

JAN 13 2017

RECEIVED

To: Planning Commission: Town of Fairfax

Regarding: PDD/pursuit of Victory Village

I am excited by the idea of being able to offer a gracious number of units to very/low income seniors. I think the overall benefits to the town will far outweigh the few negative possibilities.

I am in support of the new zoning regulations which would put us in compliance with the General Plan and subsequently the state regulations for streamlining the hearings & approval process and costs associated with it.

I would like to address a few concerns regarding the project in general and give my thoughts.

One, the need for trees to be cut down in order to create the space needed for Victory Village. It has been reported in many places that

“Bay laurel trees in a given area of California are usually infected before tanoaks are infected, so they serve as an advance warning of disease presence. However, this warning is subtle, since the symptoms are inconspicuous and resemble those caused by other pathogens.”

<http://anrcatalog.ucanr.edu/pdf/8426.pdf>

I am not certain which trees, if any, are to be removed in order to proceed with a housing project at the Victory Village location, but it should be considered that the Bay Laurel is insidious in the death of many species of oak trees in California and should be managed with this in mind. Additionally, not every tree that grows in any location is the right tree for that location. In other words, not every tree needs to be saved, in my opinion.

As for the potential for increased traffic, I feel that a group of seniors is not going to provide an intense or overwhelming amount of traffic, regardless of the hour of the day. It would be, and this is just my opinion, that they have quite varied schedules which can work around the traffic snarls caused by the many of us who **do** have school start times or other restrictions to contend with and must be in the car at a certain hour. This is not to say that seniors don't have places to be and things to do, but rather they might have more flexibility in their timing and as such not place an undue constraint on current traffic patterns in the neighborhood.

In terms of the look and feel of the proposed building, I feel that it will tend to look similar to the effect of the buildings in the neighborhoods surrounding it. The nearby developments are all more recently built than anything downtown and so would benefit from a newer looking building in the midst. The visual of something rustic and “funky” in that area would look far more out of place than what seems to be described. Additionally, a new and operational building at that site would be a vast visual improvement over the tarped buildings which now stand, in my opinion.

Thank you for your time and attention to my comments and your concern and hard work on behalf of the Town of Fairfax.

Anie Schafer
62 Dominga Ave
Fairfax CA 94930

ATTACHMENT D

MARIN COUNTY COMMISSION ON AGING	10 North San Pedro Road, Suite 1023 San Rafael, CA 94903
	(415) 473-7118 Telephone (415) 473-7042 Fax www.marinhhs.org/boards/commission-aging

Educating & Advocating

January 12, 2017

Linda Neal, Principal Planner
Planning Commission
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94930
lneal@townoffairfax.org

Dear Ms. Neal:

The Marin County Commission on Aging fully supports the development of the Victory Village senior housing development in Fairfax. Victory Village will provide 54 units of critically needed, affordable senior housing for low and very low income seniors in Marin County. With over 25% of the population in Marin County aged 60 and older, many on fixed income facing mobility and health issues, it is imperative that communities step up and support their older residents.

The proposed senior housing development is in an excellent location. It will not be built on open land but rather will be built on the already developed two acres of a 20-acre property on the west end of town. Its proximity to the town of Fairfax will allow older residents to maintain their tie to this multi-generational, vital and prosperous community. While there will be parking spaces provided in the development for many older residents who drive, there are also other transportation options available in Marin, such as Marin Access for older adults who may not drive but who wish to stay connected to their community.

Being connected to community is important to everyone, especially older adults. This can be as simple as being able to visit a local grocery store, visiting the town library to get a good book, attending a Town Council meeting, going out to lunch or a movie with a friend or simply going to church.

Victory Village will provide a safe, comfortable, accessible and very affordable home to some of the most vulnerable members of our County. The Marin Commission on Aging strongly urges you to support Victory Village and by doing so Fairfax will serve as an example of the leadership needed in Marin County to be an age-friendly community.

Please share this letter with members of the Town of Fairfax Planning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Teri Dowling".

Teri Dowling, Chair
Marin Commission on Aging

cc: John Reed, Mayor, Town of Fairfax
jreed@townoffairfax.org
Michelle Gardener, Town Clerk
mgardner@townoffairfax.org
Lee Pullen, Director, County of Marin Aging and Adult Services
lpullen@marincounty.org
Sybil Boutilier, Commissioner, Marin Commission on Aging
slboutilier@sbcglobal.net
Ellie Bloch, Commissioner, Marin Commission on Aging
elliebloch@gmail.com
Ralph Marchese, Commissioner, Marin Commission on Aging
Ralph.Marchese@marchese.com
Jody Timms, Commissioner, Marin Commission on Aging
JodyTimms@comcast.net



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CYNTHIA MURRAY
President & CEO

KATIE MURRAY
CAO

January 12, 2017

Linda Neal
142 Bolinas Road
Fairfax, California 94930

Re: Victory Village

Dear Ms. Neal:

North Bay Leadership Council urges your support of the Victory Village project. There is a desperate need for affordable senior housing in Marin, especially in Fairfax. Many seniors, particularly single women, must move out of Fairfax and Marin because, once retired, they no longer have enough income to pay Marin's inflated market rents.

Seniors and young households, which tend to have the lowest income levels, are the fastest-growing groups in the county. The Marin Commission on Aging (MCA) predicts that by 2020, one out of every three Marin residents will be 60 or older. Three out of four people over 85 will be women. Fairfax's population is aging more quickly than the rest of the county. In 2010 about 17% of Fairfax residents were 60 years or older. By 2015 that figure had climbed above 24% and more than 63% of Fairfax residents who are 65 or older have a physical disability. Seniors often live on fixed incomes and suffer disproportionately from poverty and health problems. All of the Victory Village apartments will be adaptable for seniors with mobility impairments. Victory Village will provide affordable housing designed for seniors that Fairfax and all of Marin desperately needs.

Senior housing generates less than half as much traffic as standard apartments. During the morning and evening peak hours, the project will add only one vehicle *every five minutes* to the town's traffic.

To support a car-free lifestyle, the project is developing a transportation demand management plan exploring Whistlestop services, advocacy with transit agencies for more frequent service, a van shuttle, and car-pooling and car-sharing options. Public services and utilities are already more than adequate to serve the project.

Well-located, environmentally friendly, and affordable housing proposals are sorely needed. When one like Victory Village comes along, we need to stand up and shout our support as often and as loudly as we can! Standing up for our seniors and facing up to Marin's aging demographics is yet another reason to support environmentally friendly affordable housing. We hope you choose to support the Victory Village project.

Sincerely,

Cynthia L. Murray
President and CEO

Subscribe

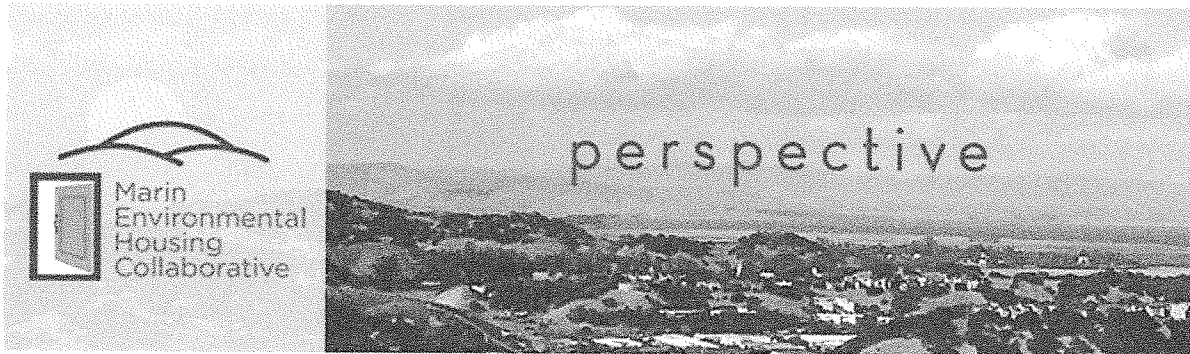
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Past Issues

Trans

Now is the time for all good-hearted Marinites to stand with MEHC! *This is our perspective.*

[View this email in your browser](#)



Elevating the conversation at the intersection of housing & environment since 2006.

Vol. 2 No. 4 January 2016

Welcome to our perspective

... Come to the Aid of Senior Housing in Fairfax!

On January 19, the Fairfax Planning Commission will consider **Victory Village**, a 54-unit affordable senior housing proposal. Marin Environmental Housing Collaborative – MEHC – is standing up for this badly needed environmentally-friendly affordable housing.

Victory Village needs your support now.

Here's how: 1. Attend and speak at the hearing. 2. Email a support letter to the Town planner, Linda Neal, at lneal@townoffairfax.org. **Even better, do both.**



The Planning Commission needs to hear from you about the desperate need for affordable senior housing in Marin, especially in Fairfax. Many seniors, particularly single women, must move out of Fairfax and Marin because, once retired, they no longer have enough income to

pay Marin's inflated market rents. **Please encourage retired folks who can't afford**

market rents to send a support letter and/or speak at the Planning Commission meeting, 7 pm on Thursday Jan 19 at the Women's Club (46 Park Rd., Fairfax).

Here are the FACTS:

- Seniors and young households, which tend to have the lowest income levels, are the fastest-growing groups in the county.
- The Marin Commission on Aging (MCA) predicts that **by 2020, one out of every three Marin residents will be 60 or older.**
- **Three out of four people over 85 will be women.**
- Fairfax's population is aging more quickly than the rest of the county. In 2010 about 17% of Fairfax residents were 60 years or older. By 2015 that figure had climbed above 24% and **more than 63% of Fairfax residents who are 65 or older have a physical disability.**
- Seniors often live on fixed incomes and suffer disproportionately from poverty and health problems.
- **All of the Victory Village apartments will be adaptable for seniors with mobility impairments.**
- Victory Village will provide affordable housing designed for seniors that Fairfax and all of Marin desperately needs.

MEHC says Victory Village is an environmentally friendly project. Here's why:

Brown space will be redeveloped; green space will be protected.

- Development will be confined to 2 acres, on a parcel currently occupied by Christ Lutheran Church and a vacant school building at the corner of Sir Francis Drake Boulevard and Mitchell Drive. The church and school buildings will be replaced by 54 apartments, 53 affordable to low-income seniors and one for the manager.
- The remaining 18 acres of steeply sloped woodlands could be subdivided into 2 single-family house lots or will be left undisturbed as open space.

Nature and views will be protected.

- There are no endangered plants or animals on the site

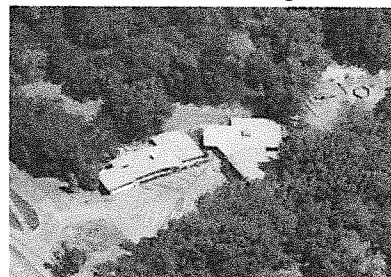
In 2020
1 out of 3
Marinites
60+ WILL BE years old

3 out of 4
Marinites
85+ WILL BE WOMEN

In 2015
1 out of 4
FAIRFAXIANS
60+ WAS years old

nearly **2/3** of
FAIRFAXIANS
65+ have a
disability

Marin Commission on Aging



- The site will be monitored during construction to assure that plant and animal resources are protected.
- The finished product will be well below the thresholds set by the Bay Area Air Quality Management District and the Town's Climate Action Plan for greenhouse gas emissions.
- Ridgeline views will be preserved.

Remember, location, location, location.

- The development will be compatible with nearby, similar apartments.
- The neighborhood is walkable.
- Downtown is a short walk away.
- The new apartments will be on a major transit route.

Flooding will be reduced.

- Flood mitigation and detention ponds, and an improved drainage system will reduce historic off-site flooding.

Traffic: not so much.

- Senior housing generates less than half as much traffic as standard apartments.
- During the morning and evening peak hours, the project will add only ***one*** vehicle every five minutes to the town's traffic.

Serving Seniors' Transportation Needs.

To support a car-free lifestyle, the project is developing a transportation demand management plan exploring

- Whistlestop services
- Advocacy with transit agencies for more frequent service
- A van shuttle
- Car-pooling and car-sharing options

There will be no negative service or utility impacts.

- Public services and utilities are already more than adequate to serve the project.

Well-located, environmentally friendly, and affordable housing proposals are sorely needed. When one like Victory Village comes along, we need to stand up and shout our support as often and as loudly as we can!

Standing up for our seniors and facing up to Marin's aging demographics is yet

another reason to support environmentally friendly affordable housing. MEHC will continue to spread the FACTS, and we'll keep exploring how to get it done, with your help. For more information about Marin Environmental Housing Collaborative and our work, please visit our [website MarinMEHC.org](http://www.MarinMEHC.org) and follow our [Facebook page](#) for updates. Thanks for reading.

Stick with us. Watch for our Perspective newsletters in your inbox and archived at www.marinmehc.org. If someone forwarded this email to you, you can get your own copy by joining [our email list](#). Encourage friends and colleagues to **stand with MEHC and** help grow the movement for environmentally-friendly affordable housing in Marin!

EMAIL LIST



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Forward

We are volunteers with no vested interest except community benefit. We don't get paid, we don't have a staff, but we *do* have expenses. For example, it costs money to publish this newsletter.

You can help with a tax-deductible donation by clicking [here](#).

Or you can mail a check to us directly:

Marin Environmental Housing Collaborative

P.O. Box 9633

San Rafael, CA 94912

info@marinmehc.org



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Linda Neal

From: christina leimer <cleimer101@gmail.com>
Sent: Thursday, January 12, 2017 9:09 AM
To: Linda Neal
Subject: support for Victory Village

Dear Ms. Neal, I'm writing to express my support for the approval of Victory Village. As we all know, the need for affordable housing in Marin is acute, and it will only worsen as our population ages if we don't find ways to build new housing and manage the costs to live in that housing. Since this senior housing project is proposed and land exists to be able to develop it, please lead the way in Marin.

Thank you,
Christina

Christina Leimer
Marin County Human Rights Commissioner
10th Assembly District Delegate to the CA Democratic Party

Linda Neal

From: Robert H Hersey <roberthersey@att.net>
Sent: Thursday, January 12, 2017 10:05 AM
To: Linda Neal
Subject: I Support Victory Village!

I urge you to press the council to approve Victory Village. It seems like a well designed step in the right direction of providing more affordable housing for seniors in Marin.

Robert H Hersey Novato, age 85



LEAGUE OF WOMEN VOTERS OF MARIN COUNTY

January 11, 2017

LEAGUE SUPPORTS THE VICTORY VILLAGE PROPOSAL

To: Laura Kehrlein, Chair, and Members of the Fairfax Planning Commission

The League of Women Voters of Marin County strongly supports the Victory Village senior housing project and urges the Planning Commission to recommend its approval by the Fairfax Town Council.

There is no denying the need for senior housing throughout Marin County, including Fairfax. The need for senior affordable housing is especially overwhelming. Victory Village addresses that need: about half of the 53 units will be reserved for people making up to 30% of the area median income, with the rest for those making up to 50% of the median. All units will be fully adaptable for those with physical disabilities.

Another benefit is the project's welcoming design, which fits well with the Fairfax environment and neighborhood character.

It is also laudable that the project uses infill property rather than open land.

We believe there has been a more-than-adequate environmental review of the project.

Because of the project's location and the composition of its tenants, it should have a minimal impact on traffic congestion, a major consideration in considering new housing development.

The League, long a supporter of community involvement in government, finds that the public process for this project has been exhaustive. We believe there is no valid reason that this much-needed project should be delayed any longer.

Please forward your recommendation that the Town Council approve Victory Village, a development that will benefit the entire Fairfax community and set an example for the rest of Marin to follow.

Sincerely,

V-Anne Chernock

V-Anne Chernock
President

Linda Neal

From: Mary Kay Sweeney <mksweeney@hbofm.org>
Sent: Wednesday, January 11, 2017 11:40 AM
To: Linda Neal
Subject: I Support Victory Village!

Please pass along my comments of support for Victory Village to the Planning Commission and the Town Council!
This village will be an important and necessary addition to Fairfax housing.
Good luck!
Mary Kay

Mary Kay Sweeney

Executive Director
Homeward Bound of Marin
1385 N. Hamilton Parkway
Novato, CA 94949
Phone: (415) 382-3363
Fax: (415) 382-6010
www.hbofm.org



Linda Neal

From: Buff Bradley <buff.wb@gmail.com>
Sent: Monday, January 09, 2017 6:17 PM
To: Linda Neal
Subject: Victory Village

Buff & Cynthia Whitman-Bradley

142 Dominga Ave.

Fairfax, CA 94930

January 9, 2017

To: Fairfax, CA Planning Commission

Fairfax, CA Town Council

Dear Commissioners and Council Members:

We are Fairfax homeowners and enthusiastic supporters of the proposed Victory Village project. We're excited at the prospect of our community becoming a leader for Marin County and the Bay Area in providing affordable housing for folks with limited means. Fairfax has always prided itself on being politically, environmentally and socially progressive, and among the most pressing social issues of our day all around the country, all around the world, is finding ways to house people who cannot afford the high cost of a dwelling. As Fairfax has done in the past by being on the front lines of campaigns for a safe and healthy environment, sustainable agriculture, water conservation, and so much more, it can now take a similar role in building solutions to the crisis of affordable housing.

The Victory Village structures are handsomely designed, and attractively situated to allow views of the splendid Marin hills to neighbors across the way and passersby on Sir Francis Drake Blvd. Landscaping around the buildings will be appropriate to the surroundings and will create an attractive park-like environment. And most importantly, *all* the rental units will be occupied by low-income and very low-income seniors.

We urge you, Planning Commission members and Town Council members, to let Fairfax be Fairfax – not one of those communities that pays mere lip service to affordable housing then does everything possible to prevent it from coming to town, but instead, a community proud to assume an exemplary and far-sighted role in addressing one of the most pressing social justice issues of our time. We can hardly wait to boast about our community taking this big, bold step to address the housing emergency that, if ignored or brushed aside, diminishes us all.

Sincerely,

Buff & Cynthia Whitman-Bradley

Linda Neal

From: barbara coler <barbaracoler@gmail.com>
Sent: Wednesday, January 04, 2017 3:04 PM
To: Garrett Toy; Linda Neal
Subject: Fwd: Support for Victory Village project

Barbara Coler, Councilmember
Town of Fairfax

The opinions expressed in this email are those of this individual Council Member and are not representative of the entire Council or Town of Fairfax unless otherwise stated.

----- Forwarded message -----

From: Laurie Garrett <lauriegarrett.cc@gmail.com>
Date: Wed, Jan 4, 2017 at 2:56 PM
Subject: Support for Victory Village project
To: bcoler@townoffairfax.org, rgoddard@townoffairfax.org, jreed@townoffairfax.org,
dweinsoff@townoffairfax.org, placques@townoffairfax.org

Dear City Council Members of Fairfax,

I live in Cañon Village and am writing to express my positive feelings about the senior housing project proposed to go in next door.

With the tremendous senior population here in Marin we need more low income housing. This is a fact. I want to see that we will provide it.

I have worked with seniors my entire career and still do. I would love to be able to walk next door and donate some of my time each week to those seniors who would love some companionship and assistance.

Thank you for considering this important project.

Laurie Garrett
16 Penny Lane
Fairfax

Linda Neal

From: Rebekah Collins <compostlater@gmail.com>
Sent: Tuesday, December 20, 2016 11:22 AM
To: Linda Neal
Subject: Victory Village

Dear Planning Commisioners and staff,

I am writing this in support of the planned low income senior center I attended the presentation last week and was very impressed with the thoughtfulness involved in it's design. It meets a very necessary need in our community at large as we are in a small minority of countries that does so little to provide for our elders. That said I am trusting in the process for looking out while we meet this essential need for the unique character of our town. It is my understanding that the height limit can only be changed on a case by case basis and this includes other 'concessions' to our town code that has been made to accommodate this project. It is under those conditions that I offer my support and with an understanding that this does not set a blanket precedent for all upcoming projects only those where density(and other concessions) become a benefit to the common good.

Thank You for all your hard work and the personal sacrifices that undoubtedly go with performing your service to this community.

Warmly,

Rebekah Collins

Linda Neal

From: Garrett Toy
Sent: Monday, December 19, 2016 2:53 PM
To: Linda Neal
Cc: Michele Gardner
Subject: FW: In support of Victory Village proposal

fyi

From: Lorrie Goldin [mailto:lorriegoldin@sbcglobal.net]
Sent: Monday, December 19, 2016 2:17 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: In support of Victory Village proposal

Dear Planning Commissioners,

I attended last week's presentation about the proposed affordable senior housing development for 2626 SFD, and was very impressed by the thought and care put into the whole process. It is a site-sensitive, attractive project that will make an important contribution toward addressing Marin's affordable housing crisis. It is the right size and the right place, and it's especially wonderful that 100% of the units are designated affordable. Our seniors need it; all of us need it to keep our county livable and sustainable, with the western agricultural portion preserved and the central and eastern parts of the county sensitively developed to accommodate a rich diversity of people.

Lorrie Goldin, LCSW

415-652-0287

Linda Neal

From: Garrett Toy
Sent: Monday, December 19, 2016 8:35 AM
To: Linda Neal
Cc: Michele Gardner
Subject: FW: victory village

fyi

-----Original Message-----

From: Genesse Gentry [mailto:gbgentry@aol.com]
Sent: Saturday, December 17, 2016 3:24 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject:

Please vote this in! Marin needs affordable housing for seniors!

Sincerely,

Genesse Gentry
21 Shemran Ct.
Fairfax

Linda Neal

From: Garrett Toy
Sent: Monday, December 19, 2016 8:36 AM
To: Linda Neal
Cc: Michele Gardner
Subject: FW: Victory Housing project

fyi

-----Original Message-----

From: Nancy [mailto:nmcgars@hotmail.com]
Sent: Saturday, December 17, 2016 6:22 PM
To: Garrett Toy <gtoy@townoffairfax.org>
Subject: Victory Housing project

As a 30+ year resident of Fairfax I am in favor of the senior housing project. This is not because of my age, and I do not need housing. It is because I live in a community that values social justice and housing as a human right, in spite of the very vocal opposition of a few. I urge you approve this housing.

Nancy McGarry

Sent from my iPhone

Linda Neal

From: Michele Gardner
Sent: Friday, December 16, 2016 10:22 AM
To: Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,'; Laura Kehrlein (laura@fdvinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Linda Neal; Garrett Toy
Subject: FW: low cost senior housing.

Good morning Commissioners.

I believe this was intended for the Planning Commission.

Thank you,
Michele

Michele Gardner
Town Clerk | Assistant to the Town Manager
Town of Fairfax | 142 Bolinas Road | Fairfax, CA 94930 | 415.458.2343
www.townoffairfax.org

From: jack hayes [mailto:jhayes321@comcast.net]
Sent: Thursday, December 15, 2016 5:24 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Fwd: low cost senior housing.

Begin forwarded message:

From: jack hayes <jhayes321@comcast.net>
Subject: low cost senior housing.
Date: December 15, 2016 5:23:06 PM PST
To: RGoddard@townoffairfax.org

I work with the St Vincent dePaul Society at St Rita's in Fairfax and have done so for 12 years. We serve parts of San Anselmo and all of Fairfax and the San Geronimo Valley. We serve about 600 people a year through visits to homes....or wherever people reside, helping with rent, utility bills, food, clothing and other basic needs.

From our experience, I can tell you that there is no more urgent need than low cost senior housing in this area. It's the call we get most frequently and the one we are least able to satisfy! We see the project at the Lutheran church as a partial answer to the need....a very, very welcome partial answer to the need.

There are long waiting lists at every senior residence and those lists will only get longer as seniors find it hard to cope with rising costs for rent, food, insurance, taxes and medical bills. Many of the people we are able to assist are renters but many have owned a home for years and no longer can afford to stay in their homes, especially with increased costs for upkeep, repair and major expenses like roof replacement or appliance purchases. Some have re-financed homes to help children or pay medical costs. Many are single but there is a growing number of couples who need assistance.

We understand that there are those who would oppose this remarkable addition to the community on the basis of the project's size and potential traffic and parking problems. We visit senior residences often to help where we can. There is no evidence at any of the residences, large or small, in this area, of a traffic or parking problem! In fact, we find off road parking easy to find. In terms of traffic, just remember that these Fairfax residents are not commuters and evidence will show, I am sure, that they travel very few miles each week or month.

As for the scale of the project, it is moderate by any measure and from what I am told, will blend very nicely into a beautiful pastoral site. Bennett House is larger, and three stories, and seems to pose NO problem for the site and its surroundings.

Please, please don't let this opportunity pass by. The housing is badly needed and the grounds for objection to the project seem minuscule in comparison to the enormity of the benefits.

Jack Hayes,

For the Saint Rita Conference of the Saint Vincent dePaul Society.

PS: Dear Renee, I am recovering from a bout of pneumonia but will attempt to get to the meeting tonight. This is an important issue and a very significant project. I know YOU know that and I know the council will do the right thing when the matter reaches you. I will follow your lead for any future action and keep in touch with Patti Breitmann about this issue.

Linda Neal

From: Alicia Klein <AKlein@rcdhousing.org>
Sent: Thursday, December 15, 2016 2:54 PM
To: 'kiki la porta'
Cc: Garrett Toy; Linda Neal
Subject: RE: Victory Village proposal comments, pls forward to Planning Commission

Dear Ms. La Porta,
Thank you for this moving letter. It is so appreciated and important.
Sincerely,
Alicia Klein

Alicia Klein | RCD | 510 841 4410 x336

From: kiki la porta [mailto:kikilaporta@gmail.com]
Sent: Thursday, December 15, 2016 2:19 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Cc: David Haskell <david@deltaverde.com>; Kiki La Porta <kiki@laporta.com>
Subject: Victory Village proposal comments, pls forward to Planning Commission

Dear Planning Commissioners:

We live on Glen Drive, around the corner from Christ Lutheran Church and the site of the proposed 54 apartments affordable to seniors of lower incomes. We regret that we are unable to attend this meeting in person, but want to express our enthusiastic support for RCD's project proposal for Victory Village. Here are a few points:

1. RCD is a highly respected nonprofit developer.
2. The site is underutilized and frankly not very attractive at this time.
3. The project design is attractive and wholly in keeping with its surroundings, respecting the topography, footprint, and surrounding architecture. Environmental considerations are elegantly and proactively addressed. As a footnote, on Glen Drive, many single family homes are 3-storeys in height.
4. RCD has proactively sought, gathered, and been informed by community input.
5. The proposed use by seniors aged 62 and over will have minimal impacts to the environment, traffic, noise, and so on, especially in contrast to past uses and other potential future uses.
6. The creation of senior housing fulfills the wishes and dreams of the Lutheran congregation: to benefit the community and carry on a legacy of service to God and (wo)man. Who are we to forestall or inhibit their realizing their vision with their property?
7. Housing, and especially senior housing in Marin is scant and beyond the financial reach of those who need it most. Fairfax itself is aging. We can hope that supportive communities of elders spring up and model a way forward for our town and our region.

Our major disappointment in the project proposal is that it is limited to 54 units. With all this land, it is unfortunate that more apartments cannot be created to serve our needs now and into the future. Please with all due deliberation recommend this project to Town Council for swift approval.

Thank you for your consideration.

Kiki La Porta
David Haskell
25 Glen Dr.
Fairfax, CA 94930
415 264 8396

.....
Descom Studios
Branding | Marketing | Graphic Design
Web | Campaigns | Community Outreach

Office: Falkirk Cultural Center, 1408 Mission Ave., San Rafael CA 94901
Mailing: POB 1822, Ross CA 94957 415 264 8396

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Linda Neal

From: Michele Gardner
Sent: Thursday, December 15, 2016 11:16 AM
To: Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,'; Laura Kehrlein (laura@fdivinearchitects.com); Mimi Newton; Norma Fragoso; Phil Green
Cc: Linda Neal; Garrett Toy
Subject: FW: Victory Village Project

Dear Planning Commissioners:

Below please find another letter in support of Victory Village.

Thank you,
Michele

Michele Gardner
Town Clerk | Assistant to the Town Manager Town of Fairfax | 142 Bolinas Road | Fairfax, CA 94930 | 415.458.2343
www.townoffairfax.org

-----Original Message-----

From: Kenneth Drexler [mailto:dl-law@sbcglobal.net]
Sent: Thursday, December 15, 2016 11:01 AM
To: Council Member Renee Goddard <rgoddard@townoffairfax.org>; Michele Gardner <mgardner@townoffairfax.org>
Subject: Victory Village Project

Mayor Goddard and Planning Commission,

I am a resident of Canon Village and urge you to support the Victory Village project at the site of the Christ Lutheran Church. The project would provide needed low income housing for seniors in Fairfax.

I am pleased that access to the project was modified to eliminate the traffic impact on Mitchell Drive. The location of the project in the small valley where the church was located and trees behind the planned structures will combine to reduce the visual impact of the new buildings.

Ken Drexler
19 Rally Court
Fairfax

--

=====
Kenneth Drexler, Attorney at Law email: kdrexler@svn.net
1330 Lincoln Ave., Suite 300, San Rafael, CA 94901 Tel: (415) 485-1330
=====

Linda Neal

From: Michele Gardner
Sent: Thursday, December 15, 2016 9:11 AM
To: Town Council; Bruce Ackerman (Bruce Ackerman); Cindy Swift (Cindy Swift); 'Esther Gonzalez-Parber,,'; Laura Kehrlein (laura@fdivinearchitects.com); Mimi Newton; Norma Frago; Phil Green
Cc: Garrett Toy; Linda Neal
Subject: FW: Housing

Good morning, Mayor, Council, and Commissioners.

Below please find a message of in support of senior housing.

Thank you,
Michele

Michele Gardner
Town Clerk | Assistant to the Town Manager
Town of Fairfax | 142 Bolinas Road | Fairfax, CA 94930 | 415.458.2343
www.townoffairfax.org

From: Elli Bloch [mailto:elliebloch@gmail.com]
Sent: Wednesday, December 14, 2016 6:53 PM
To: Michele Gardner <mgardner@townoffairfax.org>
Subject: Housing

Please support the senior housing as it so needed. Seniors on modest incomes are being pushed out of Marin where many have lived their working lives please support this needed senior housing. Ellie Bloch MCCOA and CSL

Support your nonpartisan, volunteer CALIFORNIA SENIOR LEGISLATURE www.4csl.org. Please make a *tax-deductible* donation to join **Friends of the CSL** and help this valuable organization improve the lives of California seniors.

Ellie

Linda Neal

From: Michele Gardner
Sent: Wednesday, December 14, 2016 9:47 AM
To: Linda Neal
Subject: FW: Senior housing

Hi Linda.
For your records.
Thanks,
Michele

-----Original Message-----

From: Sue [mailto:suelamorte@yahoo.com]
Sent: Wednesday, December 14, 2016 9:16 AM
To: Michele Gardner <mgardner@townoffairfax.org>; Sue <suelamorte@yahoo.com>
Subject: Senior housing

I am writing to express my support for the idea and the plans. I have followed it closely via the newspapers. Senior housing is much needed. Thank you Fairfax for stepping in and participating. I am sure there are details but such a worthy project requires all our support.

Suellen Lamorte.

Commission on aging. Town of San anselmo. Writing as a private citizen.

Sent from my iPhone



December 14, 2016

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Sallyanne Wilson
Tom Wilson

Elaine Lyford-Nojima,
Coordinator

PO Box 9633
San Rafael, CA 94912
www.MarinMEHC.org

Planning Commission
Town of Fairfax
142 Bolinas Rd.
Fairfax, CA 94930

Dear Chairperson Kehrein:

The Marin Environmental Housing Collaborative (MEHC) is an organization of advocates who support affordable housing that respects environmental values and social justice. We strongly urge that your Commission recommend the Victory Village senior housing project to the Town Council for approval.

Victory Village is an extraordinary example of affordable housing that addresses a critical need while enhancing environmental resources.

The need for affordable senior housing is critical in Marin, and getting worse. Seniors are the fastest growing age group in the County. This is particularly true in Fairfax, where the number of persons 65 years or older rose from 693 to 950 from 2000 to 2010, a 30% increase. In 2012 more than 20% of Fairfax householders were 65 or older. Most seniors live on limited fixed incomes, and, as a group, they suffer disproportionately from poverty. Moreover, as seniors get older, many develop special needs relating to accessibility.

Victory Village will go a long way in addressing Fairfax's senior housing needs. About half of the units will be reserved for people earning up to 30% of the average median income (AMI), and the remainder will be for households making up to 50% of the AMI. The units will be fully assessable to residents with physical disabilities.

We know that when lower income households pay more than 30% of their income for housing, they have to cut back on food, clothing, and transportation resources. *Victory Village will save 53 senior households from poverty living conditions.*

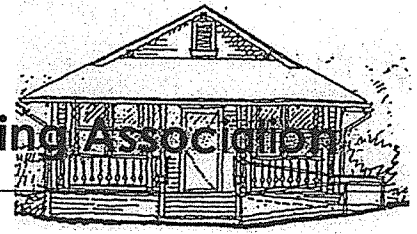
Aesthetically, the design is very attractive and appropriate at this gateway to West Marin. The building massing is nicely articulated, as are the facades. The design is harmonious with surrounding buildings and relates well with the total setting. The craftsman style is very appropriate to Fairfax, and is well executed. We strongly agree with the assessment in the staff report that the gradual step-up in height from 2 to 3 stories reduces the apparent massing of the project and avoids the appearance of a tall apartment building.

All donations go to MEHC's fiscal sponsor, EAH Housing, a nonprofit, non-stock corporation recognized by the IRS as exempt from income tax under Internal Revenue Code Section 501(c)(3). EAH generously contributes all donations to MEHC, pro bono. Your donation is tax exempt.

San Geronimo Valley Affordable Housing Association

P.O. Box 152 Woodacre, CA 94973

415-488-4890



Board of Directors

Suzanne Sadowsky, Chair

Bill Blanton Dahlia Kamesar

Kit Krauss Howie Cort

Laura Sherman Joe Downey

Joe Walsh Maya Gladstern

Reede Stockton Mike Cusick

December 14, 2016

To: Fairfax Town Council
Fairfax Planning Commission

The San Geronimo Valley Affordable Housing Association is a nonprofit 501©3 organization that was established more than 40 years ago to address housing issues in our community. Its mission is to create, preserve and manage affordable housing in the San Geronimo Valley and beyond.

Marin County, including Fairfax and our local towns and villages in the Valley and West Marin, is now in the midst of a housing crisis that is affecting senior adults, families with children, young adults, working people and retirees. Affordable housing is essential to sustain the demographic, social and economic diversity our communities.

We strongly believe that the Victory Village project will be an important step in providing much needed housing for senior adults. The skyrocketing costs and scarcity of affordable rentals is forcing many seniors who have lived in Marin County for many years to be displaced from the support systems, friends and neighborhoods, and social services that they rely on for their health, longevity and well-being.

We fully support the Victory Village senior housing. This project has the ability to set an excellent example for other towns and villages to welcome and support our growing population of vibrant senior adults who enrich our communities in so many ways.

Sincerely,

Board of Directors
San Geronimo Valley Affordable Housing Association

Linda Neal

From: Michele Gardner
Sent: Wednesday, December 14, 2016 9:47 AM
To: Linda Neal
Subject: FW: Senior housing

Hi Linda.
For your records.
Thanks,
Michele

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Sent: Wednesday, December 14, 2016 9:16 AM
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Commission on aging. Town of San anselmo. Writing as a private citizen.

Sent from my iPhone

Linda Neal

From: Danielle Salk <dvsalk@gmail.com>
Sent: Tuesday, December 13, 2016 1:32 PM
To: Council Member Barbara Coler; Council Member Renee Goddard; Mayor John Reed; Council Member David Weinsoff; Vice Mayor Peter Lacques; Garrett Toy; Linda Neal; nfragoso49; laura; bruce; mimi.newton; phil; meg-p; cindyswift
Subject: in support of senior housing

Hello,

I live very close to the proposed senior housing and I want to say that I am in support of it. We need it in our community and I do not feel it will too adversely impact the traffic (building it will, but not once the housing is in).

I sell homes in Fairfax and I live here. I hope we can keep Fairfax special by allowing for people to remain here.

Warm regards,

Danielle Salk, Broker Associate
Bradley Real Estate
Chairman's Club 2012, 2013 & 2014
DRE # 01279207
415-250-5361
dvsalk@gmail.com
<http://www.linkedin.com/in/daniellesalk>
<http://www.daniellesalk.com>

Trulia :

<http://www.trulia.com/profile/danielle-salk-broker-94960-4458882/reviews>

Zillow:

<http://www.zillow.com/directory/real-estate-agents/Danielle-Salk/?frmsrch=true>

Yelp:

<http://www.yelp.com/biz/danielle-salk-san-anselmo>

Planning Commission
142 Bolinas Road
Fairfax, CA 94930

RECEIVED
DEC 13 2016
TOWN OF FAIRFAX

I am writing this letter in support of senior housing planned at Cannon Village.

The need for affordable housing is crucial.

I like very much that property in Fairfax could be used for people in need of a residence rather than more luxury housing.

Thank you for your consideration,

Alice Lucas
130 Manor Road
Fairfax, CA 94930

P.S. I have lived in my Fairfax home since 1981. I have lived in Marin all my life.

Linda Neal

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<http://www.daniellesalk.com>

Trulia :

<http://www.trulia.com/profile/danielle-salk-broker-94960-4458882/reviews>

Zillow:

<http://www.zillow.com/directory/real-estate-agents/Danielle-Salk/?frmsrch=true>

Yelp:

<http://www.yelp.com/biz/danielle-salk-san-anselmo>

Planning Commission
142 Bolinas Road
Fairfax, CA 94930

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