# TABLE OF CONTENTS

## 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
# TABLE OF CONTENTS

**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