

## **Corte Madera Inclusionary Housing Ordinance**

### **18.04.357 Household, low-income.**

“Low-income household” means a household earning between fifty and eighty percent of the median household income for Marin County, as established annually by the U.S. Department of Housing and Urban Development (HUD), with adjustments for smaller and larger families. (Ord. 877 § 5, 2003)

### **18.04.359 Household, moderate-income.**

“Moderate-income household” means a household earning between eighty and one hundred twenty percent of the median household income for Marin County, as established annually by the U.S. Department of Housing and Urban Development (HUD), with adjustments for smaller and larger families. (Ord. 877 § 6, 2003)

### **18.04.363 Household, very low-income.**

“Very low-income household” means a household earning less than fifty percent of the median household income for Marin County, as established annually by the U.S. Department of Housing and Urban Development (HUD), with adjustments for smaller and larger families. (Ord. 877 § 7, 2003)

### **18.04.365 Housing, senior.**

“Senior housing” means a building or group of buildings containing dwellings where the occupancy of the dwellings is intended for persons sixty-two years of age or older. (See California Civil Code Section 51.3 et seq. for complete definition.) (Ord. 785 § 3(b) (part), 1994)

### **18.04.375 Inclusionary zoning.**

“Inclusionary zoning” means regulations of a jurisdiction that provide housing for low- and moderate-income residents. (Ord. 785 § 3(b) (part), 1994)

### **18.24.120 Affordable housing.**

*Inclusionary* housing requirements for residential development projects. The following regulations shall apply in all residential districts and in other districts where residential uses are allowed, except in the AHE-A, AHE-B, and AHMU districts:

(a) Development projects that include from between one to nine total dwelling units shall provide an affordable dwelling unit for one low-income household. As an alternative, the project applicant can pay an in-lieu fee, paid to the affordable housing fund, for housing to be provided elsewhere in the town. The amount of the in-lieu fee shall be based on the

difference between the cost of constructing the affordable dwelling unit and what a low-income family of three can afford. The calculation shall be determined as follows:

(1) For purposes of the calculation, the size of the required affordable dwelling unit is established at one thousand five hundred square feet and the cost of construction is assumed to be one hundred twenty-five dollars per square foot. The cost of construction may be updated annually, by resolution of the town council, based on actual cost data.

(2) The amount that the low-income household can afford is the sum of two and one-half times sixty-five percent of the median household income, adjusted for a family of three, as updated annually by the U.S. Department of Housing and Urban Development for Marin County.

(3) The difference between the results of the calculations in Sections 18.24.120 (a)(1) and (2) above is the in-lieu fee for a development of nine total units. The in-lieu fee for each unit in a development of from one to eight units is eleven percent of the fee calculated for nine units.

(b) Development projects that include ten or more total dwelling units shall provide the following affordable housing. In-lieu fee contributions to the affordable housing fund are not allowed as a substitute for providing dwelling units. If the results of the following calculations are less than 0.5 the number shall be rounded off to the next lower number, and if the results are 0.5 or greater the number shall be rounded off to the next higher number. The following number of units shall be provided:

(1) Five percent of units for very low-income households;

(2) Ten percent of units for low-income households; and

(3) Ten percent of units for moderate-income households.

(c) Affordable dwelling units produced pursuant to this section shall be legally restricted to ensure their continued affordability for a period of at least fifty-five years.

(d) The town may grant a density bonus equal to the number of affordable dwelling units included, but not to exceed twenty-five percent of the normally allowable density. The density bonus permitted under this section shall not be included in calculating "otherwise allowable residential density" pursuant to Section 65915 of the California Government Code.

(e) State density bonus program. The town shall grant a density bonus of twenty-five percent for any development project that meets the requirements of this title and the requirements of Government Code Section 65915. (Ord. 877 § 16, 2003)