

THE TOWN OF  
CORTE MADERA

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MARIN COUNTY CALIFORNIA

# Appeal of ABAG Final Draft Regional Housing Needs Allocation (RHNA) for Corte Madera

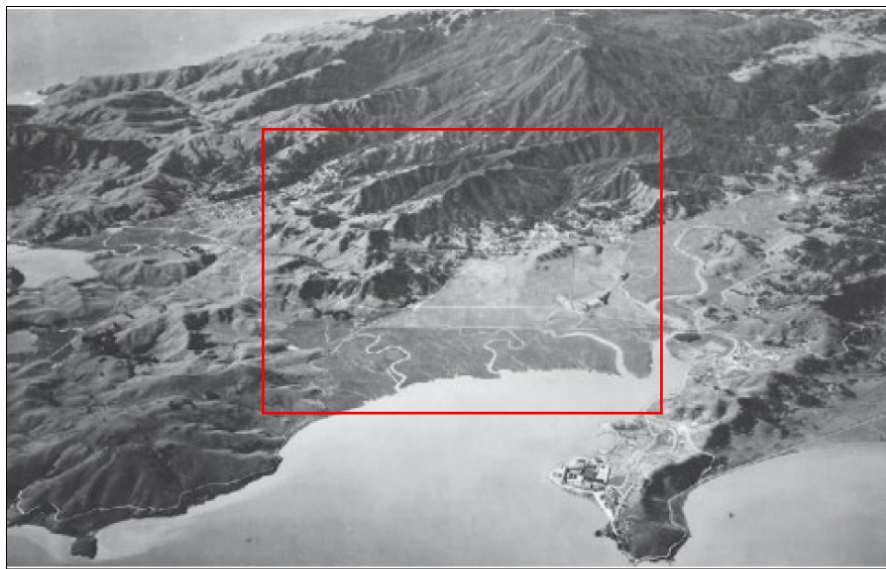
September 29, 2021

## Corte Madera's Progress Meeting 5<sup>th</sup> Cycle RHNA (Through 2021)

	RHNA	2015	2016	2017	2018	2019	2020	2021 <sup>1</sup>	2022	Total	% Total
Very Low	22	5	2	1	5	3	2	18		36	164%
Low	13	12	1				2	4		19	146%
Moderate	13	2	1	2	2	1		12		20	154%
Above Moderate	24	164	13	2				16		195	813%
Total	72	183	17	5	7	4	4	50		270	375%

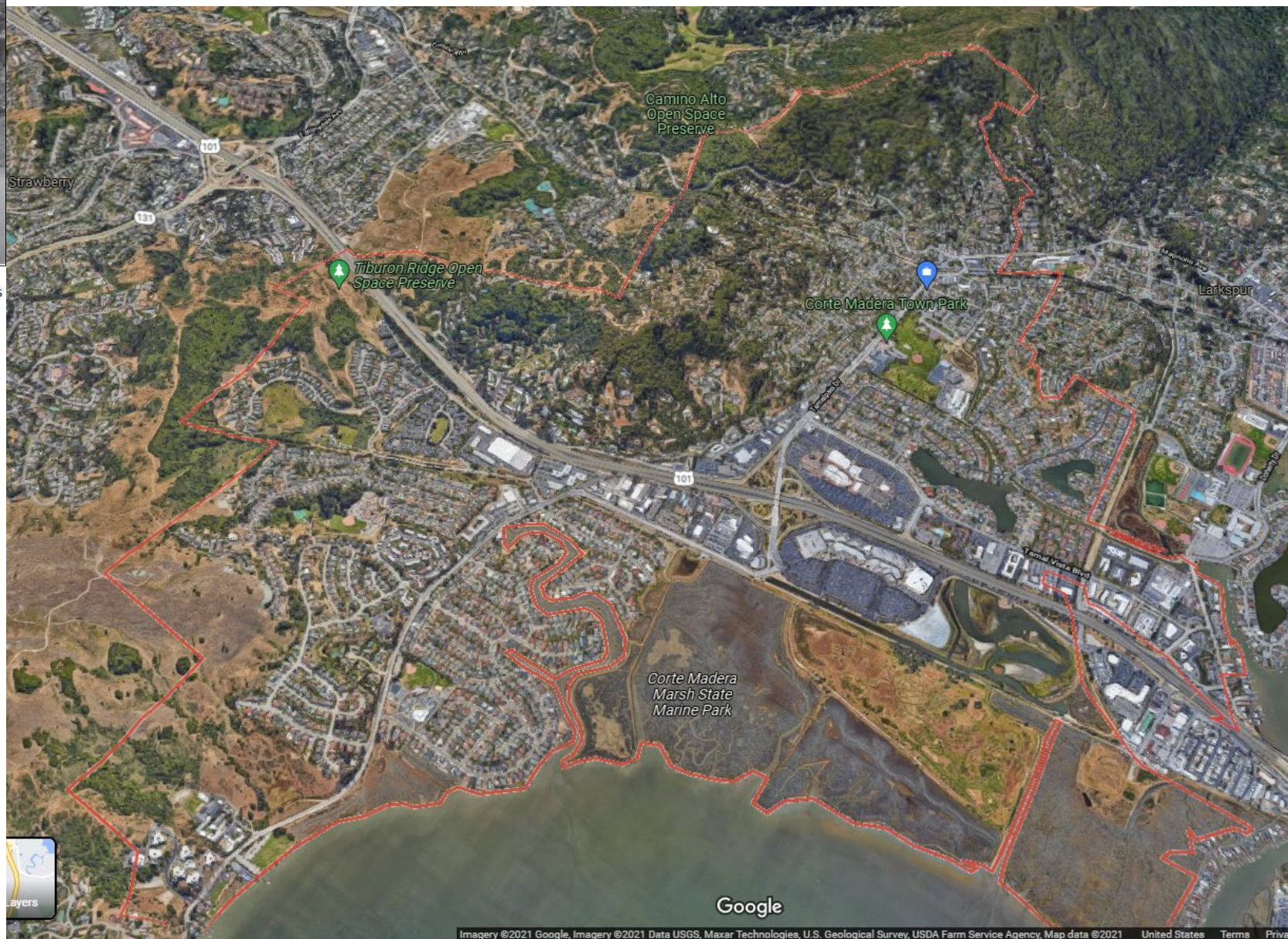
<sup>1</sup> Includes building permits that have been issued in 2021, and building permits anticipated to be issued in 2021, including 18 very low-income units developed through the Project Homekey program and six accessory dwelling units (ADUs).





Corte Madera (1926)

Courtesy: Corte Madera Memories









# Town of Corte Madera Flood and WUI Map

Figure ES - 2. 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).





### Vulnerable Assets

-  School
-  Emergency Shelter
-  Fire Station
-  Law Enforcement

### Vulnerable Buildings

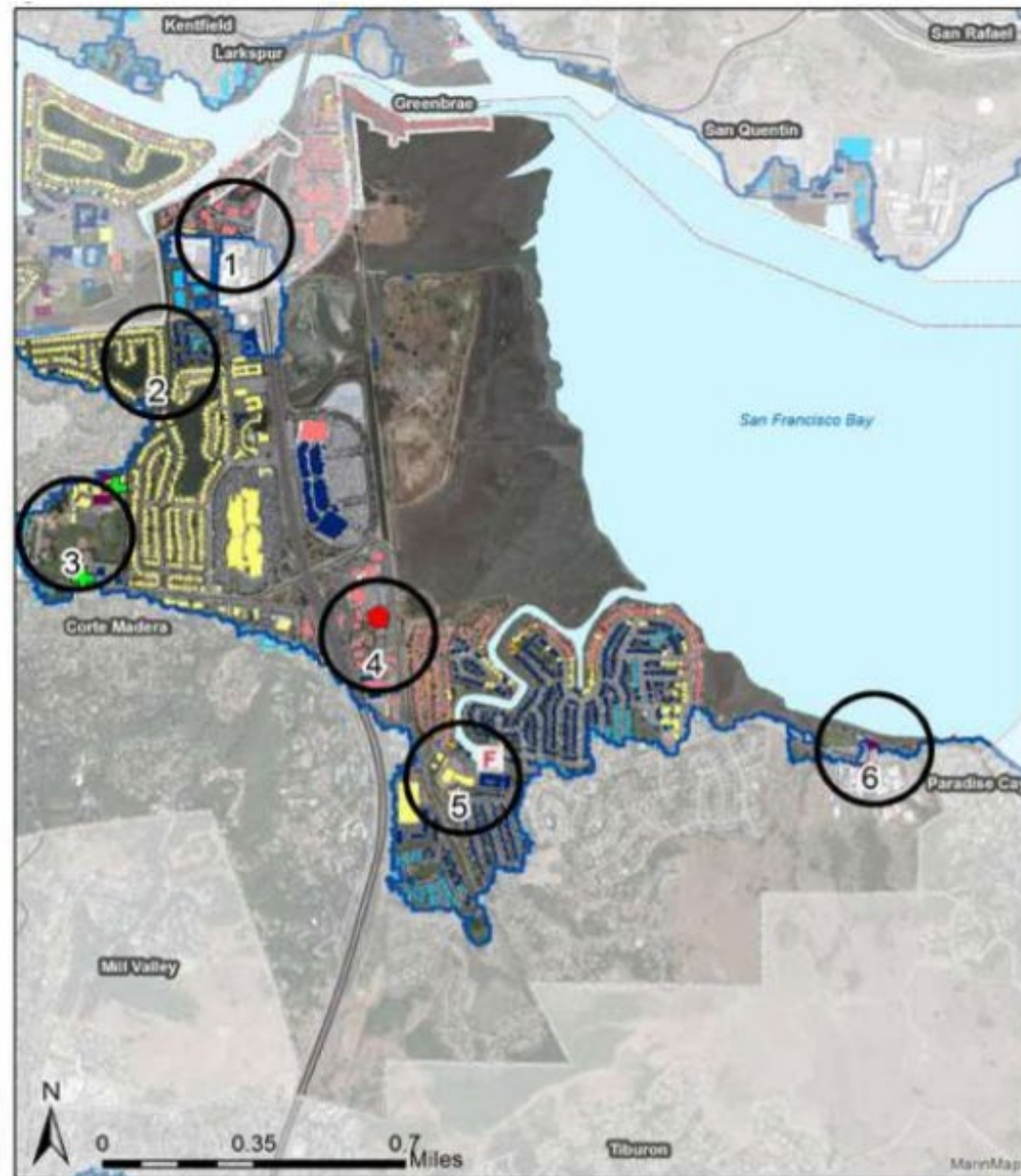
-  Scen. 1: 10" Sea Level Rise (SLR)
-  Scen. 2: 10" SLR+Storm Surge
-  Scen. 3: 20" Sea Level Rise
-  Scen. 4: 20" SLR+Storm Surge
-  Scen 5: 60" Sea Level Rise
-  Scen. 6: 60" SLR+Storm Surge

### Location Indicators

-  Unincorporated
-  Municipality
-  Road
-  Bay
-  Inland Extent: Sea Level @ 60"+100-year Storm



Date:  
6/15/2017



1: Lucky Drive



2: Madera Gardens



3: Neil Cummins School



4: San Clemente Drive



5: San Clemente Dr.  
@ Paradise Dr.



6: Paradise Drive

Disclaimer: Vulnerability Assessment maps, tables, etc. can be used as a resource to help identify potential hazardous areas and vulnerable assets. Marin County, and data providers here in, make no warranties of the accuracy or completeness of maps and data. Maps are representational and subject to future revision. Local site conditions must be examined. Commercial use is prohibited.

Figure 3.4. Screenshot of a map of vulnerable buildings in Cortez Madera, taken from Page 226 of the BayWAVE Marin Shoreline Sea Level Rise Vulnerability Assessment.

ENVIRONMENT

# Rising seas: California's affordable housing faces worse floods



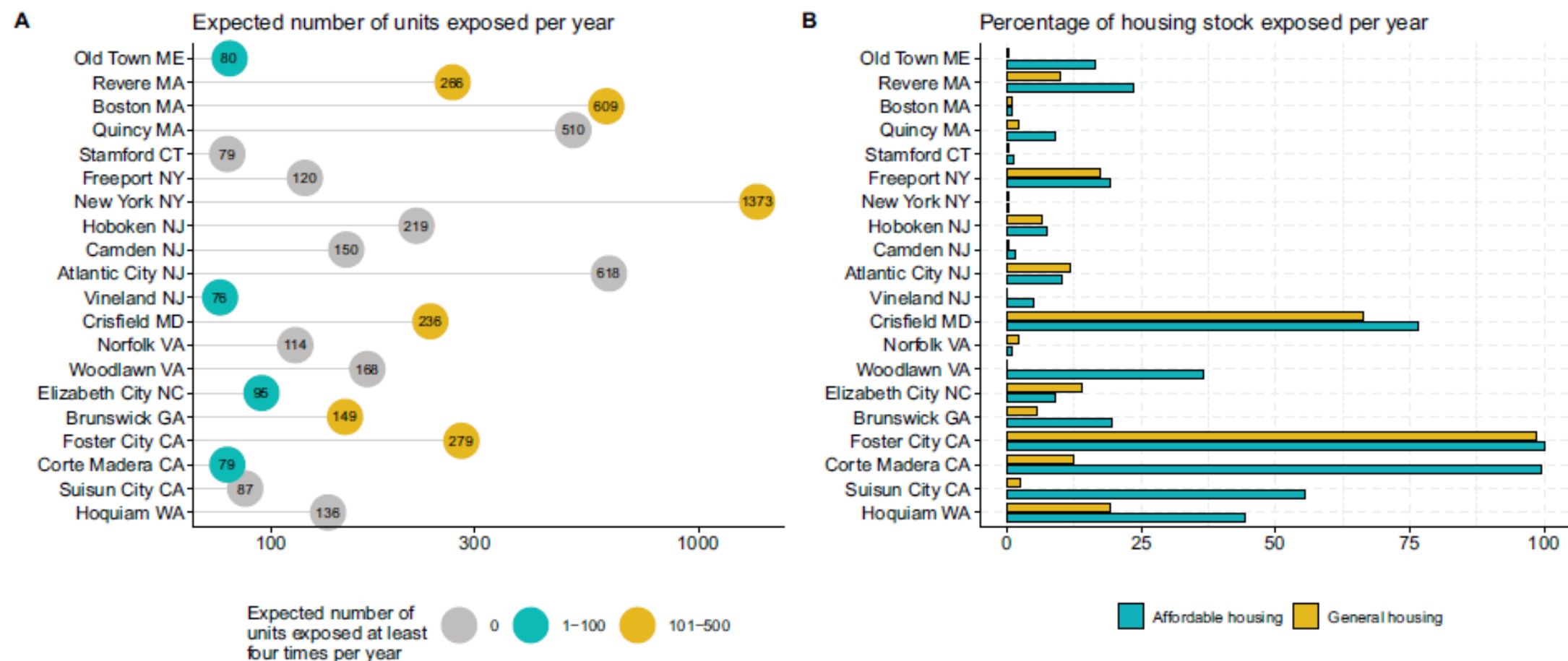
BY JULIE CART  
DECEMBER 3, 2020

A new study published this week projects that the number of affordable housing units at risk of flooding in the United States is projected to more than triple by 2050.

"In terms of the absolute number of units exposed...threats are primarily clustered in smaller cities in California and in the northeastern United States," [the study](#) found.

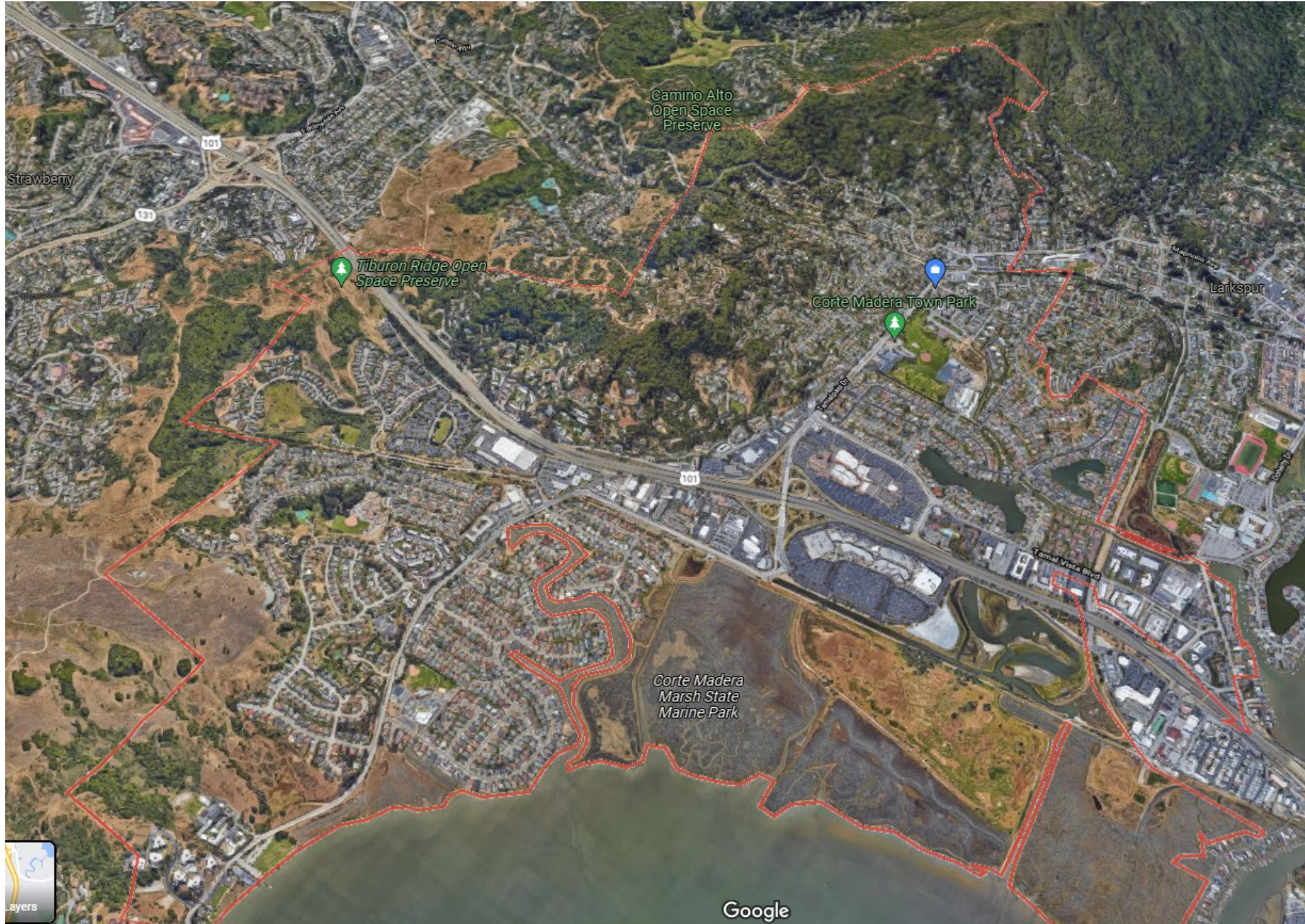
Three Bay Area cities are included in the top 20 at-risk cities in the United States identified by the researchers: Corte Madera in Marin County, Foster City in San Mateo County and Suisun City in Solano County.

Affordable housing has a greater chance of flooding than general housing "in nearly all of the top-ranked cities," according to the researchers.



**Figure 4.** Recent threat of coastal flooding to the top 20 cities exposed (in absolute terms), based on mean sea levels for the year 2000 and integrating across local distributions of flooding. Panel A shows the total expected annual exposure of affordable housing units and the number of units expected to be exposed at least four times per year. Panel B shows expected annual exposures as percentages of total affordable and general housing stocks. Cities are ordered geographically following coastlines from east to west.





Google



## BASIS FOR APPEAL

1. ABAG failed to adequately consider information about Local Planning Factors and Affirmatively Furthering Fair Housing from the Local Jurisdiction Survey relating to certain local factors outlined in Government Code Section 65584.04(e).
  - FEMA 100 Year Flood Zone
  - WUI/High Fire Hazard Areas
  - Unique Topography and Lot Sizes
  - Sea Level Rise
2. The Town of Corte Madera contends that ABAG failed to determine Corte Madera's share of the regional housing needs in a manner that furthers, and does not undermine the objectives listed in Government Code Section 65584(d)(2) and 65584(d)(3).
  - Socioeconomic Equity
  - Efficient Development Patterns

## REQUEST

REDUCE FINAL RHNA FROM 725 UNITS TO 400 UNITS

The Town of Corte Madera understands the challenges of meeting critical regional planning objectives related to housing affordability, equity, and climate change and supports ABAG's efforts in this area. However, specific, unique, local constraints and factors must be given due consideration in regional planning efforts in order to avoid unintended consequences. We hope this appeal request is viewed as an opportunity for ABAG to do just that.