



TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930

TOWN COUNCIL NOTICE OF PUBLIC HEARING Inclusionary Study and Commercial Linkage Fee Study

6:30 pm, Wednesday, June 7, 2023

Fairfax Women's Club, 46 Park Road and via Zoom videoconference

Notice is hereby given that on Wednesday, June 7, 2023, at 6:30 p.m. or as soon thereafter as the matter may be heard, the Fairfax Town Council will hold a public hearing to consider adopting two studies prepared in collaboration with the County's Community Development Agency staff and the Marin County Planning Directors group. A future hearing will be held to address policy recommendations. The studies under consideration include:

1. Inclusionary Study

The Inclusionary Study draws on a thorough review of current inclusionary housing policies as well as best practices. The study provides detailed analysis quantifying the affordability gap to support updated in-lieu fee calculations. The recommendations include key policy considerations for affordable housing inclusionary requirements and an associated in-lieu fee that would apply to new multi-unit developments in the Town of Fairfax. An estimate of inclusionary fees range from \$355 to \$705.

2. Commercial Linkage Fee Study

The Commercial Linkage Fee Study quantifies the increase in demand for affordable housing that accompanies jobs created by non-residential development. The study draws on analysis of the gap between what households can afford to pay for housing and the cost of developing new housing units. The resulting recommendation is an updated Commercial Linkage Fee that would apply to all new non-residential development in the Town of Fairfax. Maximum Commercial Linkage Fees range from \$267 to \$601 per square foot.

The studies can be reviewed online at <https://www.townoffairfax.org/housing-element-documents/>.

Town Council Hearing

On June 7, 2023, at 6:30 p.m. or thereafter, the Town Council will review and discuss the studies described above and will consider them for adoption. It will be broadcast on Channels 27 and livestreamed on <https://www.townoffairfax.org/watch-live-2/> or <https://www.cmcm.tv/27>.

Accommodation: If you need accommodation to participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584 a minimum of 48 hours prior to the meeting.

If you challenge the above matter above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered at, or prior to the above referenced public hearing [Govt. Code section 65009(b)].

Dated: May 4, 2023

/s/

Michele Gardner, Town Clerk