detached ADU	BL-2021-0223	ADU	O	4/19/2021						1	1			No	No	No	Pending		
	026-073-01	5491 Paradise Dr A	Detached MH ADU	BL-2021-0308	MH	R	5/6/2021				1			1			No	No	No	Approved		
	025-073-01	5491 Paradise Dr B	Detached MH ADU	BL-2021-0309	MH	R	5/6/2021				1			1			No	No	No	Approved		
	038-251-18	2 Westward Dr	Interior JADU	BL21-0415	ADU	R	6/22/2021		1					1			No	No	No	Approved		
	024-062-29	122 Walnut Ave A	Detached ADU	BL21-0723	ADU	O	9/21/2021						1	1			No	No	No	Approved		
	026-191-14	126 Golden Hind Psg A	Interior ADU	BL-2021-0297	ADU	O	5/6/2021		1					1			No	No	No	Pending		
	026-171-14	21 Key Largo Crs A	Detached ADU	BL21-0454	ADU	R	7/8/2021				1			1			No	No	No	Approved		
	024-097-32	3 Taylor Ln A	Detached ADU	BL21-0700	ADU	O	9/14/2021						1	1			No	No	No	Approved		
	024-096-21	100 Palm Ave A	Detached ADU	BL21-0648	ADU	R	8/31/2021				1			1			No	No	No	Pending		
	025-203-10	3 Fairview Ave A	Interior ADU	BL-2021-0266	ADU	O	4/21/2021				1			1			No	No	No	Approved		
	038-364-04	138 Westward Dr	Interior JADU	BL21-0926	ADU	O	12/7/2021		1					1			No	No	No	Pending		
	025-182-13	1591 Casa Buena Dr units 101-109 and 201-209	Project Homekey Hotel Conversion to Affordable Housing	N/A	5+	R	9/15/2021	18						18			No	No	No	Approved		
	025-181-09	15 Deer Run A	Detached ADU	PL21-0007	ADU	O	10/29/2021						1	1			No	No	No	Approved		
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	R	7/29/2021		1					1			No	No	No	Approved		
														0								
														0								

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(CCR Title 25 §6202)

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4							5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	0	0	0	0	0	1	1	1
	025-181-09	15 Deer Run	Detached ADU	BL22-0024	ADU	O							1	11/9/2021	1
															0
															0
	025-042-05	325 Tamalpais Dr A	Interior ADU	BL-2020-0698	ADU	R									0
	024-122-10	45 Mohawk Ave B	Interior ADU	BL-2020-0243	ADU	R									0
	038-254-23	1 Westward Dr A	Detached MH ADU	BL-2021-0110	ADU	R									0
	034-420-41	11 Ridge Ct A	Attached ADU	BL-2020-0662	ADU	R									0
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	O									0
	025-028-04	219 Morningside Dr A	Interior ADU	BL-2020-0241	ADU	R									0
	025-113-10	122 Buena Vista Ave A	Detached ADU	BL-2021-0146	ADU	R									0
	024-052-07	16 Tamal Vista Blvd	Interior JADU	BL-2021-0324	ADU	R									0
	026-173-14	38 Pacific Queen Psg A	Attached ADU	BL-2021-0321	ADU	R									0
	026-111-04	21 Buena Vista Ave A	Interior ADU	BL-2021-0353	ADU	R									0
	026-073-01	5491 Paradise Dr A	Detached MH ADU	BL-2021-0308	ADU	R									0
	025-073-01	5491 Paradise Dr B	Detached MH ADU	BL-2021-0309	ADU	R									0
	024-051-13	51 Chickasaw Ct	Interior JADU	BL21-0580	ADU	R									0
	026-171-14	21 Key Largo Crs A	Detached ADU	BL21-0454	ADU	R									0
	024-097-32	3 Taylor Ln A	Detached ADU	BL21-0700	ADU	O									0
	024-062-29	122 Walnut Ave A	Detached ADU	BL21-0723	ADU	O									0
	038-011-48 to 65	0 Robin Dr	(8) Attached ADUs	BL-2020-0281 to 0296	ADU	R									0
	038-011-48 to 65	0 Robin Dr	(16) Detached SFD	BL-2020-0281 to 0296	SFD	R									0
	025-182-13	1591 Casa Buena Dr units 101-109 and 201-209	Project Homekey Hotel Conversion to Affordable Housing	N/A	5+	R									0
															0
															0
	025-053-20	202 Eastman Ave A	Detached ADU	BL-2019-0705	ADU	O									0
	025-042-05	325 Tamalpais Dr A	Interior ADU	BL-2020-0698	ADU	O									0
	026-211-23	267 Golden Hind Psg A	Attached ADU	BL-2019-0689	ADU	O									0
	038-274-01	159 Prince Royal Dr A	Detached ADU	BL-2018-0617	ADU	O									0
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	O									0

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Cells in grey contain auto-calculation formulas

Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1					2	3	7						8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							18	3	0	9	0	12	16		58
	025-181-09	15 Deer Run	Detached ADU	BL22-0024	ADU	O									0
															0
															0
	025-042-05	325 Tamalpais Dr A	Interior ADU	BL-2020-0698	ADU	R				1				2/3/2021	1
	024-122-10	45 Mohawk Ave B	Interior ADU	BL-2020-0243	ADU	R				1				3/29/2021	1
	038-254-23	1 Westward Dr A	Detached MH ADU	BL-2021-0110	ADU	R				1				7/7/2021	1
	034-420-41	11 Ridge Ct A	Attached ADU	BL-2020-0662	ADU	R				1				7/26/2021	1
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	O		1						8/4/2021	1
	025-028-04	219 Morningside Dr A	Interior ADU	BL-2020-0241	ADU	R				1				8/30/2021	1
	025-113-10	122 Buena Vista Ave A	Detached ADU	BL-2021-0146	ADU	R						1		9/12/2021	1
	024-052-07	16 Tamal Vista Blvd	Interior JADU	BL-2021-0324	ADU	R		1						9/12/2021	1
	026-173-14	38 Pacific Queen Psg A	Attached ADU	BL-2021-0321	ADU	R				1				10/18/2021	1
	026-111-04	21 Buena Vista Ave A	Interior ADU	BL-2021-0353	ADU	R						1		10/21/2021	1
	026-073-01	5491 Paradise Dr A	Detached MH ADU	BL-2021-0308	ADU	R				1				11/22/2021	1
	025-073-01	5491 Paradise Dr B	Detached MH ADU	BL-2021-0309	ADU	R				1				11/22/2021	1
	024-051-13	51 Chickasaw Ct	Interior JADU	BL21-0580	ADU	R		1						11/23/2021	1
	026-171-14	21 Key Largo Crs A	Detached ADU	BL21-0454	ADU	R				1				12/15/2021	1
	024-097-32	3 Taylor Ln A	Detached ADU	BL21-0700	ADU	O						1		12/17/2021	1
	024-062-29	122 Walnut Ave A	Detached ADU	BL21-0723	ADU	O						1		12/28/2021	1
	038-011-48 to 65	0 Robin Dr	(8) Attached ADUs	BL-2020-0281 to 0296	ADU	R						8		7/1/2021	8
	038-011-48 to 65	0 Robin Dr	(16) Detached SFD	BL-2020-0281 to 0296	SFD	R							16	7/1/2021	16
	025-182-13	1591 Casa Buena Dr units 101-109 and 201-209	Project Homekey Hotel Conversion to Affordable Housing	N/A	5+	R	18							9/15/2021	18
															0
															0
	025-053-20	202 Eastman Ave A	Detached ADU	BL-2019-0705	ADU	O									0
	025-042-05	325 Tamalpais Dr A	Interior ADU	BL-2020-0698	ADU	O									0
	026-211-23	267 Golden Hind Psg A	Attached ADU	BL-2019-0689	ADU	O									0
	038-274-01	159 Prince Royal Dr A	Detached ADU	BL-2018-0617	ADU	O									0
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	O									0

Jurisdiction	Corte Madera	
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Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy									
1					2	3	10						11	12		
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
Summary Row: Start Data Entry Below							0	2	0	2	0	1	0		5	
	025-181-09	15 Deer Run	Detached ADU	BL22-0024	ADU	O									0	
															0	
															0	
	025-042-05	325 Tamalpais Dr A	Interior ADU	BL-2020-0698	ADU	R									0	
	024-122-10	45 Mohawk Ave B	Interior ADU	BL-2020-0243	ADU	R									0	
	038-254-23	1 Westward Dr A	Detached MH ADU	BL-2021-0110	ADU	R									0	
	034-420-41	11 Ridge Ct A	Attached ADU	BL-2020-0662	ADU	R									0	
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	O									0	
	025-028-04	219 Morningside Dr A	Interior ADU	BL-2020-0241	ADU	R									0	
	025-113-10	122 Buena Vista Ave A	Detached ADU	BL-2021-0146	ADU	R									0	
	024-052-07	16 Tamal Vista Blvd	Interior JADU	BL-2021-0324	ADU	R									0	
	026-173-14	38 Pacific Queen Psg A	Attached ADU	BL-2021-0321	ADU	R									0	
	026-111-04	21 Buena Vista Ave A	Interior ADU	BL-2021-0353	ADU	R									0	
	026-073-01	5491 Paradise Dr A	Detached MH ADU	BL-2021-0308	ADU	R									0	
	025-073-01	5491 Paradise Dr B	Detached MH ADU	BL-2021-0309	ADU	R									0	
	024-051-13	51 Chickasaw Ct	Interior JADU	BL21-0580	ADU	R									0	
	026-171-14	21 Key Largo Crs A	Detached ADU	BL21-0454	ADU	R									0	
	024-097-32	3 Taylor Ln A	Detached ADU	BL21-0700	ADU	O									0	
	024-062-29	122 Walnut Ave A	Detached ADU	BL21-0723	ADU	O									0	
	038-011-48 to 65	0 Robin Dr	(8) Attached ADUs	BL-2020-0281 to 0296	ADU	R									0	
	038-011-48 to 65	0 Robin Dr	(16) Detached SFD	BL-2020-0281 to 0296	SFD	R									0	
	025-182-13	1591 Casa Buena Dr units 101-109 and 201-209	Project Homekey Hotel Conversion to Affordable Housing	N/A	5+	R									0	
															0	
															0	
	025-053-20	202 Eastman Ave A	Detached ADU	BL-2019-0705	ADU	O		1						2/11/2021	1	
	025-042-05	325 Tamalpais Dr A	Interior ADU	BL-2020-0698	ADU	O				1				6/7/2021	1	
	026-211-23	267 Golden Hind Psg A	Attached ADU	BL-2019-0689	ADU	O				1				6/8/2021	1	
	038-274-01	159 Prince Royal Dr A	Detached ADU	BL-2018-0617	ADU	O						1		8/19/2021	1	
															0	
	025-094-56	365 Corte Madera Ave A	Interior ADU	BL21-0521	ADU	O		1						8/18/2021	1	

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 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	22	4	1	-	-	-	-	18	-	-	39	-
	Non-Deed Restricted		1	1	1	5	3	2	3	-	-		
Low	Deed Restricted	13	12	1	-	-	-	-	-	-	-	24	-
	Non-Deed Restricted		-	-	-	-	-	2	9	-	-		
Moderate	Deed Restricted	13	2	-	-	-	-	-	-	-	-	20	-
	Non-Deed Restricted		-	1	2	2	1	-	12	-	-		
Above Moderate		24	164	13	2	-	-	-	16	-	-	195	-
Total RHNA		72											
Total Units			183	17	5	7	4	4	58	-	-	278	-

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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(CCR Title 25 §6202)

Jurisdiction	Corte Madera		
Reporting Year	2021 (Jan. 1 - Dec. 31)		
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>	<i>D_4_Status</i>
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
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	Town is continuing to enforce the Ordinance. Non-discrimination clauses are required and monitored for affordable housing agreements for Tam Ridge Residences, San Clemente Place, The Enclave and Oak Shores.
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	Town continues responsibility to review and refer cases.
Program H-1.3.a Targeted Marketing	Condition a targeted marketing inclusionary program for new housing project approvals.	As needed	On-going; projects are 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.
Program H-1.4.a.a Housing Types	Adopt the following revision to the Zoning Ordinance: Add "factory-built housing" and "mobile-home" to definition of the Zoning Ordinance	One year	This program has not yet been implemented. It will be considered the next time the town amends the Zoning Ordinance.
Program H-1.4.a.b Housing Types	Adopt the following revision to the Zoning Ordinance: Add "single room occupancy" to the definition of the Zoning Ordinance allowed in C-1, C-2 and C-3 Districts	One year	This program has not yet been implemented. It will be considered the next time the town amends the Zoning Ordinance.
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 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 referenced above includes 20 supportive housing units.
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 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.

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 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.
Program H-1.5.c. Neighborhood Relations	Encourage relations/communications between neighborhoods and operators of emergency shelters and residential care facilities	Ongoing	This program has not yet been implemented. Currently there are no emergency shelters or residential care facilities in Town.
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	On-going; as development occurs.
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.
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.
Program H-1.8.a. Family Housing Amenities	Require amenities for families with children	Ongoing	On-going; as development occurs. The Enclave project includes an on-site tot lot.
Program H-1.9.a. Countywide homeless programs	Engage with other Marin jurisdictions to provide additional housing and other options for the homeless.	Ongoing	The town continues to work with Marin Housing Authority to address homeless issues. 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.
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	The town includes Marin Housing Authority announcements in Town's Monthly Newsletter. The Town advertised available affordable housing units at The Enclave through Marin Housing Authority.
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	The Town has adopted the Property Assessed Clean Energy (PACE) CaliforniaFIRST program.
Program H-2.1.a. Provide a variety of Housing Types & Affordability	Promote mix of housing types and affordability by working with developers.	Ongoing	On-going; as development occurs.

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	Existing 79-unit, 100% affordable, San Clemente Housing project referenced above includes 31 “extremely low-income housing” units. 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. As such, staff does not recommend a one-size-fits-all approach by requiring ELI units in affordable housing districts and under affordable housing inclusionary requirements. Instead, staff recommends prioritizing funding for 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	The Town collected \$3,785.69 in non-residential impact fees in calendar year 2021 (1/1/2021 through 12/31/2021).
Program H-2.3.b Affordable Housing Fund	Continue to administer the Town’s Affordable Housing Fund (CMC Chapter 3.48)	Ongoing	The Town collected \$3,785.69 in non-residential impact fees in calendar year 2021 (1/1/2021 through 12/31/2021). The Affordable Housing Fund’s balance is \$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 2021.
Program H-2.3.c Affordable Housing Fund Ordinance Update	Update Affordable Housing Fund Ordinance as needed reflecting current housing costs.	Ongoing	Not completed at this time.
Program H-2.4.a Employee Housing	Offer flexible development standards to encourage employee housing on-site.	Ongoing	Dependent on developer interest. No applications submitted during 2021.
Program H-2.4.b Employee Housing Bonus Units	Offer density bonus as an incentive to providing employee housing in overlay districts	Ongoing	Dependent on developer interest. No applications submitted during 2021.
Program H-2.5.a. First-time Homebuyer programs	Support first-time homebuyer programs as funding comes available	Ongoing	Town includes Marin Housing Authority announcements in Town’s Monthly Newsletter.
Program H-2.6.a. Facilitate development of high potential housing sites	Using funding resources and other staff assistance in on-site and off-site mitigation that may be required.	Ongoing	Continue to administer the Housing Fund for qualifying projects.
Program H-2.6.b. Actions for Robin Drive	Implement the mandatory Second Unit requirement for development on this site.	Ongoing	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.
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	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.
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.
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	Dependent on developer interest; no properties have come available to take advantage of the AHO incentives.

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. However, the Marin Montessori project was approved in 2017. This project amended the General Plan from Low Density Residential to Public and Semi-Public Facilities and rezoned an R-1-A parcel to Public and Semi-Public District. This resulted in the loss of one single family residential parcel. This site is not a High Potential Housing site.
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.	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.
Program H-2.10.b Mixed Use Development	Encourage mixed-use projects and live-work combinations	Ongoing	1) Tam Ridge Residences, a 180 unit mixed use development with 3,000 square feet of ground floor retail is complete with ±90-95% of the residential units occupied and the commercial space occupied by a small grocery store (March,2018). 2) A new Mixed-Use Zoning District - MX-1 was adopted in 2016 as part of the Tamal Vista Corridor Study which encourages mixed use projects.
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	Town would only consider this program if the development is consistent with the underlying zoning densities.
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	Application was approved for The Enclave Townhomes in 2015 including use of the State Density Bonus. The project was completed in 2019.
Program H-2.11.a Affordability controls	Require deed restrictions to maintain affordability as a condition of approval for affordable housing projects.	Ongoing	This is a standard requirement for all projects with inclusionary affordable units.
Program H-2.11.b Affordability Mgt	Continue contractual agreement with Marin Housing Authority to manage affordable housing stock in Corte Madera	Ongoing	The Town continues the contractual agreement with Marin Housing Authority to manage the affordable for-sale and rental housing stock in Corte Madera.
Program H-2.12.a Affordable Housing Ordinance	Continue to implement the Affordable Housing Ordinance in the Municipal Code	Ongoing	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.
Program H-2.16.b Update 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	The Town has applied for and received SB2 grant funding to undertake an analysis that may lead to adjustments to our Inclusionary percentage or other modifications to our Inclusionary Ordinance to ensure it is not an impediment to housing development. The Town intends to adopt revision to its Inclusionary Ordinance by June 2022.

Policy H-2.15.a Second Dwelling Units	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: Zoning Ordinance Amendment No. 886 (2004) continues to allow a streamlined process to permit Second Units in conformance with State law.</p> <p>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>Twenty-two (22) Accessory Dwelling Units and two (2) Junior Accessory Dwelling Units were issued building permits during 2021.</p>
Program H-2.15.b Junior Second Units	Review and adopt standards to allow the creation of junior second units.	Two Years	<p>COMPLETED: 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> <p>Two (2) junior second units were issued building permits in 2021.</p>
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	Twenty-two (22) Accessory Dwelling Units were permitted during 2021. This includes eight (8) ADUs at the Oak Shores project, which received entitlement on April 2, 2019 and for which building permits were issued in July 2021. The entitlement required 50% of residential lots in subdivision include ADUs - this computes to a total of eight (8) ADUs required for the project under this program.
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.
Program H-3.1.a Adopt Residential Design Guidelines	Adopt Design Guidelines for those specific individual residential neighborhoods throughout town.	Ongoing	This program has not yet been implemented.
Program H-3.1.b Design Flexibility	Revise Zoning Ordinance development standards to ensure flexibility of design solutions.	Three years	Ordinance No 967, adopted 9/19/17, increased residential lot coverage in R-1 Zoning Districts to allow additional design flexibility.
Program H-3.2.a Housing Design Principals	Adopt residential Design Guidelines	Three years	This program has not yet been implemented.

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.
Program H-3.5.a Condominium Conversion Ord.	Continue to enforce the criteria included in the condominium conversion ordinance.	Ongoing	Ongoing; current ordinance is being enforced.
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	This program is funded annually. No Below Market Rate ownership units were lost during the planning period.
Program H-3.7.a Protect and conserve the existing housing stock and existing residential areas	Protect residents and maintain properties in good condition and appearance to eliminate unsafe and unhealthy conditions and encourage programs to rehabilitate viable older housing to preserve neighborhood character.	Ongoing	The existing older apartments at 1441 Casa Buena have been renovated and improved and are available for rent.
Program H-3.7.b Property Maintenance Ordinance	Amend Municipal Code authorizing Town to abate poorly maintained properties if owner does not voluntarily comply with order to abate nuisance	Ongoing	Completed: Public Nuisance Sections 9.04 and 9.05 were adopted by Town Council on June 7, 2011.
Program H-4.1.a Community Outreach	Prepare information and conduct outreach on housing issues.	Ongoing	<p>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 has been 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 (COMPLETE); 2) development of an accessory dwelling unit workbook and website adumarin.org (COMPLETE); 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 the initial 2 of 6 total workshops to provide public information and solicit comments regarding critical housing issues in the Town of Corte Madera.</p>
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.

