TOWN OF FAIRFAX

2015–2023
HOUSING ELEMENT UPDATE

Revised Public Review Draft
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HOUSING ELEMENT

[In order to document updates since the 2010 Housing Element (amended in 2013 and 2014), new text is shown underlined. In addition a description of the extent of changes to a section are provided in italics at the beginning of the section]

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One of three site capacity drawings for workforce housing at 10 Olema Road.

INTRODUCTION

[Minor updates have been made to the Introduction]

Purpose of the Housing Element

Every jurisdiction in California must have a General Plan, and every General Plan must include a Housing Element as one of the seven mandatory elements. The Housing Element, as required by Government Code (GC) Section 65300, must be updated regularly. Depending on a jurisdiction's geographical location and the status of certification of its Housing Element, the Housing Element is updated sometime between every four to eight years. Currently, Fairfax is on an eight-year cycle that began January 31, 2015, and will last until January 31, 2023. GC Section 65583 defines the contents of a Housing Element.

As defined by the law, the Housing Element presents a statement of the Town's housing goals, objectives, and policies that serve to provide a framework for decision-making. The Housing Element also includes a program of action items that are intended to resolve specific housing problems and needs.

State law requires the assessment of existing and projected housing needs and an inventory of resources and constraints relevant to meeting those needs, as outlined in GC Section 65583.

Governmental Requirements

The Government Code identifies three required components of the Housing Element as being:

- An assessment of housing needs and an inventory of resources and constraints relative to meeting these needs (see GC Section 65583 (a)),
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (see GC Section 65583 (b)), and
- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, the provisions of regulatory concessions and incentives, and the utilization of appropriate federal and state funding and subsidy programs when available (see GC Section 65583(c)).

State law also requires that every updated Housing Element be submitted to the State of California's Department of Housing and Community Development (HCD) for review to ensure compliance with the state's minimum requirements. This certification process is unique among the General Plan elements, as none of the other six mandatory elements require state certification.

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." Internal consistency is required to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing in the town. The Town adopted a new General Plan in April 2012. The Town updated all elements of the General Plan concurrently, and all elements have been reviewed for consistency with the Housing Element. This Housing Element update remains consistent with the adopted General Plan

and the Town will continue to maintain General Plan consistency as needed throughout the planning period.

Assembly Bill (AB) 162 requires amendment of the Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazard and management information. Town ensured compliance with this requirement during the 2012 General Plan update.

The Town has made significant progress toward revising the Zoning Ordinance to be consistent with the updated 2010 General Plan, and will continue with amendments as detailed in the programs included in this document.

The data that are relevant to Fairfax are found in Appendices H-B and H-C and serve as the background analysis for the following section on housing needs determination. Please note: Appendix H-A includes the relevant definitions that are commonly used in the Housing Element. Appendix H-D provides details on the public participation process for the Housing Element update.

Public Process

[Everything in the Public Process section has been updated except the description of the Affordable Housing Committee]

Public involvement is an essential component of the traditional fabric of the Fairfax community going back several generations. The Town remains committed to involving all segments of the community in its planning practices.

Affordable Housing Committee/Planning Commission Meeting – Project Initiation

Public involvement is an essential component of the traditional fabric of the Fairfax community going back several generations. The Affordable Housing Committee was established by Town Resolution in 2008 "to advise the Town Council on matters relating to affordable housing in Fairfax." The committee is made up of four community members and two members of the Town Council. Several of the community members bring expertise to the committee on nonprofit affordable housing development. The committee meetings are publicly noticed and open to the public. The Affordable Housing Committee's accomplishments include leading the site capacity studies on the Christ Lutheran Church and 10 Olema Road opportunity sites. The committee was also integral

in the process of pursuing the rezoning of the Highway Commercial (CH) zone to Central Commercial (CC) during the recent General Plan update.

The Town held a joint Affordable Housing Committee/Planning Commission meeting on November 25, 2014. Town staff reported on the events since the adoption of the 2007–2014 Housing Element and the proposed approach and requirements for the 2015–2023 Housing Element update. The purpose of the meeting was to let the Affordable Housing Committee and Planning Commission know that the update was being initiated. The meeting was open to the public but was not noticed as a Housing Element workshop. Comments from the Affordable Housing Committee and Planning Commission included questions about the requirement to address the remaining 2007–2014 regional housing needs allocation (RHNA) because of the status of the Zoning Map, the schedule for the Housing Element update, and other questions about specifics of state Housing Element law related to AB 1233. The joint meeting was broadcast live over the internet and through the local cable TV provider and archival video of the session is available on the Town's website. Nine members of the public were in attendance at the meeting. One member of the public presented questions about implementation of the second unit programs from the 2007–2014 Housing Element and encouraged the inclusion of Junior second units in the update.

Housing Element Workshop

On January 22, 2015 the Town held a publicly noticed Housing Element Update Workshop where two identical sessions where held, one from 5:00 pm until 6:45 pm, and the other one from 7:00 pm until 8:45 pm. Both sessions were broadcast live over the internet and through the local cable TV provider and archival video of the sessions are available on the Town's website. The Workshop was also noticed as a joint Town Council, Planning Commission, General Plan Implementation Committee and Affordable Housing Committee meeting so that all members of those elected and appointed bodies could participate. During the first session, there were 10 members of the public present and during the second session there were nine members of the public present. Lively and informative discussions took place at both meetings. The list of questions and list of those attending the January 22 workshops can be found in Appendix H-D.

Public Hearings

February 25, 2015

On February 25, 2015 the Town held a joint Affordable Housing Committee/Planning Commission hearing to review the draft Housing Element. The session was broadcast live over the internet and through the local cable TV provider and archival video of the sessions are available on the Town's website. There were eight members of the public present. The Planning Commission approved a resolution to forward the draft Housing Element to the Town Council for consideration and potential approval of submittal of the draft to HCD for review. The list of questions and comments can be found in Appendix H-D.

March 18, 2015

[to be completed following the March 18th hearing]

Other Related Outreach

The Town has held two public forums since the Zoning Map was repealed in May 2014. One forum was held in July 2014 and one in September 2014. The forums focused on certain topics related to the Housing Element and the Zoning Map.

- Forum 1, July 2014: Overview of Housing Element.
- Forum 2, September 2014: Christ Lutheran Church, 10 Olema Road, and School Street Plaza opportunity sites.

A third forum is planned in 2015 and will focus on the Housing Element opportunity sites located in commercial zones (e.g., rezoning all CH to CC). The Town prepared poster boards and other materials for the forums.

HOUSING RESOURCES AND OPPORTUNITIES

[New section title]

Regional Housing Needs Allocation: ABAG

An important aspect of state Housing Element law is the idea of "regional fair share." Every town, city, and county in the State of California has a legal obligation to address needs of the entire region. State law recognizes the regional nature of the housing market, and requires every town, city, and county to plan for its fair share of the region's housing needs.

For Fairfax and other Bay Area jurisdictions, the RHNA is determined by the Association of Bay Area Governments (ABAG), based upon an overall regional housing need number established by the state. ABAG's allocations are based on analysis of:

- Household growth in Priority Development Areas (70 percent)
- Household growth outside of Priority Development Areas (30 percent)

Other factors considered during the RHNA allocation process were local input; sustainability, equity, and economy adjustment factors; the RHNA fair share component; and the RHNA allocation adjustment to the jurisdiction's total RHNA. Additional detail about all of these factors can be found in ABAG's Regional Housing Need Plan.

In the 4th cycle Housing Element update, the Town included Program H-4.1.1.6, stating that the Town would accommodate its remaining lower-income RHNA by revising the development standards for the Planned Development District (PDD) zone to address a shortfall of 53 lower-income units. With these changes the PDD zone would allow residential uses only at a minimum of 20 units per acre on two specific Opportunity Sites, 10 Olema Road and two acres of the Christ Lutheran Church property located at 2626 Sir Francis Drake Boulevard. As addressed above, the Town revised the Town Code Zoning Map within the Town Code to begin to implement Program H-4.1.1.6 in March 2014. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance changing the Zoning Map and associated text. Because of this effort the Town Council decided to repeal the ordinance passed in March and all of the other zoning put in place to implement the General Plan Land Use Element in order to conduct further community outreach while pursuing General Plan consistency in the zoning ordinance.

Likewise, because of this series of events set out above, RHNA from the 4th cycle remains to be accommodated.

Because of the remaining 4th cycle unit shortfall, the Town must now identify adequate sites to meet the current and previous RHNA Cycle #4 allocations. Fairfax's share of the regional housing need for the seven-year period from 2007 to 2014 was 108 units, and is an additional 61 units for the period from 2014–2022. The housing need is divided into the five income categories of housing affordability. The allocation of units by income category for Fairfax for the 2007–2014 planning period is shown in **Table H-1, Regional Housing Needs Determination 2007–2014**. The allocation for the 2014–2022 RHNA cycle is described in **Table H-2**, **Regional Housing Needs Determination 2014–2022**. Tables H-1 and H-2 summarize the housing needs determination for all of the jurisdictions in Marin County.

TABLE H-1 ABAG REGIONAL HOUSING NEEDS DETERMINATION 2007–2014

	Extremely Low <30%	Very Low 31–50%	Low 51–80%	Mod 81–120%	Above Mod > 120%	Total
Belvedere	2	3	4	4	4	17
Corte Madera	33	33	38	46	92	244
Fairfax	11	12	12	19	54	108
Larkspur	45	45	55	75	162	382
Mill Valley	37	37	54	68	96	292
Novato	137	138	171	221	574	1,241
Ross	4	4	6	5	8	27
San Anselmo	13	13	19	21	47	113
San Rafael	131	131	207	288	646	1,403
Sausalito	22	23	30	34	56	165
Tiburon	18	18	21	27	33	117
Unincorporated	91	92	137	169	284	773
Marin County	544	549	754	977	2,056	4,882

Source: ABAG 2009.

TABLE H-2 ABAG REGIONAL HOUSING NEEDS DETERMINATION 2014–2022

	Extremely Low <30%	Very Low 31–50%	Low 51–80%	Mod 81–120%	Above Mod > 120%	Total
Belvedere	2	2	3	4	5	16
Corte Madera	11	11	13	13	24	72
Fairfax	8	8	11	11	23	61
Larkspur	20	20	20	21	51	132
Mill Valley	20	21	24	26	38	129
Novato	55	56	65	72	167	415
Ross	3	3	4	4	4	18
San Anselmo	16	17	17	19	37	106
San Rafael	120	120	148	181	438	1,007
Sausalito	13	13	14	16	23	79
Tiburon	12	12	16	19	19	78
Unincorporated	27	28	32	37	61	185
Marin County	307	311	367	423	890	2,298

Source: ABAG 2013.

Remaining 2007–2014 RHNA

As discussed above, in March 2014 the Fairfax Town Council repealed the ordinance that had put in place the zoning to implement the Town's recently updated General Plan Housing Element. This repealed the zoning for the Opportunity Sites listed in the 2007–2014 Housing Element, removing some opportunities for residential development from the land inventory. Due to this change a shortfall of sites from the 4th cycle remains as shown in **Table H-3** below.

TABLE H-3 2007–2014 REMAINING RHNA

	Extremely Low Income Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2007–2014 RHNA	11	12	12	19	54	108
2007–2014 units permitted and constructed	0	0	0	0	8	8
Land Inventory	0	0	0	0	20	20
Remaining RHNA	11	12	12	19	26	80

Source: Town of Fairfax 2014.

Analysis of Land

A critical component of the 2015–2023 Housing Element is the required analysis that must be conducted to determine what housing types and how many units could be developed under the current zoning. Land inventory should include not only vacant parcels but also parcels that currently have nonresidential zoning but are suitable for housing.

Providing new housing in Fairfax will require creativity. There are few opportunities within the existing town limits, in terms of undeveloped land, and only a couple of realistic infill development opportunities within town limits, or the sphere of influence. Much of the undeveloped or underdeveloped land is generally very steep, constrained by potential hazardous or environmentally sensitive conditions, such as unstable soils or flooding, or lacking in safe access. However, a few sites exhibit development potential and have become feasible candidates for lower-income housing opportunities; these are described in the Housing Opportunities section.

Establishing Criteria for Identifying Housing Sites

When establishing criteria for identifying housing sites, the following issues must be considered:

- General Plan designation
- Zoning designation

- Access
- Slope and topography
- Availability of public utilities and services
- Environmental factors, including cultural
- Estimated number of units possible (current or revised zoning)

Calculate Residential Development Potential

The calculations for Fairfax are based on:

- Applicable land use controls and site improvement requirements
- Existing development trends
- Cumulative impact of development standards, including minimum lot coverage, height, setbacks, and parking requirements

Compare Development Potential to Regional Housing Needs Allocation

According to the RHNA prepared by ABAG, Fairfax's allocation for the eight-year period of 2014-2022 is 61. The Town is also responsible for addressing the remaining RHNA from the previous planning period (2007–2014) totaling 79 units.

Sites Inventory

Fairfax is situated in a highly desirable setting, largely related to the forested hillsides that surround the community. Despite its natural beauty, however, the Town is in fact very densely developed. With over 3,500 residents per square mile, and with most of the existing residences built on very small lots, there are few opportunities to provide additional housing through infill development in the Town's residential areas except through the use of "informal" second units that have traditionally provided low-income housing—though not officially recognized as such.

Fairfax is surrounded on three sides by vast areas of spectacular open space, providing the community with scenic vistas, as well as a rural ambience, despite the Town's location in one of the nation's largest metropolitan areas. Within the existing town

boundaries, Fairfax is very limited in terms of developable land. The Town is nearly built out with all remaining undeveloped land being either very steeply sloped or constrained from development for other reasons. Of the relatively large candidate sites located within the Town's Sphere of Influence, most are on steep hillsides or exhibit environmental constraints.

Future land considerations need to account for limitations due to the topography of the Fairfax area. Projections, predictions, and actual buildout numbers often reflect disparity; future Housing Element policies and programs need to realistically identify parcels suitable for development.

Table H-4 lists the inventory of vacant and underutilized opportunity sites with potential for residential development in Fairfax. There are a limited number of potential housing sites in Fairfax that can accommodate the Town's identified need for lower-income housing units. The Town of Fairfax has identified several sites that could be realistically targeted as potential sites for such housing. Further descriptions of the existing conditions and development potential for each site are included below the table.

TABLE H-4 INVENTORY OF SITES WITH POTENTIAL FOR RESIDENTIAL DEVELOPMENT

Site Name	APN	Acreage	Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
Vacant Sites							
	001-150-12	68.05	UR-10	UR-10	.10 du/acre	6 above moderate units	Vacant
	001-160-09	18.45	UR-10	UR-10	.10 du/acre	2 above moderate units	Vacant
	001-251-31	11.5	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
	002-071-01	9.04	UR-7	UR-7	.14 du/acre	1 above moderate unit	Vacant
	002-181-03	4.78	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant

Site Name	APN	Acreage	Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
002-181-04		4.58	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
002-181-12		11.21	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
002-181-20		6.79	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
002-181-21		11	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
002-181-22		.74	UR-10	UR-10	.10 du/acre	1 above moderate unit	Vacant
174-290-01		2.11	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
174-290-03		1.69	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
174-290-05		2.21	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
174-290-06		2.15	RS-6	Residential 1-6 du/acre	1-6 du/acre	1 above moderate unit	Vacant
Vacant Sites Subtotal				**20 above moderate units**			
Underutilized Opportunity Sites							
Site Name	**APN**	**Acreage**	**Proposed Zoning**	**GP Land Use**	**Allowed Density**	**Proposed Capacity**	**Current Use**
#1. Christ Lutheran Church	174-070-017	20.00	PDD (on 2 acres only)	PDD (on 2 acres only)	Project specific – no maximum	40 lower income senior housing units	School, church, and open space
Site #1 Subtotal				40 lower income units			

Site Name	APN	Acreage	Proposed Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
#2. 10 Olema Road	001-104-012	1.24 (1.04 acres net due to creek setback)	PDD	PDD	Project specific – no maximum	22 lower-income housing units	Artist studio
Site #2 Subtotal				22 lower income units			
#3. Westside Commercial	001-018-01	0.16	CC	CC	Project specific – no maximum	2 moderate or above moderate units	parking lot
	001-183-04	.92	CC	CC	Project specific – no maximum	2 moderate or above moderate units	
	001-183-08	.17	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	001-183-12	.17	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	001-183-13	.16	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	001-183-14	.17	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	001-183-15	.17	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	001-183-16	.73	CC	CC	Project specific – no maximum	1 moderate or above moderate units	

Site Name	APN	Acreage	Proposed Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
	001-183-17	.42	CC	CC	Project specific – no maximum	2 moderate or above moderate units	
	001-221-12	.50	CC	CC	Project specific – no maximum	2 moderate or above moderate units	
	002-116-4	.17	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	002-116-6	.17	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	002-116-7	.14	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
Site #3 Subtotal				17 moderate or above moderate units (second-floor second units or ground-floor two-story live/work units.)			
#4. School Street Plaza	002-112-13	1.80	PDD (may split to .8 acre CC)	PDD	Project specific – no maximum	9 moderate or above moderate units	Retail-Commercial
#5. Fair-Anselm Plaza	002-127-01	.28	CC	CC	Project specific – no maximum	2 moderate or above moderate units	Retail-commercial
	002-127-02	.35	CC	CC	Project specific – no maximum	2 moderate or above moderate units	
	002-131-07	.02	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	002-131-09	.01	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	

Site Name	APN	Acreage	Proposed Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
	002-131-12	2.12	CC	CC	Project specific – no maximum	6 moderate or above moderate units	
	002-131-13	.12	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	
	002-131-14	2.69	CC	CC	Project specific – no maximum	6 moderate or above moderate units	
	002-131-15	.59	CC	CC	Project specific – no maximum	3 moderate or above moderate units	
Site #5 Subtotal				22 moderate or above moderate units			
#6 Eastside Commercial	002-211-02	.06	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Mixed use, residential
	002-211-03	.06	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Mixed use, residential
	002-211-04	.09	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Mixed use, residential (tutors)
	002-211-05	.11	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Mixed use, residential (nails)
	002-211-20	.22	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Pizzeria, dry cleaners
	002-211-21	.26	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Restaurant

Site Name	APN	Acreage	Proposed Zoning	GP Land Use	Allowed Density	Proposed Capacity	Current Use
	002-213-27	.24	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Retail-Commercial, art studios
	002-213-04	.09	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Consignment
	002-213-05	.06	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Liquor store
	002-213-06	.11	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Furniture store, commercial
	002-213-07	.08	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Flooring
	002-213-25	.27	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Car wash
	002-213-10	.19	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Beauty salon
	002-213-26	.24	CC	CC	Project specific – no maximum	1 moderate or above moderate unit	Mixed use, residential
Site #6 Subtotal				14 moderate or above moderate units			
Opportunity Sites Totals				**62 lower income units** **62 moderate or above moderate income units (including 17 second floor second units or live/work units)**			
Grand Total				***144 vacant and underutilized opportunity site units[1]***			

Source: Town of Fairfax 2014

Note:

1. These 144 units when combined with the 8 units permitted or constructed between 2007 and 2014 and the 17 projected second units results in a total of 169 units needed to address the 4th and 5th cycle Town of Fairfax RHNAs (See Table H-5).

The following illustrative pages of vacant / undeveloped land and housing Opportunity Sites indicate the key parcels and/or sites that have been identified as potential lower-income housing infill development sites. In considering the available Opportunity Sites, the Town determined the size, location, and current status of each site. The ideal sites should have good access and infrastructure availability, be centrally located or along transit routes, and promote the principals of transit-oriented development (TOD) or traditional neighborhood development (TND) as outlined in the 2010 Land Use Element.

The following Opportunity Sites are proposed to be zoned to accommodate a variety of housing types. Some of the Opportunity Sites have developments pending that would provide housing for low-income households and special needs groups. Three of the sites would be rezoned to PDD: with only two of those having the minimum density of 20 units per acre applied (one being two acres near the lower entry/parking area of the Christ Lutheran Church site located at 2626 Sir Francis Drake Boulevard, and the second one being at the 10 Olema site). The remainder of the sites would be rezoned from CH to CC. Residential uses would be permitted on the second floor in the CC zone "by-right," without requiring a Conditional Use Permit whereas they are currently only allowed by Conditional Use Permit in the CL or CH zones. Depending on the size of the parcel and building configuration on sites in the CC zone, one second unit or more than one unit would be able to be accommodated on second floors in this zone. Design review is required in the CC zone. Programs H-2.1.1.1, H-2.1.1.2, H-3.1.1.1, H-4.1.1.1, H-4.1.1.2, and H-4.1.1.5 in this Housing Element are proposed to complete rezoning and updating of development standards on all of the Opportunity Sites. This would result in sites for 124 residential units of various types.

- **Site #1 – Christ Lutheran Church Site.** A portion of the parcel housing Christ Lutheran Church site is proposed to be rezoned from UR-7 to PDD. A development concept has been prepared for this site and an architect selected. The architect, working in conjunction with the school tenant and Church landlord is working towards preparing an application. Certain environmental studies including geological and biological studies have been completed for 40 units of lower-income senior housing and an expansion of the school from 47 to 150 students. If approved, the existing 20-acre parcel would be subdivided into two parcels of approximately two

acres where the PDD zoning with a base density of 20 units per acre would apply and the residual 18 acres which would remain zoned UR-7. Forty units of lower-income senior housing are proposed for the two acre parcel adjacent to Sir Francis Drake Boulevard on the western part of the existing site. Unit capacity was calculated based on the proposed site capacity study for the site. The proposed redevelopment of the 18-acre site would include retaining the existing church and expansion of the existing school from 47 to 150 students. The 18-acre parcel is heavily wooded and most of it would be left undeveloped. Program H-4.1.1.5 is proposed to amend the PDD zone requirements for this Opportunity Site (and 10 Olema below) to allow residential development only on the two acre portion of this parcel, if a subdivision is approved, within the PDD zone at a minimum of 20 units per acre.

- **Site #2 – 10 Olema Road.** The 10 Olema Road-Mandarin Gardens site is proposed to be rezoned from CL to PDD as a result of the General Plan update. There is a former restaurant on this site currently being used as an artist's studio. The site also houses a historic Victorian home, which is divided into two housing units. The Town has performed site capacity studies for 22 units of workforce housing on this Opportunity Site. In Fairfax, workforce housing includes households making less than 80 percent of area median income. Unit capacity was calculated based on the proposed site capacity study for the site. The site capacity studies and resulting number of housing units assume that the existing historic Victorian home would remain and new structures would be designed to be compatible with the existing uses on-site. The preferred proposed unit type is cottages and/or small units. The Town has worked with the property owner to perform some technical studies (e.g., geological and biological) and discussed a waiver or reduction of fees. Program H-4.1.1.5 is proposed to amend the PDD zone requirements to allow residential development only in the PDD zone at a minimum of 20 units per acre on this specific Opportunity Site along with the Christ Lutheran Church Opportunity site only.

- **Site #3 – Westside Commercial.** The Fairfax Market site, the open parcel next to it including the strip shopping center to the west, and Good Earth market site are proposed to be rezoned from CH to CC as a result of the General Plan update. As part of the General Plan update technical studies, the Town estimated 17 units could be accommodated on the parcels that make up this site, either as second-floor second units or ground-floor two-story live/work units.

- **Site #4 – School Street Plaza.** School Street Plaza is proposed to be rezoned from CL to PDD (without a base density of 20 units per acre) as a result of the General Plan update. As part of the General Plan update technical studies, the Town estimated nine residential units could be accommodated on this site: and has subsequently discussed splitting the site into PDD in the back one acre where the nine units could be accommodated and approximately .8 acre of CC zoning fronting Broadway.

- **Site #5 – Fair-Anselm Plaza.** The Fair-Anselm shopping complex and the Center Oaks apartment building site are proposed to be rezoned from CH to CC as a result of the General Plan update to allow residential units on the second floor by right without a Conditional Use Permit. This site consists of eight total parcels. The Town estimates that 22 new residential units could be accommodated on this site's parcels.

- **Site #6 – Eastside Commercial.** The east side commercial area on Sir Francis Drake Boulevard is proposed to be rezoned from CH to CC as a result of the General Plan update to allow residential units on the second floor by right, without a Conditional Use Permit. The 21 parcels on this site are composed of a combination of old homes, apartments, and commercial and office uses. The Town has estimated that 14 new residential units could be accommodated on the parcels that make up this site.

Most other major sites in the community that are undeveloped or underdeveloped are steeply sloped and environmentally sensitive. These sites not only contribute to the rural nature of Fairfax but would also be extremely difficult to develop due to their site characteristics.

Given the high land costs and the difficulty for development, there have been no long-term trends or changes in market conditions, nor are there any incentives or policies, that would facilitate redevelopment or reuse of existing buildings for residential purposes.

The Marin Municipal Water District (MMWD) provides water to the Town. Ross Valley Sanitary District #1 is the service provider for wastewater. Both agencies have adequate capacity to serve the sites identified in this section of the 2015–2023 Housing Element and therefore there are no infrastructure constraints on any of the vacant or opportunity sites listed above.

This Housing Element also recommends the incorporation of green building technologies; reduced minimum unit size requirements (that allow for efficiency-sized apartments, and the reuse of small parcels); and urban "location-efficiency" placement

through the use of historic TOD and TND—principals of sustainable urban design patterns as described in the 2010 Land Use Element.

Second Units

The Town estimates that 17 new second units can be accommodated through the end of the RHNA cycle based on the two new second units approved and work done to bring two existing second units up to code. The second units permitted since January 1, 2014, the upswing in the economy, and the associated increase in housing prices and building activity led to the estimate that 17 second units may be permitted during the remainder of the RHNA cycle. Second units in Fairfax are estimated as affordable to low-income households or higher based on a current rental rates web search. Per the HCD 2014 income limits, a very low-income household could afford a monthly rent of just over $1,400 that is just below the range of rental prices for one-bedroom units in Fairfax that was between $1,550 to $2,500 in December 2014 (see **Table B-18**). No listings for studio units could be found in Fairfax but listings for studio units in other parts of Marin County are comparable to the range for one-bedroom apartments in Fairfax. A low-income household can afford up to $2,200 that is well within the range of rental prices for one-bedroom apartments in Fairfax. Therefore, as a conservative approach, the projected second units for the 2014–2022 RHNA cycle are projected in the low- and moderate-income categories.

Progress Toward Meeting the RHNA

Table H-5 details units permitted or approved since 2007 as well as the Town's ability to accommodate the remaining RHNA numbers from the 2007–2014 and 2014–2022 RHNA cycles.

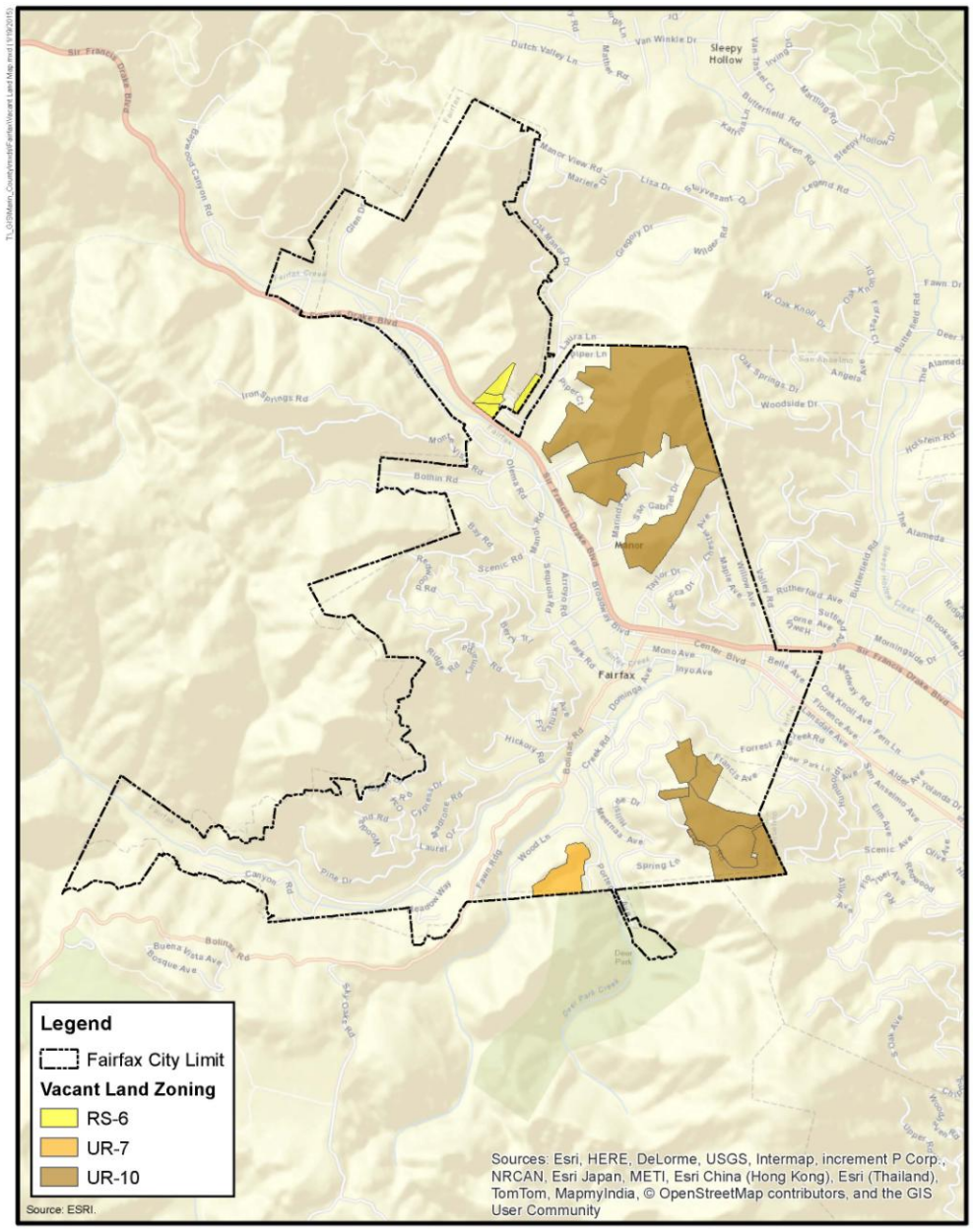
TABLE H-5 PROGRESS TOWARD MEETING RNHA

	Extremely Low Income Units	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
2007–2014 RHNA	**11**	**12**	**12**	**19**	**54**	**108**
2007–2014 Units Permitted	0	0	0	0	8	8
Land Inventory	0	0	0	0	20	20
Remaining 2007–2014 RHNA	11	12	12	19	26	80
2014–2022 RHNA	**8**	**8**	**11**	**11**	**23**	**61**
Combined Remaining RHNA	19	20	23	30	49	141
New Second Unit Potential	0	0	8	9	0	17
Remaining RHNA after Land Inventory and Second Unit Potential	19	20	15	21	49	124

Source: Town of Fairfax 2014

VACANT SITES

[The map below is new in the 2015-2023 Housing Element]

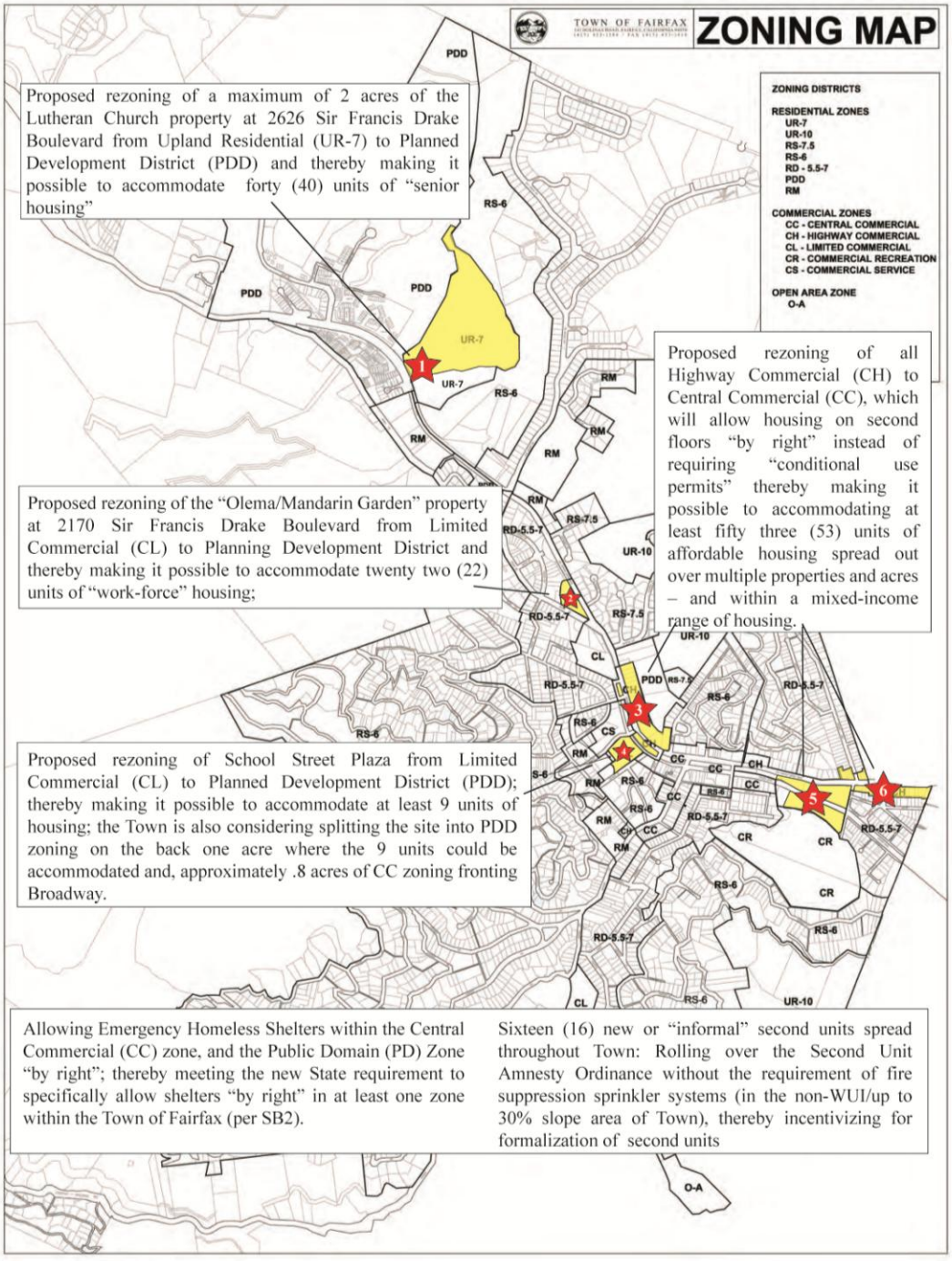


Vacant Land Map

PMC

OPPORTUNITY SITES

Opportunity Site Master List - 6 Total Sites

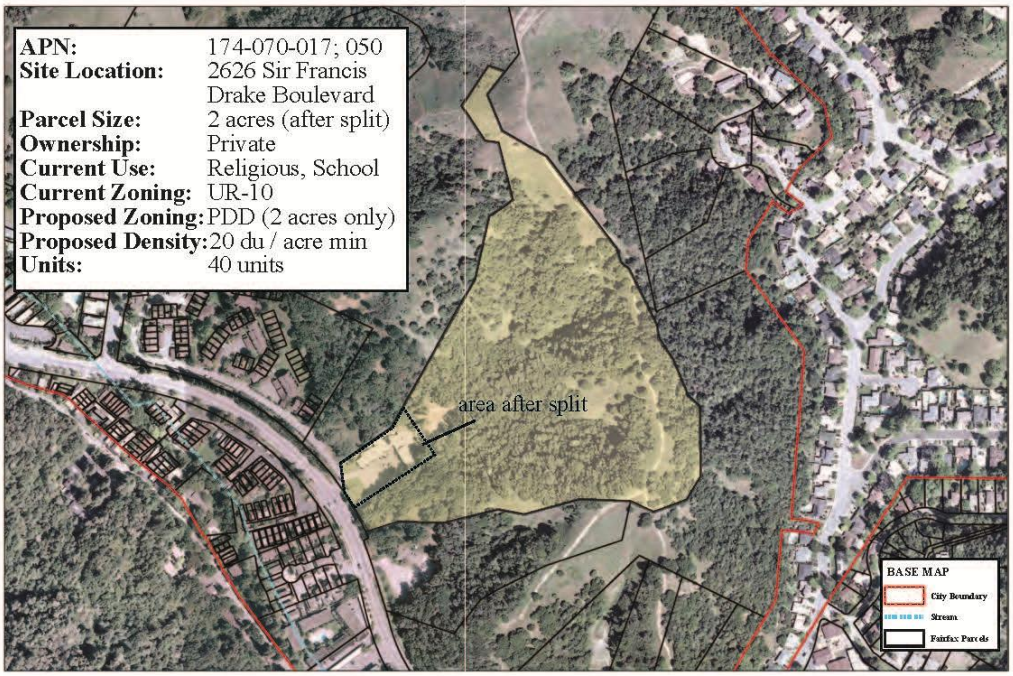


Section Three: Housing Opportunity Sites

Site #1: Lutheran Church Site

Locator Map

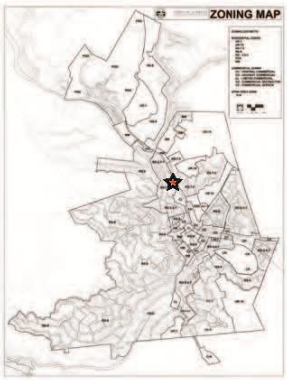
Site Photo



Site Description:
The church, school and parking area occupy the lower portion of the site. Upslope of the church is the outdoor play area for the school. The remainder of the site is oak woodland open space. The lower portion of the site, including the area occupied by the buildings could be redeveloped to include new facilities for the church and school and up to 40 two-bedroom elderly residential units.

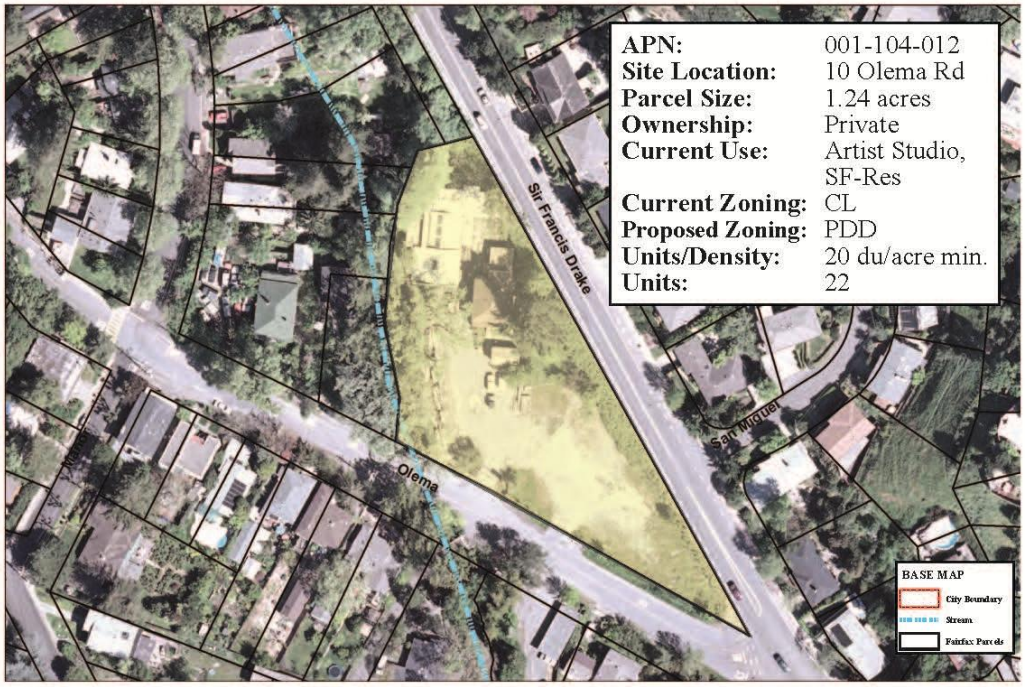
Section Three: Housing Opportunity Sites

Site #2: 10 Olema St



Locator Map

Site Photo



Site Description:

The former restaurant is being used by the property owner as an artist's studio. The residence is a rental unit, occupied by one family and configured as a duplex, with a second living space on the ground floor. This building is one of the oldest homes in Fairfax.

Section Three: Housing Opportunity Sites

Site #3: Westside Commercial (13 total parcels)

Locator Map

Site Photo

APN(s):	001-183-04, 08, 12-17 001-221-12, 002-116-4, 6-7
Site Location:	(see below)
Parcel(s) Size:	4 acres total
Ownership:	Private
Current Use:	Parking lot
Current Zoning:	(CH) Highway Commercial
Proposed Zoning:	CC
Units/Density:	17 units

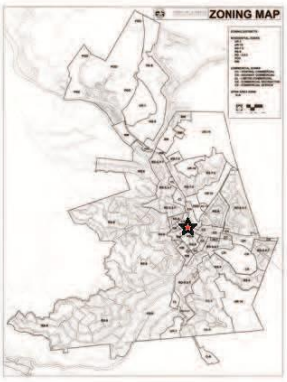
Site Location: 1966, 2000, 2020 & 2040 Sir Francis Drake Blvd, 2082-2096 Sir Francis Drake Blvd (even #'s)

Site Description:

Shopping centers that houses the Women's Fitness Center, Veterinary Office and parking lagoons adjacent to monolithic structures including the Fairfax Market. Three smaller parcels on the southside of Sir Francis Drake in the old railroad right-of-way including a restaurant, bank and gas station

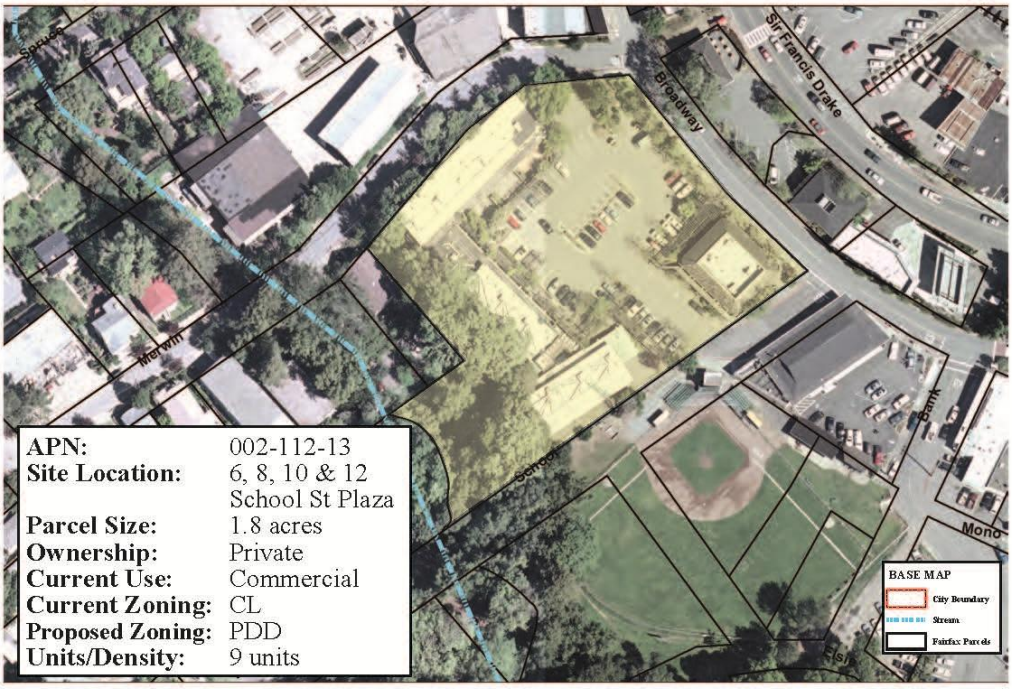
Section Three: *Housing Opportunity Sites*

Site #4: School Street Plaza



Locator Map

Site Photo



APN:	002-112-13
Site Location:	6, 8, 10 & 12 School St Plaza
Parcel Size:	1.8 acres
Ownership:	Private
Current Use:	Commercial
Current Zoning:	CL
Proposed Zoning:	PDD
Units/Density:	9 units

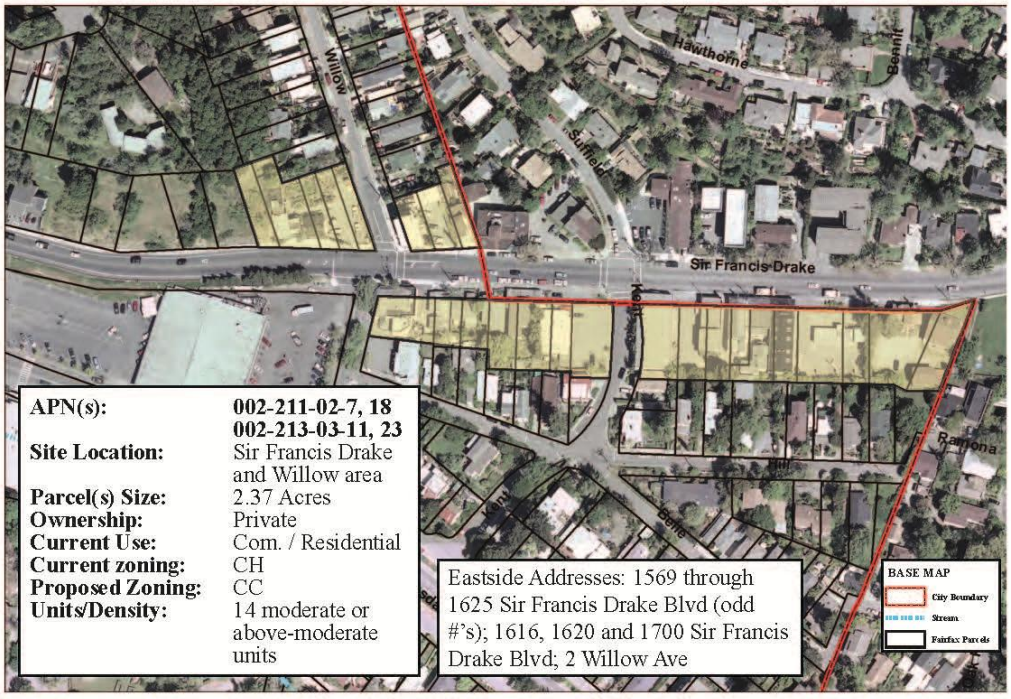
Site Description:
The former school site is being used by a variety of commercial businesses. The site includes a paved parking area. The property owner is interested in redeveloping the site, including creating some affordable units. The site is adjacent to the Town's central park area. The Town is also considering splitting the site into PDD zoning on the back one acre where the 9 units could be accommodated and, approximately .8 acres of CC zoning fronting Broadway.

Section Three: Housing Opportunity Sites

Site #6: Eastside Commercial - (21 total parcels)

Locator Map

Site Photo



Site Description:
An eclectic mix of old homes, apartments, private pre-school and offices - with a strong sense of community; and an overall lack of parking which restricts some uses from occupying the commercial spaces and/or development.

EVALUATION OF PREVIOUS HOUSING ELEMENT

State law requires the assessment of the following:

- Appropriateness of Goals, Objectives, and Policies (Section 65588(a)(1))
- Effectiveness of the Element (Section 65588(a)(2))
- Progress in Implementation (Section 65588(a)(3))

Town staff prepared an assessment of the progress with implementation and effectiveness of the policies and programs contained in the 2007–2014 Housing Element. **Table H-6** provides an evaluation of each implementing action. Due to the relatively short time period between adoption of the 2007–2014 Housing Element (October 2013) and preparation of the 2015–2023 Housing Element (early 2015), the Town has been successful in implementing only a few of the policies and programs from the 2007–2014 Housing Element.

General Plan adoption and subsequent rezoning efforts

In April 2012, the Town Council adopted the 2010-2030 General Plan. The following year, the Town Council adopted an update to the Housing Element. In March 2014, the Town Council adopted Ordinance No. 778, which would have implemented all of the zoning map amendments set forth in the revised Housing Element, as well as made multiple amendments to the text of the Zoning Ordinance to implement various Housing Element goals, policies, and programs.

In the wake of the adoption of Ordinance No. 778, community concern regarding the effect of the comprehensive rezoning ordinance led the Town Council to agendize the potential rescission of part or all of the ordinance. However, a referendum petition was submitted prior to the Town Council meeting and the Town Council was thus legally precluded from considering the rescission of the ordinance. By May 2014, this obstacle has been overcome, and the Town Council directed staff to prepare an ordinance to repeal Ordinance No. 778 for its consideration.

Between May and July 2014, the Council considered and discussed at numerous meetings the issues raised by the community both for and against the repeal of Ordinance No. 778.

On August 6, 2014, the Town Council adopted Ordinance No. 780, which repealed Ordinance No. 778 and took effect on September 5, 2014. In its deliberations to repeal Ordinance No. 778, the Council stated it wanted to have a "fresh start" to rezoning the properties as required by the Housing Element. Specifically, staff was directed to return to the Planning Commission and Town Council with separate rezoning actions. This more measured and gradual approach would allow the residents, Planning Commission, and Town Council to craft each zoning action and provide for more specific public input.

The Council has already completed some actions associated with this fresh start, such as a General Plan Amendment on September 17, 2014 to correct inconsistencies and errata in the Housing Element and conducting community forums (described in greater detail above) on Housing Element policies and programs. It is joined in this important work by a key advisory body, the Affordable Housing Committee.

TABLE H-6 REVIEW OF PREVIOUS HOUSING ELEMENT ACHIEVEMENTS

[This table has been updated and reports on the 2007-2014 Housing Element programs. The left-hand column is all text from the previous Housing Element and has not changed]

Program/Action		Achievements/Effectiveness	Continue/Modify/ Delete
Goal H-1: Housing opportunities for a range of household types and incomes (including extremely low, very low, low, moderate, and above moderate incomes – as well as for homeless families and individuals).			
Objective H-1.1: Create conditions that will foster the development of at least a total of 124 units for persons with a variety of incomes by 2014.			
Policy H-1.1.1: *Local Government Leadership*. Establish affordable housing as an important priority for the Town, with the Planning Commission providing a leadership role working with community groups, other jurisdictions and agencies, and the building and real estate industry to implement the Housing Element programs.			
Program H-1.1.1.1:	*Work with Housing Advocates.* The Planning Commission will coordinate with local businesses, housing advocacy groups, and the Chamber of Commerce, and participate in the Marin Consortium for Workforce Housing, to increase community understanding and support for workforce and special needs housing for lower-income households. Work to date has included noticing and facilitating meetings, issuing Requests for Qualifications (RFQs), Requests for Proposals (RFPs), and selecting a developer for the Christ Lutheran Church opportunity site. In addition, the Town sought and received funding from the local County Supervisor for pre-development environmental studies that have been completed for the 10 Olema Road site. Responsibility: Planning Commission, Planning and Building Services Schedule: Initiated in 2012 and Ongoing	A request for proposals (RFPs) was issued, and the Town assisted in the selection of a developer for the Christ Lutheran Church opportunity site. In addition, the Town sought and received funding from the County for pre-development biological and geological studies that have been completed for both the workforce housing site at 10 Olema Road and for the senior housing at 2626 Sir Francis Drake Blvd.	Modify to change Marin Consortium for Workforce Housing to Marin Workforce Housing Trust and continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Program H-1.1.1.2:	*Prepare Public Information Material.* The Planning Commission will prepare community information material to improve awareness of housing needs, issues and programs. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	The Town has held two public forums since the Zoning Map was repealed in May 2014: one forum in July and one in September 2014. The forums focused on certain topics related to the Housing Element and the Zoning Map. 1) Forum 1, July 2014: Overview of Housing Element. 2) Forum 2, September 2014: Christ Lutheran Church, 10 Olema Road, and School Street Plaza opportunity sites. A third forum is planned for early 2015 and will focus on the Housing Element opportunity sites located in commercial zones. The Town prepared boards and other materials for the forums.	Continue.
Program H-1.1.1.3:	*Conduct Community Outreach.* The Planning Commission will develop and implement a program providing public information and outreach to increase citizen awareness, including establishing a forum for discussion of housing issues. Specific actions include: ▪ Providing information pamphlets on housing issues and programs at public locations, and in community mailings. ▪ Distributing material to neighborhood groups and associations.	See review of Program H-1.1.1.2.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	▪ Providing information to the community through articles in the newspapers. ▪ Working with unions, churches, businesses, new housing providers and other groups that might be mobilized to help support lower-income and special needs housing developments. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014		
Program H-1.1.1.4:	*Shared Responsibilities.* The Planning Commission will establish partnerships and identify shared responsibilities with all sectors of the community, including the Town government, businesses, community groups, environmental organizations, the building and real estate industry, non-profit housing sponsors, the school district, faith-based organizations, and health and human services, to implement the 2010 Housing Element. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	The Town/Planning Commission has not established any partnerships since adoption of the previous Housing Element.	Combine with Program H-1.1.1.3 in the updated element and delete.
Program H-1.1.1.5	*Preserve Existing Lower-income Units.* Work with property owners of deed-restricted units that are at risk of converting to market rate housing to preserve the lower-income housing by providing incentives or resources, such as providing funding from the Town's trust fund, working with the County to target Section 8 vouchers for the units, or providing other funds for improvements. Additionally, when units become at risk, the Town will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	There are no at-risk units in Fairfax. The Town will continue this program and will implement it if any units become at risk within 10 years of the beginning of the Housing Element planning period on January 31, 2025.	Modify to note that there are not currently any units at risk in Fairfax and continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Policy H-1.1.2: *Neighborhood Meetings.* Require developers of any major project (more than four units) to conduct neighborhood meetings with the community residents early in the process to understand local issues and concerns, and to facilitate a more efficient project review.			
Program H-1.1.2.1:	*Establish Neighborhood Meeting Procedures.* The Planning Commission will establish Neighborhood Meeting Procedures that encourage developers to conduct neighborhood meetings with the residents early in the project approval process as a requirement of major residential development applications. The Town will coordinate with nonprofit developers and others who would be affected by the procedures to ensure that there are no constraints to the housing development process. Responsibility: Planning Commission, Planning and Building Services Schedule: Within one year of Housing Element adoption or by the end of the planning period.	While the Town has not yet adopted any formal neighborhood meeting procedures, staff has tested a variety of means to obtain public input on recent development applications and land use matters, including pre-application workshops before the Planning Commission, forums sponsored by the Town and facilitated by staff, and developer-led neighborhood meetings.	Continue.
Program H-1.1.2.2:	*Outreach to Lower-Income Housing Developers.* The Town will reach out to potential developers of lower-income housing on the opportunity sites identified in this Housing Element, in particular those who may develop residential units on small underutilized parcels. The Town will seek to understand challenges associated with development of these units and work to reduce constraints associated with the challenges. Responsibility: Planning Commission, Planning and Building Services Schedule: Initiated in 2012 and Ongoing	On May 5, 2014, the Marin County Board of Supervisors approved $522,000 in CDBG funding for the senior housing project at 2626 Sir Francis Drake Blvd. (Christ Lutheran Church site). In addition, the Marin Community Foundation has awarded $200,000 in pre-development funds for this project.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Policy H-1.1.3: *Equal Housing Opportunities.* The Town will ensure that no one seeking housing in Fairfax will experience discrimination because of race, color, religion, marital status, disability, age, sex, sexual orientation, family status, national origin, political party, or other arbitrary factors, consistent with the Fair Housing Act and State of California law.			
Program H-1.1.3.1:	*Adopt an Anti-Discrimination Ordinance.* The Planning Commission will prepare, and the Council will adopt an Anti-Discrimination Ordinance. Responsibility: Planning Commission, Planning and Building Services Schedule: Within one year of Housing Element adoption or by the end of the planning period.	The Town has not adopted an anti-discrimination ordinance.	Continue.
Program H-1.1.3.2:	*Respond to Complaints.* In order to promote equal housing opportunities for all persons, the Town provides means for the resolution of housing complaints and fair housing issues by referring phone inquiries to the Marin County Department of Health and Human Services. In addition, the Town provides the following services on housing complaints and fair housing issues: • Provide Marin County brochures and Marin County Department of Health and Human Services information regarding fair housing and tenant rights at Town Hall and on the Town's website. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	The Town has not received any complaints since adoption of the previous Housing Element. Any complaints received would be referred to the Marin County Department of Health and Human Services.	Program H-1.1.3.3 will be integrated into this program in updated element.
Program H-1.1.3.3:	*Develop a Program to Broadly Disseminate Information on Fair Housing.* The Planning Commission will develop a program for distributing and displaying fair housing information. Display areas will include the traditional locations in the Town including the Town Hall, Post Office, Library, and the Women's Club, and will consider other locations, such as the Golden Gate transit vehicles, the markets,	The Town has not yet developed a program to disseminate fair housing information. However, the Town has created an extensive mailing list of stakeholders and special interest groups and individuals that it uses to publicize the public involvement	Combine with Program H-1.1.3.2 in updated element and delete.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	churches, community service centers, real estate and rental offices, and restaurants, cafes and coffee houses. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	events.	
Programs H-1.1.3.4:	*Identify Housing Programs and Funding Sources.* The Planning Commission and staff will explore available housing programs and funding sources that are applicable to Fairfax. In particular, efforts will be made to identify funding for developments appropriate for the opportunity sites identified in this Housing Element. Responsibility: Planning Commission, Planning and Building Services Schedule: Initiated in Spring 2012 and ongoing.	The Town has explored options and identified sources of funding. Funds have been received through Marin County CDBG ($500,000), the Marin Workforce Housing Trust ($30,000), the Marin Community Foundation ($200,000), and other Marin County funds ($10,000). The Marin Workforce Housing Trust funds and other Marin County funds were used for biology and geology predevelopment studies for the Christ Lutheran Church and 10 Olema Road sites. See also the achievements/ effectiveness information for Programs H-1.1.1.1 and H-1.1.2.2.	Continue.
Goal H-2: Housing and programs for special needs populations, including seniors, single-parent and families, as well as workforce housing and emergency homeless shelters.			
Objective H-2.1: Housing opportunities for the Town's residents with special needs, including 40 units of senior housing and 22 units of workforce housing and identify appropriate zones for emergency homeless shelters.			
Policy H-2.1.1: Senior and Workforce Housing. The Town Council will appropriately rezone properties suitable for "senior and workforce housing" on a case-by-case basis and seek to accommodate the growing number of seniors as identified in the needs analysis within the Fairfax community.			

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Program H-2.1.1.1:	Rezone the Lutheran Church property at 2626 Sir Francis Drake Boulevard from UR 7 du/acre (UR-7) to PDD and thereby make it possible to accommodate at least 40 units of senior housing. Program H-4.1.1.6 proposes to revise the PDD district standards to require residential only development in the PDD zone at a minimum of 20 units per acre. In addition the standards will be revised to reduce the minimum acreage for a PDD parcel from five acres to one acre. Responsibility: Planning Commission, Planning and Building Services Schedule: Completed in 2012	The Town rezoned this property per the requirements of Program H-2.1.1.1 in March 2014. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance. Because of this effort the Town Council decided to repeal the ordinance passed in March. The Town is conducting in order to enact a Zoning Map that is acceptable to the community. This program will be continued.	Continue.
Program H-2.1.1.2:	Rezone 10 Olema, the old "Mandarin Gardens" restaurant site, from CL to PDD and thereby making it possible to accommodate 22 units of workforce housing. Program H-4.1.1.6 proposes to revise the PDD district standards to require residential only development in the PDD zone at a minimum of 20 units per acre. In addition the standards will be revised to reduce the minimum acreage for a PDD parcel from five acres to one acre. Responsibility: Planning Commission, Planning and Building Services Schedule: Completed in 2012	The Town rezoned this property per the requirements of Program H-2.1.1.1 in March 2014. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance. Because of this effort the Town Council decided to repeal the ordinance passed in March. The Town is conducting outreach in order to enact a Zoning Map that is acceptable to the community. This program will be continued.	Continue.
Policy H-2.1.2: Rental Assistance Programs. The Planning Commission will identify and publicize opportunities for using available rental assistance programs, such as the project-based and tenant-based Section 8 certificates programs, in coordination with the Marin Housing Authority, and pursue funding from the Marin Community Foundation, and continue to participate in the Rebate for Marin Renter's Program.			
Program H-2.1.2.1:	*Assist in the Effective Use of Rental Assistance Programs.* Develop and implement measures to make full use of available rental assistance programs. Actions include:	Housing Authority of the County of Marin operates the Fairfax Vest Pocket Shared Housing, a six-unit community for seniors and single parents. The Housing Authority also	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	▪ Encourage owners of new apartment units to accept Section 8 certificates, ▪ Maintain descriptions of current programs at the Town Hall to distribute to interested individuals, ▪ Post notification of information regarding current programs at the usual places in the Town, ▪ Provide funding support, as possible and appropriate, and ▪ Coordinate with the Marin Housing Authority on rental assistance programs, including Shelter Plus Care, AB 2034, Housing Opportunities for Persons with AIDS (HOPWA), the Rental Assist Line, Rental Deposit Program, and Welfare to Work Program. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	administers the Section 8 Housing Choice Voucher program that currently has 2,145 vouchers available countywide. 67 vouchers are currently in use in Fairfax. The County has 6,500 people on the wait list that has been closed since 2008.	
Policy H-2.1.3: Process Reasonable Accommodation Requests. It is the policy of the Town of Fairfax to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning laws, policies, and processes. A person with disabilities is someone who has a "physical or mental impairment which substantially limits one or more of such person's major life activities."			
Program H-2.1.3.1:	*Ensure Reasonable Accommodation.* Consistent with Senate Bill 520 (SB 520), reduce barriers in housing for individuals with disabilities. Enact the following: ▪ Revise the Town Code to include a Reasonable Accommodation procedure. ▪ Amend the Town Code to clarify that access ramps are allowed in setback areas. ▪ Develop guidelines encouraging the principles of universal design. ▪ Create an ordinance codifying the guidelines.	The Town has not adopted a reasonable accommodation procedure. Access ramps may be informally allowed in setbacks but the Town Code has not been clarified to formally allow this. Guidelines to encourage universal design principles have not been developed and codified and reduced parking requirements have not been established.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	▪ Establish reduced parking requirements, particularly for disabled persons housing. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014		
Program H-2.1.3.2	*Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities.* Encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. Providers or sponsors of emergency shelters, transitional housing programs and community care facilities shall be encouraged to establish outreach programs with their neighborhoods. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	To the Town's knowledge no housing providers have established outreach programs with their neighborhoods.	Continue.
Policy H-2.1.4: Special Needs Housing. The Town shall seek to meet the special housing needs of individuals with disabilities and developmental disabilities, extremely low-, very low- and low-incomes, large families, senior citizens, farmworkers and their families, female-headed households with children, and others with special needs.			
Program H-2.1.4.1	Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The Town will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program H-4.1.2.1 contains incentives the Town plans to implement. In addition, the Town may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and	The Housing Authority of the County of Marin has recently worked to increase the number of Section 8 vouchers available at Fairfax Vest Pocket Shared Housing, a six-unit community for seniors and single parents. In addition the Town has worked with the applicant for the Peace Village senior affordable housing project at the Christ Lutheran Church opportunity site. A formal application is expected in 2015.	Program H-2.1.6.4 will be integrated into this program in the updated element.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	persons at risk for homelessness. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing		
Program H-2.1.4.2:	To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Town will amend the Town Code to treat employee housing that serves six or fewer persons as a single family structure and permitted in the same manner as other single family structures of the same type in the same zone (Section 17021.5) in all zones allowing single-family residential uses. The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6). Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	The Town Code has not been amended to comply with the Employee Housing Act.	Continue.
Policy H-2.1.5: Group Homes. A group home is a dwelling operated under State regulations that provides room and board for more than six individuals who as a result of age, illness, handicap or some specialized program, require personalized services or a supervised living arrangement in order to assure their safety and comfort. All group home facilities shall be regulated by the State of California. Additional requirements may be imposed by the applicable Building Code.			
Program H-2.1.5.1:	Expand Conditional Use categories for group homes, through the following approach: ▪ Group homes for more than six individuals shall be added as a Conditional Use to all residential zones. ▪ Conditional Use permits require a public hearing/approval by the Planning Commission. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013	The Town Code has not been amended to change how group homes are allowed.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Policy H-2.1.6: Amend the Zoning Code to Comply with SB 2. Consistent with SB 2 (GC Sections 65582, 65583, and 65589.5), the Planning Commission will establish zoning designations for emergency shelters and transitional and supportive housing, and will define "emergency shelters," "transitional housing," and "supportive housing" in the Zoning Ordinance. The Planning Commission will establish procedures to encourage and facilitate the creation of emergency shelters and transitional and supportive housing, and link this housing to programs of the department of Health and Human Services whenever possible.			
Program H-2.1.6.1:	*Identify, Rezone, and Provide Appropriate Standards for Homeless Shelters.* Amend the Town Code to allow the development of emergency shelters as a permanent, non-conditional use in the Central Commercial (CC) and Public Domain (PD) zones in the Town. There are nine sites available in the CC zone totaling 1.65 acres and three sites in the PD zone totaling 7.45 acres. These are the most centrally located areas of the Town that are close to transit and services. Likewise, they will be the least publically contentious areas to place emergency shelters. Amendments will also define reasonable development, parking and management standards (per (Government Code Section 65583(a)(4)). Responsibility: Planning Commission, Planning and Building Services Schedule: Amend zoning within one year of Housing Element adoption.	The Town has not yet amended the Town Code to allow emergency shelters in the CC and PD zones. The amendment will be processed prior to adoption of the 2015–2023 Housing Element. The elements of this program are contained in other programs; therefore, this program will not be continued.	Delete.
Program H-2.1.6.2:	*Revise the Town Code to Allow Transitional and Supportive Housing.* Add to the Town Code definitions of transitional housing and supportive housing as a residential use. Transitional and supportive housing will be allowed in the same way other residential uses are allowed in all residential zones. The Town will simplify existing practices and clarify the zoning code. Responsibility: Planning Commission, Planning and Building Services Schedule: Amend zoning within one year of Housing Element adoption.	The Town Code has not been amended to allow transitional and supportive housing per state law.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Program H-2.1.6.3:	*Modify Residential Care Facility Zoning.* Town staff will prepare recommendations, for review and approval by the Planning Commission and the Town Council to modify the Zoning Ordinance to establish care facilities as a residential use as compared to a commercial use. Apply inclusionary requirements, if any, to all licensed facilities. The Zoning Ordinance shall be amended to allow residential care facilities (group homes) for six persons or fewer by right in all residential districts. The Zoning Ordinance shall be amended to permit group residential uses in appropriate areas, in compliance with the General Plan, and with a review of the parking standards, as well as other applicable standards. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	The Town Code has not been amended to change how residential care facilities are allowed to comply with state law.	Continue.
Program H-2.1.6.4:	*Encourage Housing for Special Needs Groups.* Continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low income households. Specific housing types include: ▪ Smaller units, including single-room occupancy units (see Program H-2.1.6.5). ▪ Senior housing, including assisted living facilities. ▪ Larger units with three or more bedrooms for larger families. ▪ Units with special adaptations for people with disabilities; per California Title 24 standards. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	The Town has worked with the applicant for the Peace Village senior affordable housing project at the Christ Lutheran Church opportunity site. A formal application is expected in 2015.	Combine into Program H-2.1.4.1 in updated element and delete.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Program H-2.1.6.5:	*Amend Zoning to Allow Single-Room Occupancy Units.* Permit single-room occupancy dwelling units without a Conditional Use Permit in the CC zone. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013–2014	The Town Code has not been amended to permit single-room occupancy units without a CUP in the CC zone.	Continue.
Program H-2.1.6.6	*Amend Zoning to Allow Mobile Homes and Mobile Home Parks.* Permit mobile homes (manufactured homes) on permanent foundations by right in all residential zones, subject to the same standards as single-family dwellings and permit mobile home parks in all residential zones with a Conditional Use Permit. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013–2014	The Town Code has not been amended to allow mobile homes (manufactured homes) without a CUP in all residential zones.	Continue.
Program H-2.1.6.7:	*Engage in a Countywide Effort to Address Homelessness-related Needs.* Support Countywide programs to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	The Town has continued to support the Countywide Continuum of Care. In 2014 the Town committed $16,600 to the Rotating Emergency Shelter Team (R.E.S.T.), the program in the County that is working to establish a permanent emergency homeless shelter.	Continue.
Program H-2.1.6.8:	*Address Town Homeless Needs.* Continue to work on providing additional housing and other options for the homeless. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	See review of Program H-2.1.6.7.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Goal H-3: Create transit-oriented housing in the Town Center area that is less dependent on automobile travel and, thereby minimizing traffic impacts to the greatest extent possible while providing support for transit.			
Objective H-3.1: Develop at least 53 units of lower-income housing within a convenient distance from transit access points, where reduced automobile usage and parking requirements are possible.			
Policy H-3.1.1: Transit-Oriented Development. The Planning Commission and Town Council will appropriately rezone areas to promote a mix of land uses that are transit supportive and complement the historic nature of the Town – as articulated in the 2010 Land Use Element.			
Program H-3.1.1.1:	*Amend CH Zone.* Rezone all CH zones to CC zones, which will allow housing on second floors by right instead of requiring Conditional Use Permits. Responsibility: Planning Commission, Planning and Building Services Schedule: Completed in 2012	This zoning change was completed in 2014. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance. Because of this effort the Town Council decided to repeal the ordinance passed in March. The Town is conducting outreach with in order to enact a Zoning Map that is acceptable to the community. This program will be continued.	Continue.
Policy H-3.1.2: Transit-Oriented Development Density Bonus. The Planning Commission will establish land use arrangements and densities that facilitate energy-efficient public transit systems; and provide the following incentives for developments convenient to transit: (1) a density bonus, up to 25 percent above allowable, and (2) parking standards to be established on a case-by-case basis, depending upon the location and characteristics of the development. The following criteria shall be met for TOD: ▪ **The site is within 600 feet of a transit station and/or services (i.e., the Town Center and the Parkade).** ▪ **Potential impacts are mitigated.** ▪ **The development provides design character that is compatible with the surrounding neighborhood.** **The development allows for provision of transit improvements, or services, as appropriate and if feasible.**		

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Program H-3.1.2.1:	*Identify and Designate Transit-Oriented Development Sites.* The Planning Commission will identify TOD sites. Such opportunity sites were designated during the update of the Town General Plan and included in the Land Use and Housing Elements; if necessary, the Zoning Ordinance will be revised to accommodate the TOD sites. Responsibility: Planning Commission, Planning and Building Services Schedule: Completed in 2012	All CH and CC zoned areas are considered TOD as detailed in the Town's Land Use Element. The zoning remains to be put in place in these areas.	Continue
Goal H-4: Link housing and jobs in the community; include housing opportunities for Fairfax workers and public service employees.			
3			
Policy H-4.1.1: Link Housing with Jobs. The Planning Commission and Town Council will revise the Zoning Ordinance to provide new housing opportunities at sites identified in the 2010 Housing Element.			
Program H-4.1.1.1:	Rezone School Street Plaza from CL to PDD thereby making it possible to accommodate at least nine units of housing. Responsibility: Planning Commission, Planning and Building Services Schedule: Completed in 2012	This zoning change was completed in 2014. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance. Because of this effort the Town Council decided to repeal the ordinance passed in March. The Town is conducting outreach in order to enact a Zoning Map that is acceptable to the community. This program will be continued: though the Town has discussed splitting the site into PDD in the back one acre where the nine (9) units could be accommodated and approximately .8 acre of CC zoning fronting Broadway.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Program H-4.1.1.2:	*Revise the Town's Zoning Ordinance.* Town staff will review, and if necessary, prepare Zoning Ordinance amendments, for consideration and action by the Planning Commission and the Town Council to facilitate and incentivize creation of lower-income housing especially on mixed-use and infill sites. Amendments will include: ▪ A zoning designation allowing Live/Work residential units in the CC zoned areas. ▪ Opportunities for infill housing. ▪ Waiving penalties for legalizing existing second units by bringing them up to code. ▪ Trading second unit use permit approval for contract to maintain such units for low-income residents for a specific amount of time. ▪ Create an Inclusionary Zoning Ordinance applying a fee to new development including single family residences and 50 percent remodels to create an affordable housing fund. Responsibility: Planning Commission, Planning and Building Services Schedule: Some amendments completed and some ongoing. All amendments will be completed by the end of the planning period.	Some of the amendments called for in this program were accomplished in 2014 with adoption of the necessary zoning changes to implement it. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance. Because of this effort the Town Council decided to repeal the ordinance passed in March. The Town is conducting in order to enact a Zoning Map that is acceptable to the community. This program will be continued.	Continue.
Program H-4.1.1.3:	*Acceptance of Live/Work Developments.* Town staff will prepare, for consideration and approval by the Planning Commission and the Town Council, flexible standards that provide opportunities for live/work developments, where housing can be provided for workers on-site and/or caretaker - or other types of housing can be provided. Responsibility: Planning Commission, Planning and Building Services	The Town has not prepared live/work standards.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	Schedule: Completed		
Program H-4.1.1.4:	*Facilitate Development at Key Housing Opportunity Sites.* Town staff will prepare revisions to the Zoning Ordinance, for review and possible approval by the Planning Commission and the Town Council, to facilitate the provision of lower-income housing to make best efforts to meet the Town's "fair share" of the regional housing need for lower income households. Facilitate the development of lower-income housing by using potential non-municipal funding sources to assist in any other on- and off-site mitigation that may be required. Responsibility: Planning Commission, Planning and Building Services Schedule: Initiated and ongoing	See review of Programs H-2.1.1.1, H-2.1.1.2, and H-4.1.1.6. This program is redundant with other programs and will not be continued.	Delete.
Program H-4.1.1.5:	*Review and Update Parking Standards.* Town staff will review and consider updating parking standards, for review and possible approval by the Planning Commission to allow for more flexible parking requirements to help facilitate infill, transit-oriented, and mixed-use development. The Town will review and consider reducing the parking space requirements for one-bedroom units. Recommendations will be made based on the review and action taken on the recommendations. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	The Town's parking standards have not been reviewed and updated.	Continue.
Program H-4.1.1.6	*Amend the Planned Development District (PDD) Zone Standards For Specified Opportunity Sites.* Amend Chapter 17.112 of the Fairfax Town Code to: ▪ Reduce the minimum acreage for a PDD from five acres to one acre for the specified Opportunity Sites (i.e., Lutheran Church and 10 Olema Road). ▪ Specify that a maximum of 2 acres on the Christ Lutheran Church	The Town implemented this program in March 2014. However, a petition was circulated to place a referendum on the ballot to repeal the ordinance. Because of this effort the Town Council decided to repeal the ordinance passed in March. The Town is conducting outreach in order to enact a Zoning Map that is	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	Opportunity Site and the 10 Olema Road Opportunity Site shall be reserved for residential development only at a minimum of 20 units per acre. This change may also require revisions to other sections of Chapter 17.112 including the purpose and residential density policy sections. Responsibility: Planning Commission, Planning and Building Services Schedule: By January 31, 2015 (end of the 2006–2014 ABAG Planning Period)	acceptable to the community. This program will be continued.	
Program H-4.1.1.7	*Land Monitoring Program to Meet the RHNA.* The Town will implement a land monitoring program to ensure that the Town has enough land to meet its RHNA, throughout the planning period. The Town has identified sites to meet their current and previous planning period lower-income RHNA numbers and the PDD Zone district standards will be amended to require a minimum of 20 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate minimum densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned. All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit or any other discretionary review for allowing the housing units (e.g., Design Review and Development Standards will still be reviewed). All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.	The Town continues to implement this program. Efforts are ongoing to provide adequate sites to meet the 4th and 5th cycle RHNA numbers. See also review of Program H-4.1.1.6.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	Responsibility: Planning and Building Services Schedule: 2014 and ongoing		
Policy H-4.1.2: Density Bonuses and Other Incentives for Lower-income Housing Developments. Support and expand the use of density bonuses, and other incentives, to help achieve housing goals while ensuring that potential impacts are considered and mitigated. Provide the following incentive options for developments containing a significant percentage of extremely low-, very low- or low-income units on-site: **State Bonus Law. Offer density bonuses consistent with the State Density Bonus Law (GC Section 65915, et. seq.).** **Parking. Sites within 962.5 feet (300 meters) of a transit stop may be permitted a reduction in parking required by current code, and tandem parking or off-site parking alternatives will also be considered.** **Relationship of Density to Floor Area and Lot Coverage. Provide flexibility in applying development standards (e.g., parking, floor area and setback), subject to the type of housing, size, and unit mix, location and overall design. Additional density, beyond the maximum permitted, may be appropriate where units are significantly smaller and would have less impact than the market norm. For example, if the norm is 1,200 square feet of overall space for a two-bedroom unit, two units, 600 square feet each, may be permitted.** **Reduced Fees. Waive or reduce fees on a sliding scale related to the levels of affordability, such as a rebate of all planning and building fees for lower-income units based on the proportion of such units in the project.** **Coordination with Other Agencies. Coordinate with service providers and other agencies, as necessary, to create opportunities for the development to be built.** **Use of Housing Trusts. Use housing trust funds, as appropriate, to achieve greater affordability**			
Program H-4.1.2.1:	*Enact Density Bonus Zoning and Other Incentives.* Town staff will prepare amendments to the Zoning Ordinance, for review and approval by the Planning Commission and Town Council, to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households. The amendments will include adoption of a density bonus ordinance consistent with the State Density Bonus Law (GC Section 65915, et. seq.). In addition, staff and decision-makers will evaluate the following: ▪ Implementation of additional elements of a density bonus program (above and beyond those required by GC Section 65915, et. seq.), including establishing simplified density bonus provisions, such as offering two bonus units for each unit	The Town has not adopted a density bonus ordinance but Town staff has begun gathering materials to educate Town staff and decision makers regarding density bonus ordinances and state density bonus law.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	affordable to low income (ownership) or extremely or very low income (rental), ▪ Inclusion of financially equivalent incentives, such as use of trust fund resources, expedited processing by Planning and Building Services, and waived or reduced fees to the extent possible for lower-income housing, ▪ Updates to fee schedules to reduce and/or defer fees, to the extent possible, for lower-income housing. ▪ Establishment of streamlined processing procedures and other mechanisms to fit with funding requirements and to facilitate desirable lower-income projects that have a significant portion of their total floor area committed to housing. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013		
Goal H-5: Sustainable Affordable Housing. Well-designed, energy-efficient housing, affordable to and appropriate for a diverse population at compatible scales and in the appropriate (transit-supported) locations.			
Objective H-5.1: Well-designed, energy-efficient housing units for a diverse population at compatible scales and in the appropriate (transit supportive) locations.			
Policy H-5.1.1: *Resource Conservation and Renewable Energy Technologies.* The Planning Commission will promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective energy conservation measures and fewer resources (water, electricity) and, therefore, cost less to operate over time, supporting long-term housing affordability.			
Program H-5.1.1.1:	*Prepare Recommendations and Guidelines.* The Planning Commission will prepare informational materials, to be distributed to developers, architects and builders, listing and describing development and construction standards for energy conservation via the adoption of a Green Building Ordinance (see 2010 Conservation Element). Responsibility: Planning Commission, Planning and Building Services	The Town adopted CalGreen as part of building code adoption in January 2014. No informational materials have been prepared.	Modify to clarify program and continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	Schedule: 2013–2014 for adoption of green building ordinance and ongoing		
Policy H-5.1.2: *Innovative and "Non-Traditional" and "Traditional" Forms of Housing.* Provide opportunities and facilitate innovative approaches in financing, design, construction and types of housing to increase the supply of low and moderate-income housing. Examples include: co-housing, eco-housing, "traditional" forms of housing like "Yurts," and other "non-traditional" forms of housing; manufactured housing; new construction or rehabilitation with self-help, or "sweat equity"; and for first time, very-low to moderate income homeowners; and cooperatives or joint ventures between public/private sectors, home owners, and/or non-profit groups in the provision of lower-income housing.			
Program H-5.1.2.1:	*Create Home-Sharing and Tenant Matching Opportunities.* The Planning Commission will work with non-profit groups to implement a homesharing/matching program for single-family dwelling owners with excess space and potential renters as a means of efficiently using existing housing stock. This effort will include: ▪ Analyzing the need for single parent shared housing to determine whether there are constraints that could be removed without adversely affecting single-family neighborhoods, ▪ Identifying potential owners, such as seniors who prefer to remain in their homes, or new buyers who could afford single-family homes with extra income potential, ▪ Identifying potential renters, such as tenants that do not have vehicles matched at locations that have limited parking facilities, and ▪ Revising the Zoning Ordinance to encourage "shared housing" by allowing a small meal preparation area in addition to a kitchen, particularly in large, underutilized dwelling units that are occupied by only one or two people. Responsibility: Planning Commission, Planning and Building Services Schedule: 2014	The Town has not initiated a homesharing/matching program.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Goal H-6: Create additional opportunities for the development of second units.			
Objective H-6.1: Well-designed, legal second units in all residential neighborhoods; applying reasonable parking and street capacity standards.			
Policy H-6.1.1: *Continue the Second Unit Amnesty Ordinance.* The Town Council will extend the Second Unit Amnesty Program on a year-by-year basis; without the fire suppression system (i.e., sprinklers) requirement until at least 27 "informal" second units are brought into compliance.			
Program H-6.1.1.1:	Reopen the Second Unit Amnesty Program and revise the ordinance without the requirement of fire suppression sprinkler systems, thereby "incentivizing" formalization of second units. Responsibility: Town Council, Planning Commission, Planning and Building Services Schedule: 2013–2014. Anticipated to continue during 5th cycle planning period.	The Town has not yet reopened the Second Unit Amnesty Program but plans to in the near future. This program will be continued.	Continue.
Policy H-6.1.2: *New Second Unit Approach.* Permit construction of well-designed second units in both new and existing residential neighborhoods, consistent with parking and street capacity standards.			
Program H-6.1.2.1:	*Modify Second Unit Development Standards and Permit Process.* Modify and update the second unit development requirements to: ▪ Establish second units as a permitted use by right when the single-family lot, primary structure, and second unit meet all the established zoning and building development and density standards, when adequate traffic safety and parking are available. Attached second units approved by right should be limited in size to a maximum of 700 square feet in floor area. ▪ To the extent that State law prohibits discretionary review, the Town shall create guidelines and standards for applications for second units, to be reviewed at the ministerial level. Such guidelines and standards shall be consistent with AB 1866, amending GC Sections 65852.2, 65583.1, and 65915.	The Town has not yet modified the development standards and permit process for second units but plans to in the near future. When the development standards are modified, parking requirements for new second units will be reduced in the non-Wildland Urban Interface (WUI) area of town on up to 30 percent slopes. This program will be continued. However, with the adoption of the new Fire Code in January 2014, the Town relaxed the fire sprinkler requirements in the non-Wildland Urban Interface (WUI) area of town on up to 30 percent	Continue.

Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
▪ Establish procedures for second unit applications that require review for second units that meet performance standards and design guidelines at a low cost, and allow processing of the application at the staff level with appropriate public notice. ▪ Reduce per unit fees in recognition of the small size and low impacts of second units. ▪ Enact an ordinance that provides for the creation of second units related to single-family residences. The ordinance, as specified by Section 65852.2 of the GC, shall do any of the following: o Impose standards on second units that include, but are not limited to, parking, height, setbacks, lot coverage, architectural review, maximum unit size, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places. o Provide that second units do not exceed the allowable density for the lot upon which the second unit is located, and that the second units are a residential use that is consistent with the Town's General Plan and zoning designation for the lot. ▪ Provide for the granting of a variance or special use permit for the creation of second units if said unit complies with all of the following: A. The second unit is not intended for sale and may be rented. B. The lot is zoned for single-family or multi-family use. C. The lot contains an existing single-family or multi-family dwelling. D. The second unit is either attached to the existing dwelling	slopes.	

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling. E. The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area. F. The total area of floor space for a detached second unit shall not exceed 700 square feet. G. Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located. H. Local building code requirements that apply to detached dwellings, as appropriate. I. The owner of the property with a second unit must live in one of the units. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013–2014		
Program H-6.1.2.2:	*Allow Second Units in New Development.* Allow some second units and/or duplexes as part of new single-family subdivision development where four or more new units are proposed. Responsibility: Planning and Building Services Schedule: Ongoing	The Town allows second units and duplexes as part of new single-family subdivisions where four or more new units are proposed. This program has been completed and will not be continued.	Delete.
Program H-6.1.2.3:	*Second Unit Affordability.* When local funding is used to assist in the construction of a second unit, require use agreements as a condition of approval to ensure that second unit rents are affordable to lower income households.	Requirements will be included in use agreements as a condition of approval to maintain second units funded with Town funds as affordable.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing		
Program H-6.1.2.4:	*Second Unit Incentives.* The Town will create guidelines and incentives to ensure affordability of second units. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013 and ongoing	The only second unit incentive that has been established is the relaxation of the requirement for fire sprinklers in the non-WUI part of Town on slopes up to 30 percent.	Continue.
Program H-6.1.2.5:	*In-Lieu Fee/Second Dwelling Unit Program.* Fairfax will establish an affordable housing in-lieu fee. This fee will be imposed on all new homes, and major remodels and additions that result in a structure that exceeds over 2,000 square feet. The fee has a base rate of up to $10,000 for new homes. In addition, a fee shall be imposed at the rate of $1,000 per 100 square feet for each 100 square feet of floor area over 2,000 square feet. For houses with a square footage greater than 2,500 square feet, the fee shall increase to $1,500 for each 100 square feet over 2,500 square feet. The affordable housing in-lieu fees shall be deposited in a housing trust fund or other similar repository. The affordable housing in-lieu fee shall be used to create lower-income housing units within the Town of Fairfax, in order to meet the Town's lower-income housing needs as determined by the State and ABAG. Property owners shall have the option of creating a new second unit on the site, as an alternative to paying the in-lieu fee. The site must be suitable for creating a second unit and comply with applicable zoning regulations. Additionally, the property must be deed restricted so that the second unit shall be rented only to low- or moderate-income households.	The Town has not yet established an affordable housing in-lieu fee program.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
	Responsibility: Planning Commission, Planning and Building Services Schedule: 2013–2014		
Program H-6.1.2.6:	*Projects Implemented with Affordable In-Lieu Fee Funds.* The Town will explore the following possible projects in order to create lower-income housing. 1. Work with Habitat for Humanity (or by a like kind "entity" or organization) to build 10–20 units of lower-income housing in cottages in groups of two to six dwellings. These cottages will be deed restricted and sold to those with 30 percent to 50 percent of median income. The homes will be built by Fairfax volunteers. The Town will assist in facilitating the purchase of the land and work with Habitat for Humanity to help "entitle" and build. 2. Town will consider buying-down the cost of units to make them affordable to lower-income households. A lottery system may be put in place to assist people in buying the lower-income homes. 3. The Town will consider purchasing single family dwelling and converting them into a duplex. The duplex will be rented out as affordable living units and permanently deed restricted. Responsibility: Planning Commission, Planning and Building Services Schedule: Ongoing	See review of Program H-6.1.2.5.	Continue.

	Program/Action	Achievements/Effectiveness	Continue/Modify/ Delete
Goal H-7: Create efficient procedures for monitoring housing need achievements.			
Objective H-7.1: Establish standardized methods for the effective and efficient management of housing data among jurisdictions in Marin.			
Policy H-7.1.1: *Housing Data Standards.* The Planning Commission will establish methods to enable the effective and efficient management of housing data relevant to Fairfax.			
Program H-7.1.1.1:	*Conduct an Annual Housing Element Review.* The Planning Commission will review the Town's Housing Element annually, with opportunities for public participation, in conjunction with the State requirement for a written review by July 1 of each year (GC Section 65583(3). Responsibility: Planning Commission, Planning and Building Services Schedule: Annually in April; April 2014.	The Town prepared a Housing Element annual report for 2013 and submitted it to HCD.	Continue.
Program H-7.1.1.2:	*Update the Housing Element.* The Planning Commission will update the Housing Element, as required by State law. Responsibility: Planning Commission, Planning and Building Services Schedule: 2013-2014	The Town continues to regularly update its Housing Element, as required by state law. As this is a requirement of the law, it is done as a matter of normal procedure at the Town and is not needed as a program in the Housing Element. This program will not be continued.	Delete.

[The Framework for Action section from the previous Housing Element was reviewed and all elements of that section are addressed in the goals, policies and programs in the section below]

GOALS, OBJECTIVES, POLICIES, AND PROGRAMS

Housing Goals

Goals are general statements of values or aspirations held by the community in relation to each issue area. Goals are the ends toward which the jurisdiction will direct its efforts. The 2015–2023 Housing Element update responds to community needs and priorities through the following seven goals:

- **Goal H-1: Housing opportunities for a range of household types and incomes (including extremely low, very low, low, moderate, and above moderate incomes – as well as for homeless families and individuals). When possible, the Town will encourage and assist with projects that include units for extremely low, very low, low, or moderate households.**

- **Goal H-2: Housing and programs for special needs populations, including seniors, single parents, and families, as well as workforce housing and emergency homeless shelters.**

- **Goal H-3: Create transit-oriented housing in the Town Center area that is less dependent on automobile travel, thereby minimizing traffic impacts to the greatest extent possible while providing support for transit.**

- **Goal H-4: Link housing and jobs in the community; include housing opportunities for Fairfax workers and public service employees.**

- **Goal H-5: Sustainable Affordable Housing. Well-designed, energy-efficient housing, affordable to and appropriate for a diverse population at compatible scales and in the appropriate (transit-supported) locations.**

- **Goal H-6: Create additional opportunities for the development of second units.**

- **Goal H-7: Create efficient procedures for monitoring housing need achievements.**

Housing Programs

[Revisions to the housing programs below are detailed in Table H-6, the Review of the previous Housing Element. Completely new programs are shown in underline. The schedule has been updated on all programs. A funding source has been added to all programs]

Programs are the most dynamic part of the 2015–2023 Housing Element. Programs or "implementation actions" represent specific actions that the jurisdiction or other identified entities will undertake to address policy issues and move closer to the community's goals. These include ongoing programs sponsored by the jurisdiction, discrete time-specific actions, or further planning actions. Each program or implementation action is linked to a goal, objective, and policy and addresses one or more of the following:

- Land Use and Development Controls
- Regulatory Incentives
- Available Subsidies

Program Descriptions

Each program or implementation action described in the eight-year action plan below must provide the following information in addition to the basic program description:

- Time Frame for Implementation
- Responsible Agencies
- Quantified Objectives

Program Requirements

State law requires that the Housing Element consider and address the following primary areas of housing need. These provide an overall structure for the consideration of alternative housing strategies, and subsequently for the organization and articulation of goals, objectives, policies, and implementing programs. These include:

- Identify actions that will make sites available during the planning period:
    - with appropriate zoning,
    - with appropriate development standards, and
    - with appropriate services and facilities.
- Availability of a variety of housing types.
- Sufficient to meet the RHNA goals.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of existing lower-income housing.
- Preserve assisted housing development for lower-income households.

Goal H-1: Housing opportunities for a range of household types and incomes (including extremely low, very low, low, moderate, and above moderate incomes – as well as for homeless families and individuals). When possible, the Town will encourage and assist with projects that include units for extremely low, very low, low, or moderate households.

Objective H-1.1: Create conditions that will foster the development of at least a total of 140 units for persons with a variety of incomes by 2022.

Policy H-1.1.1: *Local Government Leadership*. Establish affordable housing as an important priority for the Town, with the Planning Commission providing a leadership role working with community groups, other jurisdictions and agencies, and the building and real estate industry to implement the Housing Element programs.

Program H-1.1.1.1: *Work with Housing Advocates.* The Town will coordinate with local businesses, housing advocacy groups including the Marin Workforce Housing Trust, and the Chamber of Commerce to increase community understanding and support for workforce and special needs housing for lower-income households.

Responsibility: Planning and Building Services

Schedule: Meet annually with groups listed in program and ongoing

Funding Source: General Fund

Program H-1.1.1.2: *Prepare Public Information Material.* Staff will continue to prepare community information material to improve awareness of housing needs, issues, and programs. Materials will include meeting materials and presentations as well as handouts at the planning counter.

Responsibility: Planning and Building Services

Schedule: 2015 and as needed throughout the planning period

Funding Source: General Fund

Program H-1.1.1.3: *Conduct Community Outreach and Shared Responsibilities.* The Staff will continue to implement a program providing public information and outreach to increase citizen awareness, including establishing a forum for discussion of housing issues. Specific actions include:

- Providing information pamphlets on housing issues and programs at public locations, and in community mailings.
- Distributing material to neighborhood groups and associations.
- Providing information to the community through articles in the newspapers.
- Working with unions, churches, businesses, new housing providers, and other groups that might be mobilized to help

support lower-income and special needs housing developments.

Town staff will establish partnerships and identify shared responsibilities with all sectors of the community, including the Town government, businesses, community groups, environmental organizations, the building and real estate industry, nonprofit housing sponsors, the school district, faith-based organizations, and health and human services, to implement the 2015–2023 Housing Element.

Responsibility: Planning and Building Services

Schedule: One or more outreach events per year throughout the planning period and ongoing; Track partnership establishment progress annually as part of the Housing Element annual report and ongoing

Funding Source: General Fund

Program H-1.1.1.4 *Preserve Existing Lower-Income Units.* The Town has two deed restricted housing projects, Bennett House and Creekside, but does not currently have any deed-restricted "at-risk" units at this time. Should there be affordable units at risk in the future, the Town will work with property owners of deed-restricted units that are at risk of converting to market rate housing to preserve the lower-income housing by providing incentives or resources, such as providing funding from the Town's trust fund, working with the County to target Section 8 vouchers for the units, or providing other funds for improvements.

Additionally, when units become at risk, the Town will comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.

Responsibility: Planning and Building Services

Schedule: As needed throughout the planning period

Funding Source: General Fund

Policy H-1.1.2: *Neighborhood Meetings.* Require developers of any major project (more than four units) to conduct neighborhood meetings with the community residents early in the process to understand local issues and concerns, and to facilitate a more efficient project review.

Program H-1.1.2.1: *Establish Neighborhood Meeting Procedures.* The Town will establish Neighborhood Meeting Procedures that encourage developers to conduct neighborhood meetings with the residents early in the project approval process as a requirement of major residential development applications. The Town will coordinate with nonprofit developers and others who would be affected by the procedures to ensure that there are no constraints to the housing development process.

Responsibility: Planning and Building Services

Schedule: Within one year of Housing Element adoption

Funding Source: General Fund

Program H-1.1.2.2: *Outreach to Lower-Income Housing Developers.* The Town will continue to reach out to potential developers of lower-income housing on the opportunity sites identified in this Housing Element, in particular those who may develop residential units on small underutilized parcels. The Town will seek to understand challenges associated with development of these units and work to reduce constraints associated with the challenges.

Responsibility: Planning and Building Services

Schedule: Annually and ongoing

Funding Source: General Fund

Policy H-1.1.3: ***Equal Housing Opportunities.*** **The Town will ensure that no one seeking housing in Fairfax will experience discrimination because of race, color, religion, marital status, disability, age, sex, sexual orientation, family status, national origin, political party, or other arbitrary factors, consistent with the Fair Housing Act and California law.**

Program H-1.1.3.1: *Adopt an Anti-Discrimination Ordinance.* The Town will prepare, and the Council will adopt an Anti-Discrimination Ordinance.

Responsibility: Planning and Building Services

Schedule: Within one year of Housing Element adoption

Funding Source: General Fund

Program H-1.1.3.2: *Respond to Complaints and Develop a Program to Broadly Disseminate Information on Fair Housing.* In order to promote equal housing opportunities for all persons, the Town provides means for the resolution of housing complaints and fair housing issues by referring phone inquiries to the Marin County Department of Health and Human Services. In addition, the Town provides Marin County brochures and Marin County Department of Health and Human Services information regarding fair housing and tenant rights at Town Hall and on the Town's website.

In addition, the staff will develop a program for additional distribution and display of fair housing information. Display areas will include the traditional locations in the Town including the post office, library, and the Women's Club, and the Town will consider other locations, such as the Golden Gate transit vehicles, the markets, churches, community service centers, real estate and rental offices, and restaurants, cafes, and coffee houses.

Responsibility: Planning and Building Services

Schedule: Establish program in 2016 and ongoing

Funding Source: General Fund

Programs H-1.1.3.3: *Identify Housing Programs and Funding Sources.* Staff will continue to explore available housing programs and funding sources that are applicable to Fairfax. In particular, efforts will be made to identify funding for developments appropriate for the opportunity sites identified in this Housing Element.

Responsibility: Planning and Building Services

Schedule: Continue to build on the work completed during the previous planning period throughout the 2015–2023 planning period.

Funding Source: CDBG, Marin Community Foundation, Marin Workforce Housing Trust, Marin County Board of Supervisors, ABAG.

Goal H-2: Housing and programs for special needs populations, including seniors, single parents, and families, as well as workforce housing and emergency homeless shelters.

Objective H-2.1: Housing opportunities for the Town's residents with special needs, including 40 units of senior housing and 22 units of workforce housing.

Policy H-2.1.1: ***Senior and Workforce Housing.*** **The Town Council will appropriately rezone properties suitable for senior and workforce housing on a case-by-case basis and seek to accommodate the growing number of seniors as identified in the needs analysis within the Fairfax community.**

Program H-2.1.1.1: Rezone two acres of the Christ Lutheran Church property (upon approval of subdivision of the site) at 2626 Sir Francis Drake Boulevard from UR 7 du/acre (UR-7) to PDD and thereby make it possible to accommodate at least 40 units of senior housing. Program H-4.1.1.5 proposes to revise the PDD district standards to require residential-only development at this Opportunity Site at a minimum of 20 units per acre. In addition, the standards will be revised to reduce the minimum acreage for this PDD parcel from 5 acres to 1 acre.

Responsibility: Planning and Building Services

Schedule: Complete rezone by January 31, 2016

Funding Source: General Fund

Program H-2.1.1.2: Rezone 10 Olema Road, the old "Mandarin Garden" restaurant site, from CL to PDD and thereby make it possible to accommodate 22 units of workforce housing. Program H-4.1.1.5 proposes to revise the PDD district standards to require residential-only development in the PDD zone on two specific Opportunity Sites (e.g., this Site and two acres of the Christ Lutheran Church Site at 2626 Sir Francis Drake Boulevard only) at a minimum of 20 units per acre. In addition, the standards will be revised to reduce the minimum acreage for a PDD parcel from 5 acres to 1 acre.

Responsibility: Planning Commission, Planning and Building Services

Schedule: Complete rezone by January 31, 2016

Funding Source: General Fund

Policy H-2.1.2: *Rental Assistance Programs.* Staff will identify and publicize opportunities for using available rental assistance programs, such as the project-based and tenant-based Section 8 certificates programs, in coordination with the Marin Housing Authority, and pursue funding from the Marin Community Foundation, and continue to participate in the Housing Stability Program.

Program H-2.1.2.1: *Assist in the Effective Use of Rental Assistance Programs.* Develop and implement measures to make full use of available rental assistance programs. Actions include:

- Encouraging owners of new apartment units to accept Section 8 certificates.
- Maintaining descriptions of current programs at the Town Hall to distribute to interested individuals.

- Posting notification of information regarding current programs at the usual places in the Town.
- Consider providing funding support, as possible and appropriate.
- Coordinating with the Marin Housing Authority on rental assistance programs, including Shelter Plus Care, AB 2034, Housing Opportunities for Persons with AIDS (HOPWA), the Rental Assist Line, Rental Deposit Program, Community Development Block Grants (CDBG), and Welfare to Work Program.

Responsibility: Planning and Building Services

Schedule: Annually and ongoing

Funding Source: Section 8, Shelter Plus Care, AB 2034, CDBG, HOPWA, Rental Assist Line, Rental Deposit Program, Welfare to Work Program.

Policy H-2.1.3: ***Process Reasonable Accommodation Requests.*** **It is the policy of the Town of Fairfax to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning laws, policies, and processes. A person with disabilities is someone who has a "physical or mental impairment which substantially limits one or more of such person's major life activities."**

Program H-2.1.3.1: *Ensure Reasonable Accommodation.* Consistent with Senate Bill (SB) 520, reduce barriers in housing for individuals with disabilities. Enact the following:

- Revise the Town Code to include a reasonable accommodation procedure.
- Amend the Town Code to clarify that access ramps are allowed in setback areas.
- Develop guidelines encouraging the principles of universal design.

- Create an ordinance codifying the guidelines.
- Establish reduced parking requirements, particularly for disabled persons housing.

Responsibility: Planning and Building Services

Schedule: 2016–2017

Funding Source: General Fund

Program H-2.1.3.2 *Assure Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities.* Encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities. Providers or sponsors of emergency shelters, transitional housing programs, and community care facilities shall be encouraged to establish outreach programs with their neighborhoods.

Responsibility: Planning and Building Services

Schedule: Ongoing

Funding Source: General Fund

Policy H-2.1.4: *Special Needs Housing.* The Town shall seek to meet the special housing needs of individuals with disabilities and developmental disabilities, those with extremely low-, very low-, and low-incomes, large families, senior citizens, farmworkers and their families, single-parent households with children, and others with special needs.

Program H-2.1.4.1 Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The Town will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program H-4.1.2.1 contains incentives that the Town plans to implement. The Town will also continue to work with lower-income housing providers and funders

to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households. Specific housing types include:

- Smaller units, including single-room occupancy units (see Program H-2.1.6.3).
- Senior housing, including assisted living facilities.
- Larger units with three or more bedrooms for larger families.
- Units with special adaptations for people with disabilities, per California Title 24 standards.

In addition, the Town may seek funding under, CDBG, the federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Responsibility: Planning and Building Services

Schedule: Ongoing

Funding Source: Federal HOPWA, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups.

Program H-2.1.4.2: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the Town will amend the Town Code to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5) in all zones allowing single-family residential uses. The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6).

Responsibility: Planning and Building Services

Schedule: 2016-2017

Funding Source: General Fund

Policy H-2.1.5: *Group Homes.* A group home is a dwelling operated under state regulations that provides room and board for more than six individuals who as a result of age, illness, handicap, or some specialized program require personalized services or a supervised living arrangement in order to ensure their safety and comfort. All group home facilities shall be regulated by the State of California. Additional requirements may be imposed by the applicable building code.

Program H-2.1.5.1: Expand conditional use categories for group homes, through the following approach:

- Group homes for more than six individuals shall be added as a conditional use to all residential zones.
- Conditional use permits require a public hearing/approval by the Planning Commission.

Responsibility: Planning and Building Services

Schedule: 2016-2017

Funding Source: General Fund

Policy H-2.1.6: *Amend the Zoning Code to Comply with SB 2.* Consistent with SB 2 (GC Sections 65582, 65583, and 65589.5), the Town will establish zoning designations for transitional and supportive housing, and will define "transitional housing" and "supportive housing" in the Zoning Ordinance. The Town will establish procedures to encourage and facilitate the creation of emergency shelters and transitional and supportive housing, and link this housing to programs of the Department of Health and Human Services whenever possible.

Program H-2.1.6.1: *Revise the Town Code to Allow Transitional and Supportive Housing.* Add to the Town Code definitions of transitional housing and supportive housing as a residential use. Transitional and supportive housing will be allowed in the same way other residential uses are allowed in all residential zones. The Town will simplify existing practices and clarify the zoning code.

Responsibility: Planning and Building Services

Schedule: Amend zoning within one year of Housing Element adoption.

Funding Source: General Fund

Program H-2.1.6.2: *Modify Residential Care Facility Zoning.* Town staff will prepare recommendations for review and approval by the Planning Commission and the Town Council to modify the Zoning Ordinance to establish care facilities as a residential use as compared to a commercial use. Apply inclusionary requirements, if any, to all licensed facilities. The Zoning Ordinance shall be amended to allow residential care facilities (group homes) for six persons or fewer by right in all residential districts. The Zoning Ordinance shall be amended to permit group residential uses in appropriate areas, in compliance with the General Plan, and with a review of the parking standards, as well as other applicable standards.

Responsibility: Planning and Building Services

Schedule: 2016

Funding Source: General Fund

Program H-2.1.6.3: *Amend Zoning to Allow Single-Room Occupancy Units.* Permit single-room occupancy dwelling units without a conditional use permit in the CC zone.

Responsibility: Planning and Building Services

Schedule: 2016

Funding Source: General Fund

Program H-2.1.6.4: *Amend Zoning to Allow Mobile Homes and Mobile Home Parks.* Permit mobile homes (manufactured homes) on permanent foundations by without a conditional use permit in all residential zones, subject to the same standards as single-family dwellings and permit mobile home parks in all residential zones with a conditional use permit.

Responsibility: Planning and Building Services

Schedule: 2016

Funding Source: General Fund

Program H-2.1.6.5: *Engage in a Countywide Effort to Address Homelessness-Related Needs.* Continue to support countywide programs to provide a continuum of care for the homeless, including emergency shelter, transitional housing, supportive housing, and permanent housing.

Responsibility: Planning and Building Services

Schedule: Set goals annually for work on this program and ongoing

Funding Source: General Fund

Program H-2.1.6.6: *Address Town Homeless Needs.* Continue to work on providing additional housing and other options for the homeless.

Responsibility: Planning and Building Services

Schedule: Set goals annually for work on this program and ongoing

Funding Source: General Fund

Goal H-3: Create transit-oriented housing in the Town Center area that is less dependent on automobile travel, thereby minimizing traffic impacts to the greatest extent possible while providing support for transit.

Objective H-3.1: Develop at least 62 units of lower-income housing within a convenient distance from transit access points, where reduced automobile usage and parking requirements are possible.

Policy H-3.1.1: ***Transit-Oriented Development.*** **The Town Council will appropriately rezone areas to promote a mix of land uses that are transit-supportive and complement the historic nature of the Town – as articulated in the 2010-2030 Land Use Element.**

Program H-3.1.1.1: *Amend CH Zone.* Rezone all CH zones to CC zones, which will allow housing on second floors without a conditional use permit instead of requiring conditional use permits.

Responsibility: Planning and Building Services

Schedule: January 31, 2016

Funding Source: General Fund

Policy H-3.1.2: *Transit-Oriented Development.* The Town will establish land use arrangements that facilitate energy-efficient public transit systems, and provide parking incentives for developments convenient to transit Parking standards to be established on a case-by-case basis, depending upon the location and characteristics of the development. (Please note: density bonuses could still be applied for depending on the proposed affordability ranges of the units.) The following criteria shall be met for TOD:

- **The site is within 600 feet of a transit station and/or transit stops (i.e., the Town Center and the Parkade).**
- **Potential impacts are mitigated.**
- **The development provides design character that is compatible with the surrounding neighborhood.**
- **The development allows for provision of transit improvements, or services, as appropriate and if feasible.**

Program H-3.1.2.1: *Identify and Designate Transit-Oriented Development Sites.* The Town will identify TOD sites. Such opportunity sites were designated during the update of the Town General Plan and included in the Land Use and Housing Elements; if necessary, the Zoning Ordinance will be revised to accommodate the TOD sites.

Responsibility: Planning and Building Services

Schedule: 2016-2017

Funding Source: General Fund

Goal H-4: Link housing and jobs in the community; include housing opportunities for Fairfax workers and public service employees.

Objective H-4.1: A closer link between housing and jobs; by creating housing close to where people work and by establishing commercial, office, and other nonresidential use contributions for workforce housing.

Policy H-4.1.1: ***Link Housing with Jobs.*** **The Town Council will revise the Zoning Ordinance to provide new housing opportunities at sites identified in the 2015–2023 Housing Element.**

Program H-4.1.1.1: Rezone School Street Plaza from CL to PDD, thereby making it possible to accommodate at least nine units of housing.

Responsibility: Planning and Building Services

Schedule: January 31, 2016

Funding Source: General Fund

Program H-4.1.1.2: *Revise the Town's Zoning Ordinance.* Town staff will review, and if necessary, prepare Zoning Ordinance amendments, for consideration and action by the Planning Commission and the Town Council to facilitate and incentivize creation of lower-income housing especially on mixed-use and infill sites. Amendments will include:

- A zoning designation allowing live/work residential units in the CC-zoned areas.
- Opportunities for infill housing.
- Waiving penalties for legalizing existing second units by bringing them up to code.
- Incentivizing affordability maintenance through deed restrictions.

- Create an Inclusionary Zoning Ordinance applying a fee to new development including single-family residences and 50 percent remodels to create an affordable housing fund.

Responsibility: Planning and Building Services

Schedule: Some amendments completed and some ongoing. All amendments will be completed by January 31, 2016.

Funding Source: General Fund

Program H-4.1.1.3: *Acceptance of Live/Work Developments.* Town staff will prepare, for consideration and approval by the Planning Commission and the Town Council, flexible standards that provide opportunities for live/work developments, where housing can be provided for on-site workers and/or caretakers; other types of housing can be provided.

Responsibility: Planning and Building Services

Schedule: 2017

Funding Source: General Fund

Program H-4.1.1.4: *Review and Update Parking Standards.* Town staff will review and consider updating parking standards, for review and possible approval by the Planning Commission, to allow for more flexible parking requirements to help facilitate infill, transit-oriented, and mixed-use development. The Town will review and consider reducing the parking space requirements for one-bedroom units. Recommendations will be made based on the review and action taken on the recommendations.

Responsibility: Planning and Building Services

Schedule: 2017

Funding Source: General Fund

Program H-4.1.1.5 *Amend the PDD Zone Standards for Specified Opportunity Sites.* Amend Chapter 17.112 of the Fairfax Town Code to:

- Reduce the minimum acreage for a PDD from 5 acres to 1 acre for the Lutheran Church and 10 Olema Road opportunity sites.
- Specify that the 10 Olema Road opportunity site and a maximum of 2 acres on the Christ Lutheran Church opportunity site shall be reserved for residential development only at a minimum of 20 units per acre. This change may also require revisions to other sections of Chapter 17.112 including the purpose and residential density policy sections.

Responsibility: Planning and Building Services

Schedule: By January 31, 2016

Funding Source: General Fund

Program H-4.1.1.6 *Land Monitoring Program to Meet the RHNA.* The Town will implement a land monitoring program to ensure that the Town has enough land to meet its RHNA, throughout the planning period. The Town has identified two sites (10 Olema Road and two acres of the Christ Lutheran Church) to meet its current and previous planning period lower-income RHNA numbers. The PDD zone district standards will be amended for two of these sites (10 Olema Road and a portion of the Christ Lutheran Church site) to require a minimum of 20 dwelling units per acre. The Town will continue to maintain a list of available sites during the planning period. This program will ensure that two Opportunity Sites (10 Olema Road and two acres of the Christ Lutheran Church) are rezoned to appropriate minimum densities, and will identify additional sites to be rezoned if any of the proposed sites cannot be rezoned.

All rezoned sites will permit owner-occupied and rental multi-family developments without a conditional use permit or any other discretionary review for allowing the housing units (though design review will still occur and development standards will still be reviewed). The two Opportunity Sites (10 Olema Road and two

acres of the Christ Lutheran Church) will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50 percent of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses.

Responsibility: Planning and Building Services

Schedule: Monitor 2015 and annually thereafter; maintain list of sites throughout the 2015–2023 planning period

Funding Source: General Fund

Policy H-4.1.2: ***Density Bonuses and Other Incentives for Lower-income Housing Developments.*** **Support and expand the use of density bonuses, and other incentives, to help achieve housing goals while ensuring that potential impacts are considered and mitigated. Provide the following incentive options for developments containing a significant percentage of extremely low-, very low-, or low-income units on-site:**

- ***State Bonus Law.*** **Offer density bonuses consistent with the State Density Bonus Law (GC Section 65915 et seq.).**
- ***Parking.*** **Sites within 962.5 feet (300 meters) of a transit stop may be permitted a reduction in parking required by current code, and tandem parking or off-site parking alternatives will also be considered.**
- ***Relationship of Density to Floor Area and Lot Coverage.*** **Provide flexibility in applying development standards (e.g., parking, floor area, and setback), subject to the type of housing, size, and unit mix, location, and overall design. Additional density, beyond the maximum permitted, may be appropriate where units are significantly smaller and would have less impact than the market norm. For example, if the norm is 1,200 square feet of overall space for a two-bedroom unit, two units, 600 square feet each, may be permitted.**

- ***Reduced Fees.*** **Waive or reduce fees on a sliding scale related to the levels of affordability, such as a rebate of all planning and building fees for lower-income units based on the proportion of such units in the project.**

- ***Coordination with Other Agencies.*** **Coordinate with service providers and other agencies, as necessary, to create opportunities for the development to be built.**

- ***Use of Housing Trusts.*** **Use housing trust funds, as appropriate, to achieve greater affordability.**

Program H-4.1.2.1: *Enact Density Bonus Zoning and Other Incentives.* Town staff will prepare amendments to the Zoning Ordinance, for review and approval by the Planning Commission and Town Council, to encourage an increase in the supply of well-designed housing for extremely low-, very low-, low-, and moderate-income households. The amendments will include adoption of a density bonus ordinance consistent with the State Density Bonus Law (GC Section 65915 et seq.). In addition, staff and decision-makers will evaluate the following:

- Implementation of additional elements of a density bonus program (above and beyond those required by GC Section 65915 et seq.), including establishing simplified density bonus provisions, such as offering two bonus units for each unit affordable to low income (ownership) or extremely or very low income (rental).

- Inclusion of financially equivalent incentives, such as use of trust fund resources, expedited processing by Planning and Building Services, and waived or reduced fees to the extent possible for lower-income housing.

- Updates to fee schedules to reduce and/or defer fees, to the extent possible, for lower-income housing.

- Establishment of streamlined processing procedures and other mechanisms to fit with funding requirements and to facilitate

desirable lower-income projects that have a significant portion of their total floor area committed to housing.

Responsibility: Planning Commission, Planning and Building Services

Schedule: 2017

Funding Source: General Fund

Goal H-5: Sustainable Affordable Housing. Well-designed, energy-efficient housing, affordable to and appropriate for a diverse population at compatible scales and in the appropriate (transit-supported) locations.

Objective H-5.1: Well-designed, energy-efficient housing units for a diverse population at compatible scales and in the appropriate (transit supportive) locations.

Policy H-5.1.1: ***Resource Conservation and Renewable Energy Technologies.*** **The Town will promote development and construction standards that provide resource conservation by encouraging housing types and designs that use cost-effective energy conservation measures and fewer resources (water, electricity) and, therefore, cost less to operate over time, supporting long-term housing affordability.**

Program H-5.1.1.1: *Prepare Recommendations and Guidelines.* The Town will prepare informational materials to be distributed to developers, architects, and builders, listing and describing development and construction standards for energy conservation in the CalGreen portion of the Building Code.

Responsibility: Planning and Building Services

Schedule: Prepare materials by 2016

Funding Source: General Fund

Policy H-5.1.2: ***Innovative and "Nontraditional" and "Traditional" Forms of Housing.*** **Provide opportunities and facilitate innovative approaches in financing, design, construction, and types of housing to increase the supply of low- and moderate-income housing in general and specifically for first time, very low- to moderate-income homeowners; Examples include: co-housing, eco-housing, traditional forms of housing in other cultures (e.g., yurts), and other nontraditional forms of housing; manufactured housing; new construction or rehabilitation with self-help, or "sweat equity"; and cooperatives or joint ventures between public/private sectors, homeowners, and/or nonprofit groups in the provision of lower-income housing.**

Program H-5.1.2.1: *Create Home-Sharing and Tenant Matching Opportunities.* The Town will work with nonprofit groups to implement a homesharing/matching program for single-family dwelling owners with excess space and potential renters as a means of efficiently using existing housing stock. This effort will include:

- Analyzing the need for single parent-shared housing to determine whether there are constraints that could be removed without adversely affecting single-family neighborhoods.
- Identifying potential owners, such as seniors who prefer to remain in their homes, or new buyers who could afford single-family homes with extra income potential.
- Identifying potential renters, such as tenants who do not have vehicles matched with locations that have limited parking facilities.
- Revising the Zoning Ordinance to encourage "shared housing" by allowing a small meal preparation area in addition to a kitchen, particularly in large, underutilized dwelling units that are occupied by only one or two people.

Responsibility: Planning and Building Services

Schedule: 2017

Funding Source: General Fund

Program H-5.1.2.2: *Engage with Nonprofit Housing Providers for Rehabilitation and New Construction.* Substandard units may be rehabilitated and/or new units constructed between 2014–2022 by various nonprofit organizations such as Habitat for Humanity. Work may be conducted with the use of other state, federal, or regional funds.

Responsibility: Planning and Building Services

Schedule: 2015–2023

Funding Source: General Fund, state, federal and local funding sources

Goal H-6: Create additional opportunities for the development of second units.

Objective H-6.1: Well-designed, legal second units in all residential neighborhoods; applying reasonable parking and street capacity standards.

Policy H-6.1.1: *Continue the Second Unit Amnesty Ordinance.* The Town Council will extend the Second Unit Amnesty Program on a year-by-year basis, without the fire suppression system (i.e., sprinklers) requirement in the non-Wildlife Urban Interface (WUI) area / up to a 30% slope until at least 17 "informal" second units are brought into compliance.

Program H-6.1.1.1: Reopen the Second Unit Amnesty Program and revise the ordinance without the requirement of fire suppression sprinkler systems in the non-Wildlife Urban Interface (WUI) area / up to a 30% slope, thereby "incentivizing" formalization of second units.

Responsibility: Planning and Building Services

Schedule: 2015-2016

Funding Source: General Fund

Policy H-6.1.2: ***New Second Unit Approach.*** **Permit construction of well-designed second units in both new and existing residential neighborhoods, consistent with parking and street capacity standards.**

Program H-6.1.2.1: *Modify Second Unit Development Standards and Permit Process.* Modify and update the second unit development requirements to:

- Establish second units as a permitted use by right when the single-family lot, primary structure, and second unit meet all the established zoning and building development and density standards, when adequate traffic safety and parking are available. Attached second units approved by right should be limited in size to a maximum of 700 square feet in floor area.
- To the extent that state law prohibits discretionary review, the Town shall create guidelines and standards for applications for second units, to be reviewed at the ministerial level. Such guidelines and standards shall be consistent with AB 1866, amending GC Sections 65852.2, 65583.1, and 65915.
- Establish procedures for second unit applications that require review for second units that meet performance standards and design guidelines at a low cost, and allow processing of the application at the staff level with appropriate public notice.
- Reduce per unit fees in recognition of the small size and low impacts of second units.
- Enact an ordinance that provides for the creation of second units related to single-family residences. The ordinance, as specified by GC Section 65852.2, shall do any of the following:
    - Impose standards on second units that include but are not limited to parking, height, setbacks, lot coverage, architectural review, maximum unit size, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.

- Provide that second units do not exceed the allowable density for the lot upon which the second unit is located, and that the second units are a residential use that is consistent with the Town's General Plan and zoning designation for the lot.

- Provide for the granting of a variance or special use permit for the creation of second units if said unit complies with all of the following:

  - The second unit is not intended for sale and may be rented.

  - The lot is zoned for single-family or multi-family use.

  - The lot contains an existing single-family or multi-family dwelling.

  - The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.

  - The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.

  - The total area of floor space for a detached second unit shall not exceed 700 square feet.

  - Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

  - Local building code requirements that apply to detached dwellings, as appropriate.

  - The owner of the property with a second unit must live in one of the units.

Responsibility: Planning and Building Services

Schedule: 2016-2017

Funding Source: General Fund

Program H-6.1.2.2: *Second Unit Affordability.* When local funding is used to assist in the construction of a second unit, require use agreements as a condition of approval to ensure that second unit rents are affordable to lower-income households.

Responsibility: Planning and Building Services

Schedule: Ongoing

Funding Source: General Fund

Program H-6.1.2.3: *Second Unit Incentives.* The Town will create guidelines and incentives to ensure affordability of second units.

Responsibility: Planning Commission, Planning and Building Services

Schedule: 2016 and ongoing

Funding Source: General Fund

Program H-6.1.2.4: *In-Lieu Fee/Second Dwelling Unit Program.* Fairfax will establish an affordable housing in-lieu fee. This fee will be imposed on all new homes, and on major remodels and additions that result in a structure that exceeds over 2,000 square feet. The fee will be based upon a study to be commissioned by the Town. The affordable housing in-lieu fees shall be deposited in a housing trust fund or other similar repository.

The affordable housing in-lieu fee shall be used to create lower-income housing units in the Town of Fairfax, in order to meet the Town's lower-income housing needs as determined by the state and ABAG.

Property owners shall have the option of creating a new second unit on the site or paying the in-lieu fee. The site must be suitable for creating a second unit and comply with applicable zoning regulations. Additionally, the property must be deed restricted so that the second unit shall be rented only to low- or moderate-income households.

Responsibility: Planning and Building Services

Schedule: 2016

Funding Source: General Fund

Program H-6.1.2.5: *Projects Implemented with Affordable In-Lieu Fee Funds.* The Town will explore the following possible projects in order to create lower-income housing.

1. Work with Habitat for Humanity (or with a like kind entity or organization) to build 10–20 units of lower-income housing in cottages in groups of two to six dwellings. These cottages will be deed restricted and sold to those with 30 percent to 50 percent of median income. The homes will be built by Fairfax volunteers. If possible, the Town will assist in facilitating the purchase of the land and work with Habitat for Humanity to help entitle and build.

2. Town shall evaluate alternate options for the use of In-Lieu Fees that would benefit affordable housing goals.

Responsibility: Planning and Building Services

Schedule: 2016–2023

Funding Source: Affordable housing in-lieu fees

Program H-6.1.2.6: *Junior Second Unit Ordinance.* Review and adopt zoning standards and fees that serve to incentivize the creation of junior second units. Standards and fee considerations should include, but not be limited to, the following:

Zoning Standards to consider:

- Conversion of existing bedroom required – no building expansion;
- Maximum 500 square-foot size;
- Wet-bar type kitchen only with limitations on size of sink, waste line and counter area;
- Cooking facility limited by electrical service (110v maximum) and prohibition of gas appliances;
- Separate bathroom permitted, but not required;
- Require external access and internal access to the remainder of the home;
- No additional parking required if dwelling complies with current parking standards;
- Owner occupancy required and established by recorded deed restriction; and
- Ministerial approval process.

Fees considerations:

- Establish a minimal "flat fee" for a planning entitlement;
- No Town Development Impact Fees charged; and

- Work with special districts, e.g. water and sanitary, to reduce or waive fees.

Responsibility: Planning and Building, Town Council Services

Schedule: Within one year of Housing Element adoption

Funding Source: General Fund

Goal H-7: Create efficient procedures for monitoring housing need achievements.

Objective H-7.1: Establish standardized methods for the effective and efficient management of housing data among jurisdictions in Marin.

Policy H-7.1.1: ***Housing Data Standards.*** **The Town will establish methods to enable the effective and efficient management of housing data relevant to Fairfax.**

Program H-7.1.1.1: *Conduct an Annual Housing Element Review.* The Town will review the Town's Housing Element annually, with opportunities for public participation, in conjunction with the state requirement for a written review.

Responsibility: Planning and Building Services

Schedule: Submit annual report to HCD annually in April starting in 2015.

Funding Source: General Fund

TABLE H-7 QUANTIFIED OBJECTIVES BY INCOME GROUP

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction[1]	19	20	23	30	49	140
Rehabilitation[2]	0	2	3	0	0	5
Preservation[3]	0	0	0	0	0	0
Conservation[4]	0	67	0	0	0	67
Second Units[5]	0	0	8	9	0	17
Total Qualified Objectives	19	89	34	39	49	230

Notes:

1. New construction quantified objectives represent the remaining 2007–2014 RHNA in addition to the 2014–2022 RHNA.
2. The rehabilitation quantified objectives are associated with Program H-5.1.2.2.
3. There are no preservation quantified objectives because none of the assisted units in Fairfax are at risk within 10 years of the beginning of the 5th cycle planning period.
4. Based on the number of housing choice vouchers in use in Fairfax as of January 2015.
5. New second units

HOUSING ELEMENT - APPENDICES

APPENDIX H-A: DEFINITIONS AND ACRONYMS

[Appendix H-A has been revised to update income limits numbers and median household income and to add frequently used acronyms]

Definitions

Accessible Housing: Units accessible and adaptable to the needs of the physically handicapped.

Accessory Dwelling Unit (ADU): Small additions to a larger residential unit that can provide housing opportunities for elderly family members, grown children, or unrelated renters. Flexible space that can be used for a home office. The unit must be under the same ownership as the principal building. One additional parking space is required. The basic amenities include a bedroom, a bath, and a small kitchen. Also known as "granny flats," "mother-in-law units," "garage apartments," and "ancillary units."

Housing Affordability: The generally accepted measure for determining whether a person can afford housing means spending no more than 30 percent of one's gross household income on housing costs, including principal, interest, property taxes and insurance. For example, a middle school teacher earning $70,493 per year should be able to afford $1,552 per month for housing, either for rent or mortgage financing. A postal clerk earning $45,676 should be able to afford monthly payments up to $1,442**.** Households paying more than 30 percent of their income on housing are considered "overpaying households" by the U.S. Census.

Income Limits: Income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) for Marin County. For many state and local programs, the California Department of Housing and Community Development (HCD) income eligibility limits are used. HCD income limits regulations are similar to those used by HUD. The most recent HCD income limits can be accessed online at http://www.hcd.ca.gov. Income limits as defined by California Housing Element law are:

> **Extremely Low Income Housing:** Households earning 30 percent or less of the median household income, or less than $33,950 in 2014 for a four-person household.

Very Low Income Housing: Households earning between 31 and 50 percent the median household income, or less than $56,550 in 2014 for a four-person household.

Low Income Household: Households earning between 51 and 80 percent of the median household income, or less than $90,500 in 2014.

Moderate Income Household: Households earning between 81 and 120 percent of the median income for a family of four, or less than $123,600 in 2014.

Above Moderate Income Households: Households earning over 120 percent of the median household income, or a family of four earning more than $123,600 in 2014.

Median Household Income: The middle point at which half of the Town's households earn more and half earn less. The median income for a family of four in Marin County in 2014 is $103,000 per year.

Persons per Households: Average number of persons in an individual household.

Senior Housing: Defined by California Housing Element law as projects developed for, and put to use as, housing for the Town's senior citizens. Senior citizens are defined as persons 65 years of age, and older.

Sustainable Development: Development that maintains or enhances equity, economic opportunity, and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs.

Acronyms

ABAG-Association of Bay Area Governments

ACS-US Census American Community Survey

AHC-Affordable Housing Committee

CDBG-Community Development Block Grant

CHAS-Comprehensive Housing Affordability Strategy

CMSA-Central Marin Sanitation Agency

DOF-California Department of Finance

GC-California Government Code

HCD-California Department of Housing and Community Development

HUD-US Housing and Urban Development

MCA-Marin Commission on Aging

MMWD-Marin Municipal Water District

RHNA-Regional Housing Needs Allocation

RVSD-Ross Valley Sanitary District

TND-Traditional Neighborhood Development

TOD-Transit Oriented Development

WUI-Wildland Urban Interface

APPENDIX H-B: HOUSING NEEDS ASSESSMENT

[The vast majority of the Appendix B has been revised/updated due to updated data. Notes at the beginnings of major sections indicate whether sections have been revised or not. When subsections have not been revised, notes will be placed at the beginning of subsections]

Introduction

[The Introduction has been revised]

This section of the Housing Element describes existing housing needs and conditions in the Town of Fairfax. The analysis in this section primarily utilizes data compiled by the Association of Bay Area Governments (ABAG) in the Data Profiles for Housing Elements, released in January 2014. This data packet was approved by the California Department of Housing and Community Development (HCD). The profiles include population, housing stock, and economics data from the 2000 and 2010 US Census, the California Department of Finance (DOF), 2013 ABAG projections, the US Department of Housing and Urban Development's (HUD) Comprehensive Housing Affordability Strategy (CHAS) database, and the US Census American Community Survey (ACS). ACS figures are estimates based on samples; for a small town like Fairfax, reported figures may be subject to large margins of error. Data that was not included in the ABAG Data Profiles for Housing Elements packet were obtained from direct contact with public agencies, Town staff, or other publicly available data sources.

Marin County Profile and the Town of Fairfax

[For the most part the Marin County Profile and the Town of Fairfax subsection has not been revised. A few demographic numbers and dates have been updated.]

Marin County has many unique qualities. The people who live and work in Marin County have long appreciated the county's exceptional quality of life—its small towns, rolling hills and bay vistas, cultural events, quality schools, creativity, and diversity of thought. Nevertheless, Marin's quality of life faces serious challenges. While quality of life issues in the past focused largely on environmental concerns and personal health and safety, the range of concerns has grown to embrace far more. Quality of life issues now include a vibrant economy, manageable traffic, affordable housing, appreciation of diverse cultures

and outlooks, accessible recreational and cultural opportunities, and broad community dialogue.

Compared to other Bay Area counties, Marin experienced a slow growth in population from 1980 to 1990, adding 7,500 persons (a 3.4 percent increase). Between 1990 and 2000, the county's population increased by 8.8 percent, more than double the rate for the previous decade. Nevertheless, Marin remained the slowest growing county in the Bay Area region. Growth slowed somewhat between 2000 and 2010 with the addition of just over 5,000 residents countywide.

The median age has increased significantly from 33.3 years in 1980 to 44.5 years in 2010. By the year 2020, Marin is expected to have the oldest population in the state, with a median age of 47.7 years—almost 10 years older than the projected statewide median age of 38.1 years. The greatest increases in population age groups over the next 40 years are expected to be elderly and young adult households, which tend to have the lowest income levels. According to the California DOF, the elderly population is expected to comprise 26 percent of the population increase in Marin over the next 40 years, with the greatest percentage increase in those over 75 years of age. The Marin Commission on Aging (MCA) predicts even greater increases in Marin's elderly population. By the year 2020, according to MCA, one out of every three Marin residents will be 60 years of age or older. MCA predicts this age group will nearly double in size from 40,000 to 74,000 persons by 2020. Three out of four individuals of the "oldest old," 85 years of age or greater, are expected to be women.

Population Characteristics

[All tables and text under Population Characteristics have been revised or added]

The Town of Fairfax experienced very minor population growth from 2000 to 2010. As illustrated in **Table B-1**, the Town's population grew from 7,319 in 2000 to 7,441 in 2010, an increase of approximately 2 percent. By comparison, the cities of Novato, Ross, and San Rafael grew 9, 4, and 3 percent, respectively, between 2000 and 2010, according to the US Census. The population of nearby Sausalito decreased approximately 4 percent for the same period. The California DOF estimated Fairfax's 2014 population to be 7,541.

TABLE B-1 POPULATION CHARACTERISTICS

Jurisdiction	2000 Population	2010 Population	Percentage Change 2000–2010	2014 Population	Percentage Change 2010–2014
Fairfax	***7,319***	***7,441***	***2%***	***7,541***	***1%***
Belvedere	2,125	2,068	-3%	2,094	1%
Corte Madera	9,100	9,253	2%	9,381	1%
Larkspur	12,014	11,926	-1%	12,102	1%
Mill Valley	13,600	13,903	2%	14,257	3%
Novato	47,630	51,904	9%	52,967	2%
Ross	2,329	2,415	4%	2,461	2%
San Anselmo	12,378	12,336	0%	12,514	1%
San Rafael	56,063	57,713	3%	58,566	1%
Sausalito	7,330	7,061	-4%	7,175	2%

Source: US Census 2000 and 2010, California DOF 2014

ABAG projects that the Fairfax population will continue to grow slowly through 2040, as shown in **Table B-2**. The ABAG projections, prepared in 2013, call for a population increase of 10 percent over the next three decades, bringing the Town's population to 8,200 by 2040.

TABLE B-2 POPULATION PROJECTIONS

Year	Population	Decade Percentage Change
2000	7,319	--
2010	7,441	2%
2020	7,600	2%
2030	7,900	4%
2040	8,200	4%

Sources: US Census 2000 and 2010, ABAG 2013 Projections

As shown in **Table B-3**, the age makeup of the Town's population shifted slightly older from 2000 to 2010. The median age increased slightly from 41.6 to 45.9. Similarly, the median age in Marin County increased from 41.3 to 44.5 for the same period. Approximately 17 percent of Fairfax residents were between the ages of 60 and 74 in 2010, an increase from 9 percent in 2000. This is an additional indicator that the Town's population is aging. Children and youth up to 19 years of age constituted 20 percent of Fairfax's population, while residents aged 60 and greater made up 22 percent of the population.

TABLE B-3 POPULATION AGE CHARACTERISTICS

Jurisdiction	2000 Population	2010 Population	Percentage Change 2000–2010
Under 5 Years	377	336	-11%
5 to 19 years	1,135	1,186	4%
20 to 34 years	1,197	904	-24%
35 to 44 years	1,493	1,158	-22%
45 to 59 years	2,160	2,228	3%
60 to 74 years	634	1,302	105%
75 years and over	323	327	1%
Total	7,319	7,441	2%
Median Age	41.6	45.9	10%

Source: US Census 2000 and 2010

Households

[All tables and text under Households have been revised or added]

The Census Bureau defines a household as all persons who occupy a housing unit, including families, single people, or unrelated persons. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household Growth and Types

As shown in **Table B-4**, the number of households in Fairfax increased from 3,306 in 2000 to 3,379 in 2010. This 2 percent increase is roughly consistent with growth in Marin County, which grew 3 percent over the same period. According to ABAG's 2013 projections, the 2 percent decadal growth rate is expected to occur through 2040, when there are expected to be 3,620 households in the Town.

TABLE B-4 HOUSEHOLD GROWTH TRENDS AND PROJECTIONS (2000–2040)

	Town of Fairfax		Marin County	
Year	Households	Decade Percent Change	Households	Decade Percent Change
2000	3,306		100,650	
2010	3,379	2%	103,210	3%
2020	3,460	2%	106,170	3%
2030	3,540	2%	109,100	3%
2040	3,620	2%	112,050	3%

Source: US Census 2010, ABAG 2013

According to the 2007–2011 ACS, families comprised the largest percentage of households in Fairfax, approximately 59 percent. Among family households, a little over half were families with children. For purposes of the US Census and ACS, a family is defined as a group of two or more people related by birth, marriage, or adoption residing together. This is different from the state definition of family which is broader and includes unrelated individuals co-habitating. As shown in **Table B-5**, approximately 30 percent of households were single persons who lived alone and the remaining 11 percent were multi-person non-family households.

TABLE B-5 HOUSEHOLD TYPES IN FAIRFAX, 2011

Household Type	Number of Households	Percentage
Single Person (living alone)	977	30%
Family	1,937	59%
No children	*964*	*30%*
With children	*973*	*30%*
Multi-Person, Non-Family	348	11%
Total Households	**3,262**	**100%**

Source: 2007–2011 ACS (ABAG Housing Element Data Profiles)
Note: Because the survey sample size is different in the ACS and US Census, the number of total households varies from table to table in this document.

Housing Tenure (Ownership and Rental Housing)

Table B-6 shows the rate of homeownership in Fairfax (referred to as housing tenure). According to the 2010 Census, approximately 62 percent of households were homeowners, while 38 percent rented their homes. Homeownership rates in the Town held roughly constant between 2000 and 2010.

TABLE B-6 HOUSEHOLDS BY TENURE

	2000		2010	
	Number	Percentage	Number	Percentage
Households	3,306		3,379	
Owner Occupied	2,031	61%	2,103	62%
Renter Occupied	1,275	39%	1,276	38%

Source: US Census 2000 and 2010

At 2.3 residents per household in 2010, household size in Fairfax was considerably smaller than Marin County, where household size averaged 2.9 residents per household (**Table B-7**). With a lower average household size, more residential units will be required to accommodate any given increases in population.

TABLE B-7 AVERAGE SIZE OF HOUSEHOLDS

	2000	2010
Town of Fairfax	2.2	2.3
Marin County	2.3	2.9

Source: US Census 2000, 2007–2011 ACS (Five-year estimates)

High housing prices can force people to share living accommodations, thereby increasing household size. However, Marin's aging population also reduces the occupancy rate as children move out and mortality increases. On average, renter households in Fairfax (2.1 persons per household in 2011) are slightly smaller than owner households (2.4 persons per household in 2011) (2007–2011 ACS (five-year estimates)) which does not indicate that renter households are more crowded than owner households.

Employment

Employment by Industry

[All tables and text under Employment by Industry have been revised or added]

Table B-8 illustrates the employed residents by industry in Fairfax according to the 2000 Census and 2007–2011 ACS (this information was not collected in the 2010 Census). While some changes from 2000 to 2011 may be attributable to the change in data sources (the ACS has a high margin of error), data shows growth in several industries including manufacturing and professional services. There were reductions in the number of Fairfax residents employed in the wholesale trade, retail, and information industries. **Table B-9** reports the 10 largest major employers in terms of number of employees in Marin County. Fairfax does not have any employers of this size in the Town limits.

TABLE B-8 EMPLOYED RESIDENTS BY INDUSTRY, 2000–2011

	2000		2011*		Percentage Change
Industry	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting, and mining	14	0%	0	0%	-100%
Construction	302	7%	289	7%	-4%
Manufacturing	189	4%	280	6%	48%
Wholesale trade	143	3%	49	1%	-66%
Retail trade	634	15%	411	9%	-35%
Transportation and warehousing, and utilities	104	2%	135	3%	30%
Information	309	7%	157	4%	-49%
Finance, insurance, real estate, and rental and leasing	425	10%	432	10%	2%
Professional, scientific, management, administrative, and waste management services	550	13%	965	22%	75%

Industry	2000		2011*		Percentage Change
Educational, health, and social services	824	19%	1,014	23%	23%
Arts, entertainment, recreation, accommodation, and food services	437	10%	276	6%	-37%
Other services (except public administration)	291	7%	239	5%	-18%
Public administration	115	3%	154	3%	34%
Employed civilian population 16 years and over	4,337	100%	4,401	100%	1%

Sources: US Census 2000; 2007–2011 American Community Survey (ABAG Housing Element Data Profiles 2013)

* ACS data has a high margin of error but is the only source available for this data as the 2010 Census did not include a long form.

TABLE B-9 MAJOR EMPLOYERS IN MARIN COUNTY

Employer Name	Range of Number of Employees	Location	Industry
Autodesk, Inc.	250-499	San Rafael	Computer Programming Services
Bay Area Sea Kayakers	500-999	San Rafael	Membership Sports & Recreation Clubs
Buck Institute for Research on Aging	200	Novato	Research Institution
College of Marin	500-999	Kentfield	Schools-Universities & Colleges Academic
Corrections Dept	1,000-4,999	San Quentin	State Government-Correctional Institutions
Fair Isaac Corp	1,000-4,999	San Rafael	Credit Reporting Agencies
Lucas Licensing	1,000-4,999	Nicasio	Video Production & Taping Service
Kaiser Permanente Medical Center	250-499	San Rafael	Hospitals
Marin General Hospital	1,000-4,999	Greenbrae	Hospitals
San Francisco State University	500-999	Belvedere Tiburon	Schools-Universities & Colleges Academic
Sonnen Motorcars-Audi-VW	500-999	San Rafael	Automobile Dealers-New Cars

Source: California Employment Development Department 2014 (Please note that this data may be dated); Buck Institute for Research on Aging, 2015

Relationship of Population and Jobs to Transportation

[The Relationship of Population and Jobs to Transportation is from the previous Housing Element]

There is projected to be a continuing increase in regional travel activity in the Bay Area as a result of an expanding exurban population and the continuing predominance of the automobile as the primary commute mode. Projections for the Bay Area as a whole show

that there will be longer commute travel times. Recommendations currently being considered by the County's Congestion Management Agency conclude that while there is clearly a need for improvements in all modes, a rational transportation plan for Marin County must emphasize solutions to the problems as they exist today.

While population and employment growth in Marin is expected to be lower than any county in the Bay Area region, except San Francisco, congestion is projected to increase at about two times the rate of either population or jobs growth in the county. It is apparent that the increase in congestion has very little to do with growth in Marin County. Not all solutions to the transportation problems relate to improvements in modes of transportation. These include:

- Improving the jobs/housing balance in the county to reduce the need for commuting.
- Creating transit-oriented development focused on transit modes.
- Creating mixed-use developments that avoid the need for many "midday trips"—including targeted placement of day care, convenience retail, and other services co-located with employment centers.

The number of jobs in a community has implications for the number of houses needed in the area. If there is an inadequate supply of affordable housing, persons working locally will tend to commute from less expensive outlying areas. This problem is manifest in Marin. Although housing has been built, job growth has still outpaced the growth in the housing supply. Furthermore, while Marin housing costs are among the highest in the Bay Area, the payroll from Marin jobs is among the lowest in the region. This imbalance contributes to severe traffic congestion on Highway 101 (the main link between Marin and Sonoma County where housing costs are lower).

Jobs/Housing Balance

[All tables and text under Jobs/Housing Balance have been revised or added]

Table B-10 reports job and employment projections for Fairfax through 2040. Projections indicate that Fairfax will add 330 jobs between 2010 and 2040. The jobs/employed residents ratio compares the number of jobs available in the Town to the total number of employed residents. Fairfax has considerably more employed residents than jobs and experiences net out-commuting. Projections indicate that this will not change

over the next three decades. Fairfax's jobs/employed residents ratio is projected to be .40 in 2040.

TABLE B-10 FAIRFAX JOBS AND EMPLOYED RESIDENTS, 2010–2040

Year	Number of Jobs	Number of Employed Residents	Jobs per Employed Resident
2010	1,490	4,050	0.37
2020*	1,670	4,500	0.37
2030*	1,740	4,470	0.39
2040*	1,820	4,570	0.40

Sources: ABAG 2013
*ABAG projections

The low number of jobs per employed resident helps explain the commute patterns identified in **Table B-11**. Nearly half of all employed residents take longer than 30 minutes to travel one way to their primary job. Just over half of employed residents travel less than 30 minutes to work which would include jobs in the County job center of San Rafael, the state penitentiary at San Quentin, and other job centers in eastern Marin County.

TABLE B-11 FAIRFAX COMMUTE TIMES, 2013

Travel Time to Work	Percentage
Less than 30 minutes	52%
30 to 59 minutes	29%
60 or more minutes	19%
Total	100%

Source: ACS 2009–2013 Five-Year Estimates Household Characteristics

Occupation and Wages

[All tables and text under Occupation and Wages have been revised or added]

The California Employment Development Department produces an Occupational Employment and Wage Data spreadsheet by metropolitan statistical area (MSA) yearly.

Table B-12 shows employment projections from 2010 through 2020 as related to job growth for the San Francisco-San Mateo-Redwood City Metropolitan Statistical Area. During the next seven years, the MSA expects new employment to be concentrated in a variety of occupations. When comparing these annual incomes to the median income in 2014 for a family of four ($103,000), three occupational groups are above this median income (biomedical engineers, computer and information research scientists, and software developers).

Of these ten occupational groups, the highest annual salary falls under the computer and information research scientist occupation at $119,725. The lowest annual salary is in the human health aides occupations at $24,170.

TABLE B-12 FASTEST GROWING OCCUPATIONS, SAN FRANCISCO – SAN MATEO – REDWOOD CITY MSA

Occupation	Median Hourly Wage	Median Annual Salary	Estimated Employment		Percentage Change
			2010	2020	
Biomedical Engineers	$51.14	$106,371	590	1,320	124%
Microbiologists	$46.44	$96,595	970	1,710	76%
Computer and Information Research Scientists	$57.56	$119,725	850	1,340	58%
Software Developers, Systems Software	$56.28	$117,062	7,580	11,920	57%
Market Research Analysts and Marketing Specialists	$39.36	$81,869	7,640	11,850	55%
Biochemists and Biophysicists	$45.44	$94,515	980	1,510	54%
Medical Scientists, Except Epidemiologists	$41.68	$86,694	4,090	6,240	53%
Home Health Aides	$11.62	$24,170	4,310	6,560	52%
Biological Technicians	$33.61	$69,909	1,270	1,910	50%
Meeting, Convention, and Event Planners	$27.21	$56,597	1,180	1,770	50%

Source: California Employment Development Department 2014
Note: Annual salary is calculated by multiplying hourly wages by 2,080

Income and Housing Costs

[This introduction to this section is from the Previous Housing Element]

The shortage of local housing at affordable prices means that many employees who work in Marin County must live elsewhere. This requires additional personal and societal costs, as the price of commuting is not just the actual expenses for car and gas, but includes the commute time, the environmental impact on air quality, the costs of extended day care, and the toll on peoples' lives.

When housing affordability erodes, many residents are affected. Those on fixed incomes are not able to keep up with rising rents; local employers experience difficulty in attracting and retaining qualified employees; local employees move farther away from their jobs in search of affordable housing in other communities because they cannot find adequate local housing that they can afford; and many households postpone home improvements and new investments, and/or devote an increasing proportion of their monthly budget to meeting housing costs. Overcrowding also increases as people turn to sharing homes and apartments to reduce monthly costs.

An adequate supply of affordable housing, including rental and owned housing, is essential to satisfying the housing needs of all economic segments of Fairfax's existing and projected population. The analysis of housing affordability requires consideration of trends in household income in comparison to trends in housing prices and rents, trying to quantify as best as possible the incidence of overpayment for housing costs, or what might be termed "the affordability gap" between the structure of local wages and salaries and the costs of local housing.

[The remainder of the tables and text under Income and Housing Costs have been revised or added]

Income

According to the 2007–2011 ACS, the median household income in Fairfax was $97,992. This is a numeric increase from the 2000 median of $58,465 (US Census). Even when the 2000 median is adjusted to 2011 dollars to account for inflation, resulting in an adjusted median of $78,928, the median in 2011 is more than in 2000.

Table B-13 shows the number and percentage of Fairfax households by ranges of annual income. Please note that 2000 figures in this table have not been adjusted to account for inflation. The percentage of households earning $100,000 or more increased from 23 percent to 48 percent. The percentage of households making less than $25,000 held steady at approximately 15 percent.

TABLE B-13 HOUSEHOLD INCOME TRENDS IN FAIRFAX, 2000 TO 2011

	2000		2011	
Annual Income	**Number of Households**	**Percentage**	**Number of Households**	**Percentage**
Less than $24,999	489	15%	503	15%
$25,000 to $49,999	760	23%	448	14%
$50,000 to $74,999	833	26%	423	13%
$75,000 to $99,999	403	12%	310	10%
$100,000 or more	753	23%	1,578	48%
Total	3,238	100%	3,262	100%

Sources: US Census 2000; 2007–2011 American Community Survey (ABAG Data Profiles for Housing Elements)

Note: Numbers have not been adjusted to account for inflation.

In 2000, the poverty rate in Fairfax was approximately 6.5 percent. The poverty rate increased to 8.6 percent in 2011. The poverty rate in Fairfax is similar to that of Marin County as a whole, which had poverty rates of approximately 6.6 percent in 2000 and 6.9 percent in 2011.

Housing Affordability

Federal regulations and guidelines define the maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage, rent, utilities) as 30 percent of gross household annual income. The income categories, as defined by HCD for a four-person household pursuant to the Health and Safety Code, are as follows:

- Extremely low – households with income less than 30 percent of the county's area median income
- Very low – households with income between 30 and 50 percent of the county's area median income
- Low – households with income between 51 and 80 percent of the county's area median income

- Moderate – households with income between 81 and 120 percent of the county's area median income
- Above moderate – households with income above 120 percent of the county's area median income

Table B-14 provides an estimate of the number and percentage of Fairfax households according to these income categories. Note that data is not provided specifically for the extremely low-income category in this set. For analysis of households in this income category, please see the Extremely Low-Income Households subsection below. In this analysis, households at the extremely low-income level are included in the very low-income figures. Among all households, approximately 26 percent were considered very low income, 10 percent low income, 19 percent moderate income, and 46 percent above moderate income. Substantially more renters have incomes that are considered very low, and substantially more homeowner households have incomes in the above moderate category.

TABLE B-14 HOUSEHOLDS BY INCOME CATEGORY AND TENURE, 2010

	Renter		Homeowner		Total	
Income Category	Number of Households	Percentage	Number of Households	Percentage	Number of Households	Percentage
Very Low	545	48%	270	13%	815	26%
Low	145	13%	160	8%	305	10%
Moderate	225	20%	365	18%	590	19%
Above Moderate	225	20%	1,250	61%	1475	46%
Total	1,140	100%	2,045	100%	3185	100%

Source: CHAS based on 2006–2010 ACS (ABAG Data Profiles for Housing Elements)

Using the affordability benchmark of spending no more than 30 percent of household income on housing costs, **Table B-15** shows the maximum affordable monthly rent and maximum home purchase price by income category for Marin County. According to HCD, the median household income in Marin County for a family of four was $103,100

in 2014. The maximum affordable monthly rent for a moderate-income household is $3,090. Low-income households, earning between $56,551 and $90,500 annually, can afford to spend up to $2,263 per month for housing.

TABLE B-15 MAXIMUM AFFORDABLE HOUSING COSTS BY INCOME CATEGORY, 2013

Income Category	Percentage of Median	Maximum Income[1]	Maximum Rent	Maximum Sales Price
Extremely Low	≤ 30%	$33,950	$849	$108,142
Very Low	31–50%	$56,550	$1,414	$187,318
Low	51–80%	$90,500	$2,263	$290,504
Moderate	81–120%	$123,600	$3,090	$418,556

Sources: HCD Income Limits 2014; Zillow.com affordability calculator
Notes:
1. Maximum income is the top of the range published by HCD in 2014 for a family of 4
Sales prices assume 5.5% interest, a 30-year loan, 30% of monthly income spent for housing (including private mortgage insurance and taxes), and a down payment of $5,000 for extremely low- and very low-income households, $10,000 for low-income households, and $20,000 for moderate-income households. Annual income is based on 2014 Marin County median income of $103,000 according to HCD.

Extremely Low-Income Households

According to HUD's CHAS database, in 2011 there were 460 extremely low-income households in Fairfax (those earning less than 30 percent of the area median income). Extremely low-income households represented 14 percent of all Fairfax households.

Table B-16 illustrates these households by tenure. The majority, approximately 64 percent of extremely-low income households, were renters. Extremely low-income renter households represented approximately 9 percent of the total household population, and extremely low-income homeowner households made up approximately 5 percent of all Fairfax households.

TABLE B-16 EXTREMELY LOW-INCOME HOUSEHOLDS, 2010

	Renter		Owner		Total	
	Number of ELI Households	Percentage of Total Households	Number of ELI Households	Percentage of Total Households	Number of ELI Households	Percentage of Total Households
Extremely Low-Income (ELI) Households	295	9%	165	5%	460	14%

Source: CHAS based on 2007–2011 ACS

Extremely low-income households often have a variety of housing issues and needs. For example, most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households. Many minimum wage workers would also be considered extremely low-income households.

Homeownership Housing Costs

Many new jobs have been created in the region since 1990. However, not as many new housing units were built. With demand outpacing supply, the competition for housing has sent rents and sale prices upward.

According to DataQuick, the median home sale price in Fairfax was $645,000 in 2013, an increase of approximately 12 percent from the 2010 median of $575,000. The median sales prices indicate that housing values decreased somewhat as a result of the 2008 economic downturn through 2011, before rebounding through 2013. Median prices in Fairfax tend to be in at the lower end when compared to other Marin County communities. **Table B-17** shows median home sales prices in Fairfax and nearby communities for 2012 and 2013. As noted in **Table B-15**, a family of four would need to make more than $123,600 to afford a $645,000 house. A median-priced home in Fairfax is only affordable to families with "above moderate" income levels.

TABLE B-17 ANNUAL MEDIAN SALES PRICE, 2012–2013

Community/City	2010 Median Price	2011 Median Price	2012 Median Price	2013 Median Price	Percentage Increase 2010–2013
Marin County	$659,000	$610,000	$649,000	$766,750	16%
Belvedere/Tiburon	$1,700,000	$1,516,000	$1,483,750	$1,800,000	6%
Bolinas	$700,000	$672,500	$565,000	$730,000	4%
Corte Madera	$820,000	$750,000	$840,000	$872,000	6%
Dillon Beach	$552,500	$475,000	$517,000	$635,000	15%
Fairfax	**$575,000**	**$540,000**	**$560,000**	**$645,000**	**12%**
Forest Knolls	$404,000	$177,500	$365,500	$521,000	29%
Greenbrae	$1,035,000	$997,500	$1,023,250	$1,255,000	21%
Inverness	$800,000	$427,500	$475,000	$920,000	15%
Lagunitas	$500,000	$312,500	$550,000	$620,750	24%
Larkspur	$1,001,000	$912,000	$1,050,000	$1,255,000	25%
Marshall	$715,750	$437,000	$496,750	$840,000	17%
Mill Valley	$910,000	$899,000	$907,500	$1,050,000	15%
Nicasio	$1,077,500	$1,048,500	$1,145,000	$1,073,500	0%
Novato	$471,000	$407,250	$465,000	$557,500	18%
Point Reyes Station	$675,000	$500,000	$793,500	$760,000	13%
Ross	$1,917,500	$1,900,000	$2,437,500	$2,220,000	16%
San Anselmo	$745,000	$706,750	$775,000	$869,500	17%
San Rafael	$545,000	$550,000	$540,000	$684,500	26%
Sausalito	$691,000	$741,500	$663,500	$895,000	30%
Stinson Beach	$2,150,000	$1,735,000	$1,192,500	$1,550,000	-28%

Community/City	2010 Median Price	2011 Median Price	2012 Median Price	2013 Median Price	Percentage Increase 2010–2013
Tomales	$475,000	$350,000	$490,000	$625,000	32%
Woodacre	$328,500	$444,000	$457,000	$575,000	75%

Source: DataQuick 2010–2014 (www.DQNews.com)

Rental Housing Cost

Table B-18 provides samples of "typical" rental housing in Fairfax as identified through a point-in-time survey conducted in December 2014. Additional information from Marin Reports MLS listings was reviewed in March 2015. Data was available for 2 bedroom homes and larger. It showed average rents as slightly lower in 2014 for 2-bedroom units at $2,900 per month and slightly higher for 3-bedroom units at $4,850. According to both the survey and the Marin Reports data, only moderate and above-moderate income households could afford to rent two- and three-bedroom units in Fairfax.

TABLE B-18 RESIDENTIAL RENTAL PRICES, FAIRFAX, DECEMBER 2014

Type	Number of Units Surveyed	Low	High
1 bedroom	5	$1,550	$2,500
2 bedrooms	3	$2,300	$3,600
3+ bedrooms	3	$3,900	$4,500

Source: www.craigslist.org, December 2014

Although the monthly cost of rental housing is important, most landlords require the first month's rental payment plus a security deposit prior to moving in and some ask for the last month's rent in addition. Many landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, the actual cost of moving into a rental unit is often a greater burden than the subsequent monthly costs.

Overpayment

Overpayment is defined as paying more than 30 percent of monthly household income for housing costs. Severe overpayment is defined as paying more than 50 percent of monthly household income for housing costs. CHAS (based on 2006–2010 ACS data) estimated that 855 Fairfax households with extremely low, very low, or low incomes overpaid for housing. This figure accounts for approximately 27 percent of total households in the town. The percentage of overpaying lower-income households was higher for renter-occupied households (62 percent) than owner-occupied households (38 percent).

Table B-19 illustrates lower-income households paying 30 to 50 percent and more than 50 percent of monthly household income for housing. Among renters, the percentage of households overpaying for housing generally increases as household incomes decrease. Approximately 31 percent of lower-income renter households overpaying for housing had incomes in the low-income category.

TABLE B-19 LOWER INCOME HOUSEHOLD OVERPAYMENT FOR HOUSING COSTS, 2010

Tenure	Owner-Occupied	Renter-Occupied
Paying 30–50%		
Total Lower Income* Occupied Units Paying 30–50% of HAMFI**	65	195
Extremely Low Income <30% of HAMFI	15	25
Very Low Income 31–50% of HAMFI	30	75
Low Income 50–80%	20	95
Paying 50%>		
Total Lower Income Occupied Units Paying 50% of HAMFI or more	260	335
Extremely Low Income <30% of HAMFI	100	140
Very Low Income 31–50% of HAMFI	100	185
Low Income 50–80% of HAMFI	60	10
Total Lower Income Households Overpaying at least 30% of HAMFI	325	530
Total Households		**3,180**
Overpaying Lower Income Households as a Percent of Total Households	10%	17%

Source: US Census 2010, 2010 ACS, HCD 2014

*"Lower Income" includes extremely low, very low, and low income categories.

** HAMFI: HUD Area Median Family Income, huduser.org.

Housing Problems

According to CHAS data (**Table B-20**), in 2011 there were 245 owner households and 450 renter households earning less than 50 percent of the median family income (MFI) in the Town and identified as having at least one of four housing problems (incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, and a cost burden greater than 30 percent). It is important to note that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different than other data sources used in this document.

TABLE B-20 HOUSEHOLDS WITH ONE OF FOUR PROBLEMS, 2011

Household Income	Renter Occupied	Owner Occupied	Total	Percent of Total Households
<= 30% median income	210	155	365	11%
>30% to <=50% median income	240	90	330	10%
>50% to <=80% median income	130	85	215	7%
>80% to <=100% median income	75	95	170	5%
>100% median income	15	290	305	9%
Total	670	715	1385	42%

Source: 2011 CHAS

Note: The four housing problems, as identified by CHAS, are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 30%.

Housing Stock Characteristics

Age and Condition of the Housing Stock

[All tables and text under Age and Condition of the Housing Stock have been revised or added]

In general, the condition of the housing stock in Marin County is good. Windshield surveys conducted over the past 15 years by various jurisdictions indicate a high level of maintenance and renovation, which is consistent with the high value of housing in the county. Still, there are areas where housing condition is an issue, especially where rental units have deteriorated due to age and lack of maintenance.

The age of a community's housing stock is an indicator of the housing stock's general condition. Units 30 years and older are generally in need of some sort of rehabilitation. Approximately 90 percent of the Town's housing units were built in 1979 or before. Older units are generally in greater need of repair than newer housing stock. Additionally, many of these units could benefit from energy-efficiency improvements to reduce energy usage and related greenhouse gas emissions. **Table B-21** presents information about town's housing stock by decade built. Note that the data comes from the 2000 Census. Town staff provided information about units constructed between 2000 and 2013.

TABLE B-21 HOUSING STOCK BY DECADE BUILT

Decade Built	Number of Structures	Percent of Total
1939 or earlier	919	27%
1940 to 1949	381	11%
1950 to 1959	644	19%
1960 to 1969	686	20%
1970 to 1979	443	13%
1980 to 1989	207	6%
1990 to 1994	44	1%
1995 to 1998	49	1%
1999 to 2000	14	0%
2000 to 2013*	23	1%
Total	3,410	100%

Source: US Census 2000, *Town Records 2013

**Note that both the 2000 Census and Town records reported on units constructed in the year 2000; therefore, a few units may have been counted twice in the last two rows of this table.*

Fairfax is one of the oldest communities in Marin and consequently has a high number of older housing units. Of the Town's housing stock, Town staff knows of five units suffering from deferred maintenance and all the things associated with it: rodent/mold/termite infestation, potentially unsafe conditions, and inadequate heat. There are an additional four units of substandard housing resulting from unpermitted construction which ranges from demolition of portions of electrical systems and walls throughout portions of houses rendering them unsafe to illegal units building without electrical, plumbing, mechanical or building permits and no oversight inspection by the Town.

Unit Type

[All tables and text under Unit Type have been revised or added]

Table B-22 shows the distribution of housing units by type of structure in Fairfax in 2000 and 2013. In both 2000 and 2013, a majority of all housing units were single-family detached structures (approximately 63 percent in 2013). In 2013, single-family attached structures constituted 10 percent of the housing stock and multifamily structures (two or

more units per structure) made up 27 percent of Fairfax's housing units. Less than 1 percent of the housing units in Fairfax were mobile homes, RVs, or other housing types.

TABLE B-22 HOUSING UNITS BY TYPE, 2000 AND 2013

	2000		2013		
Unit Size/Type	**Number of Units**	**Percentage**	**Number of Units**	**Percentage**	**Percentage Change**
Single-Family	--	--	--	--	--
Detached	2,308	68%	2,273	63%	-2%
Attached (townhome)	191	6%	345	10%	81%
2–4 Units	488	14%	486	14%	0%
5+ Units	389	11%	469	13%	21%
Other (Mobile Home, RV, etc.)	11	0%	13	0%	18%
Total	3,387	100%	3,586	100%	6%

Sources: US Census 2000; California Department of Finance E-5 Report 2011–2013 with 2010 Census Benchmark

Condominium Conversions

[Condominium Conversions is from the previous Housing Element, see minor changes underlined below]

Fairfax has sought to ensure the retention of affordable rental units for decades. One of the methods the Town implemented to retain existing rental housing was a prohibition on condominium conversions, enacted in 1973. The Town of Fairfax was one of the first communities in California to pass such a law. Any application for a condominium conversion will be processed as required by law.

Overcrowding

[All tables and text under Overcrowding have been revised or added]

The US Census defines overcrowded housing as housing units with 1.01 or more inhabitants per room, excluding kitchen and bathrooms. According to 2000 Census data, there were 60 households with overcrowded conditions in Fairfax (see **Table B-23**). ACS data indicates that this number was down to 25 in 2010. Although the drop could be explained by the small sample size taken for ACS data, the overall picture remains the same: few households in Fairfax are overcrowded.

TABLE B-23 OVERCROWDING

	2000		2010	
Tenure/Condition	Number of Units	Percentage	Number of Units	Percentage
Overcrowded	60	2%	25	1%
Owner occupied	19	1%	25	1%
Renter occupied	41	1%	0	0%
Severely Overcrowded	0	0%	0	0%
Owner occupied	0	0%	0	0%
Renter occupied	0	0%	0	0%
Total Occupied Units	3,276	–	3,180	–

Sources: US Census 2000; CHAS based on 2006–2010 ACS (ABAG Data Profiles for Housing Elements)

It should be noted, though, that it is likely that census counts of overcrowding underestimate the actual occurrence, as households living in overcrowded situations are unlikely to provide accurate data on other household members who might be living in the unit illegally or in violation of their rental agreement.

Vacancy Rate

[All tables and text under Vacancy Rate have been revised or added]

The vacancy rates for housing in Fairfax, as indicated by the 2010 US Census, are shown in **Table B-24.** As of 2010, roughly 6 percent of the town's housing stock was vacant. Based on rent level surveys, the rental vacancy rate is most likely much tighter for units affordable to very low-, low-, and even moderate-income households. Fairfax is a desirable place to live and has a vacancy rate lower than that of the county.

TABLE B-24 VACANCY RATES

	Number of Units	Percentage
Total Units	3,585	100%
Occupied	3,379	94%
Vacant	206	6%
Vacancy Status		
For rent	66	32%
For sale	19	9%
Rented or sold, not occupied	15	7%
For seasonal use	54	26%
For migrant workers	0	0%
Other vacant	52	25%

Source: US Census 2010

According to the Bay Area Council and ABAG, a 5 percent rental vacancy rate is considered necessary to permit ordinary rental mobility. In a housing market with a lower vacancy rate, tenants will have difficulty locating appropriate units and strong market pressure will inflate rents.

With increased demand, the costs for land and buildings, and rents, will increase proportionally, keeping rents high. The low- and very low-income residents are most

dramatically impacted. As stated earlier, the market is generally not providing an adequate supply of multi-family rental housing and housing for those with those with lower incomes in general. In the absence of efforts to increase the supply of affordable housing, higher paid workers will continue to move into the area, displacing lower-income workers. Lower-income workers often double up in overcrowded conditions, commute long distances, and are required to pay more than they can afford for housing.

Existing Affordable Housing Stock and Units "At Risk"

[This section is from the previous Housing Element. Nothing has changed to require this analysis to change]

Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments. The analysis is required to identify any low-income units that are at risk of losing subsidies over the next 10 years.

According to the California Housing Partnership Corporation, there are two properties with deed-restricted rental units available to the elderly located in Fairfax: the Bennett House and Creekwood. The Bennett House provides a total of 70 units, while Creekwood provides 12 affordable housing units. Both properties are under contract through 2031 and 2032, respectively, and are considered a low risk for conversion to market-rate housing.

Special Needs Groups

[This introduction is from the previous Housing Element]

To provide adequate housing for all people, the Town must consider the housing needs of disabled persons, developmentally disabled persons, female-headed households, large families, elderly persons, the homeless, and farmworkers. The shelter requirements for these special needs groups may point to the need for accessible, larger or smaller, secure, and/or affordable housing. High housing costs and low vacancy rates (as described in the Housing Costs subsection) are especially problematic for those with special needs.

Disabilities

[This disabilities text and tables are from the previous Housing Element]

People with disabilities represent a wide range of different housing needs, depending on the type and severity of their disability as well as personal preference and lifestyle.

"Barrier-free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choice. The California and federal fair housing laws also require doing so. Special consideration should also be given to the issue of income and affordability, as many people with disabilities may be in fixed income situations.

As the proportion of seniors in the county's population increases, handicapped accessible housing will become even more necessary. Consideration can be given to handicapped dwelling conversion (or adaptability) and site design in new or renovated construction. Buckelew, Allegria, MARC, and the Marin Center for Independent Living operate facilities in Marin for people with disabilities. The Marin Center for Independent Living, for example, serves approximately 4,000 people a year throughout Marin County. Most of its clients live under the poverty level. **Tables B-25** and **B-26** illustrate the data available from the 2000 Census. At that time, there were 1,599 individuals residing in Fairfax that were known to have some form of disability; 29 percent were seniors age 65 or older. Although the 2000 Census data may no longer reflect current conditions, disability data was not collected for the 2010 Census, nor was it collected for small cities for the ACS, so the 2000 Census data is the best available.

TABLE B-25 DISABILITIES, 2000

	Number
Unable to work because of disability (ages 16-64)	455
Able to work, but with disability (ages 16-64)	672
Persons age 65 plus with a disability	458
Total Persons with a Disability	**1,599**

Source: US Census 2000

TABLE B-26 PERSONS WITH DISABILITIES BY DISABILITY TYPE, 2000

	Number
Total Persons with a Disability	**1,599**
Total Disabilities for Ages 5-64	**1,141**
Sensory disability	47
Physical disability	281
Mental disability	169
Self-care disability	49
Go-outside-home disability	140
Employment disability	455
Total Disabilities for Ages 65 and Over	**458**
Sensory disability	85
Physical disability	181
Mental disability	52
Self-care disability	58
Go-outside-home disability	82

Source: US Census 2000 (SF 3: P41).

Persons with Developmental Disabilities

[This developmental disabilities text is from the previous Housing Element but has been updated to describe the updated tables]

Senate Bill (SB) 812 requires that the Town include an analysis of the special housing needs of persons with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains age 18 years, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual

disability or to require treatment similar to that required for individuals with intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Golden Gate Regional Center is one of 21 regional centers in California that provide a point of entry to services for people with developmental disabilities.

Tables B-27 and **B-28** provide a closer look at the developmentally disabled population in Fairfax.

[The two tables below are new]

TABLE B-27 DEVELOPMENTALLY DISABLED RESIDENTS BY AGE

Zip Code	0–14 Years	15–22 Years	23–54 Years	55–65 Years	65+ Years	Total
94930	>10	>10	14	>10	0	24

Source: DDS, 2015

TABLE B-28 DEVELOPMENTALLY DISABLED BY RESIDENCE TYPE

Zip Code	CCF	Foster/Family Home	ICF	Independent Living	Own Home	Total
94930	>10	0	0	>10	14	24

Source: DDS, 2015

A variety of housing types are appropriate for people living with a developmental disability: rent-subsidized homes, supportive homes, Section 8 vouchers, homes purchased through assistance programs, HUD housing, and community care facilities. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Special consideration should be given to the affordability of housing, as people with disabilities may be living on a fixed income. Incorporating barrier-free design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents.

To improve access to housing for those with developmental disabilities, this Housing Element includes Program H-2.1.4.1 which directs the Town to work with housing providers to ensure the needs of those with developmental disabilities and other special needs are met.

Female-Headed Households

[All tables and text under Female-headed households have been revised or added]

According to the 2010 US Census, approximately 17 percent of Fairfax families were headed by females, down slightly from 18 percent in 2000. **Table B-29** illustrates that the percentage of female-headed households with children has remained relatively stable since 2000. Female-headed households are considered a special needs group because of the higher incidence of poverty in these households compared with that in all households.

TABLE B-29 FEMALE-HEADED FAMILIES, 2000 AND 2010

	2000		2010		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Families	1,813	–	1,875	–	62	-
Female-headed families	330	18%	319	17%	-11	-1%
With children under 18	223	12%	211	11%	-12	-1%
No children under 18	107	6%	108	6%	1	0%

Source: US Census 2000 and 2010 (ABAG Data Packet for Housing Elements)

Homeownership is more challenging for most female-headed households, especially those in poverty. Female-headed households are likely to seek housing affordable to lower-income households, particularly affordable rental units. Access to transit, schools, child care, parks, and daily services is important for these families.

To support housing opportunities for these households, the Town will implement Program H-2.1.4.1.

Large Families

[All tables and most of the text (see below) under Female-headed households have been revised or added]

Large family households, or those with five or more persons, made up 3 percent of all Fairfax families in 2012. **Table B-30** provides detail and offers a comparison to 2000. Finding rental housing with a higher than average number of bedrooms is a typical problem for large families, particularly those with lower-income levels. Larger units are more expensive to buy or rent; therefore, some larger family households, particularly those of lower incomes, live in overcrowded housing situations. The percentages of large family households in Fairfax have remained relatively low and addressing the needs of this special needs group is not a high priority concern in Fairfax.

TABLE B-30 LARGE HOUSEHOLDS BY TENURE, 2000 AND 2012

	Households of 4 or Fewer		Households of 5 or More	
	Number	Percentage	Number	Percentage
2000				
Total Households	3,187	96%	119	4%
Owner occupied	1,944	59%	87	3%
Renter occupied	1,243	38%	32	1%
2012				
Total Households	3,262	97%	117	3%
Owner occupied	2,022	60%	81	2%
Renter occupied	1,240	37%	36	1%

Sources: US Census 2000; 2012 ACS

Elderly

[All tables and text under Elderly have been revised or added]

As illustrated in **Table B-31**, according to the 2010 US Census, 13 percent of Fairfax's population was age 65 or older, which is an increase from 9 percent in 2000. Seniors often live on a limited fixed income and suffer disproportionately from poverty. Seniors may also have special needs relating to accessibility.

TABLE B-31 ELDERLY HOUSEHOLDS BY TENURE

	2000		2010	
AGE GROUP	NUMBER	PERCENTAGE	NUMBER	PERCENTAGE
65+	693	9%	950	13%
Total Population	7,319	100%	7,441	100%

Sources: US Census 2000 and 2010

As shown in **Table B-32**, the 2012 ACS estimated that approximately 20 percent of all households in Fairfax were headed by a senior. Seventy-five percent of these senior households owned homes and 25 percent rented.

TABLE B-32 ELDERLY HOUSEHOLDS BY TENURE

	Householder 15–64 Years		Householder 65+	
	Number	Percentage	Number	Percentage
2000				
Total Households	2,806	85%	500	15%
Owner occupied	1,652	59%	379	76%
Renter occupied	1,154	41%	121	24%
2012				
Total Households	2,696	80%	683	20%
Owner occupied	1,589	59%	514	75%
Renter occupied	1,107	41%	169	25%

Sources: US Census 2000; 2012 ACS

[The following text is from the previous Housing Element]

The increasing longevity of people and the increasing number of seniors in the population in Marin County is creating a greater need for affordable housing and specialized housing for older residents.

This has the following implications:

- Marin has a limited supply of vacant land that is suitable for residential development. Senior projects would compete with non-age-restricted housing for this land. Additional housing for area workers and families is an important need.

- Senior households on fixed incomes have limited resources for home improvements to maintain or rehabilitate older housing. The neighborhoods adjacent to Downtown Fairfax are specific areas where this may be a problem given the age of the housing

and the high proportion of senior residents. In the future, other neighborhoods may be facing these same issues as well.

- Despite Prop 13 protection, many seniors can become "trapped" in large houses, due to the size and upkeep required for a large, older structure, as well as the increased house payments and taxes that would result from moving into newer residential unit.

The Town will continue to support services that encourage the development of affordable housing for the elderly through the implementation of Programs H-2.1.1.1, H-2.1.4.1, and H-5.1.2.1.

Homeless

[This section is mostly from the previous Housing Element except updates to the last paragraph with 2013 numbers and the addition of the homeless facilities and resources table and associated text]

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the development of facilities that serve homeless clients.

Homeless people face the ultimate housing deprivation. Homeless people's circumstances vary considerably—some are employed but many have been unemployed for some time.

Homeless people often need permanent supportive housing, emergency shelter, or transitional housing. To the extent this housing or shelter is being provided, it is provided by a combination of local governments, religious organizations, and not-for-profit organizations.

Homelessness and near-homelessness is an important countywide concern. The key findings of the Marin County 2013 Point in Time Count of Homeless Persons indicated there are 933 persons in the county who meet the Marin County Health and Human Services definition of homeless. A total of 174 individuals countywide meet the HUD definition of unsheltered and in immediate need of housing, approximately 20 of whom reported staying in Fairfax. In the Marin County area serving Fairfax, there are currently 18 shelters with a total of 522 beds, and 22 locations offering supportive services, as illustrated in Table **B-33**.

TABLE B-33 HOMELESS FACILITIES SERVING FAIRFAX

[This table is new]

Organization	Facility	Beds Available	Additional Services	Location
Homeward Bound	Fourth Street Center	20		San Rafael
Homeward Bound	Fireside Apartments	8	Permanent Support	Mill Valley
Homeward Bound	Meadow Park	8		Novato
Homeward Bound	Walker Creek Senior Housing	60	Resident Support	Novato
Homeward Bound	New Beginnings Center	80		Novato
Homeward Bound	Next Key Center	23	Adult Beds	Novato
Homeward Bound	Transition To Wellness	6	Medical Respite Beds	Novato
Homeward Bound	Mill Street Center	55		San Rafael
Homeward Bound	Palm Court	24	Mental Health	San Rafael
Homeward Bound	Carmel Program	26	Support Housing	San Rafael
Homeward Bound	Voyager Program	10	Emergency Shelter	San Rafael
Homeward Bound	San Clemente Family Homes	13		Corte Madera
Homeward Bound	Fireside Apartments	35	Permanent Support	Mill Valley
Homeward Bound	Meadow Park	17	Transitional Support	Novato

Organization	Facility	Beds Available	Additional Services	Location
Homeward Bound	Next Key Center	12	Transitional Housing	Novato
Homeward Bound	Family Park	40	Transitional Housing	San Rafael/Novato
Homeward Bound	Family Center	25	Emergency Shelter	San Rafael
Homeward Bound	Fresh Starts Culinary Academy		Job Training	Novato
Homeward Bound	Jackson Café		Job Training	San Rafael
Homeward Bound			Apprenticeships	Countywide
Rotating Emergency Shelter Team (R.E.S.T.)	Winter Shelter	60		Rotates between 15 churches
Gilead House Novato			Transitional Housing	Novato
Center Point			Housing Assistance, Substance Recovery	San Rafael
Aldersly, Inc.	Retirement Community		Housing Assistance	San Rafael
Women Helping All People			Housing Assistance, Job Training, Counseling	Marin City
Marin Abused Women's Services Center for Domestic Peace			Housing Assistance, Emergency Shelter, Counseling	San Rafael
Marin Interfaith Street Chaplaincy			Counseling, Reference and Referrals, Lunches and Dinners	San Rafael/County-wide

Organization	Facility	Beds Available	Additional Services	Location
Fair Housing of Marin			HUD Approved Housing Assistance Advocacy	San Rafael
Ritter Center	Ritter Center		Case Management, Health Center, Food Pantry, Clothing	San Rafael
St. Vincent de Paul			Meals, Rental Deposits, Utility Assistance, Social Services Referrals, Homeless Help Desk, Transportation, Affordable Housing	San Rafael/Countywide

Source: Town of Fairfax, 2015

[The following paragraph is from the previous Housing Element except the last sentence]

Siting facilities that serve homeless people can be a challenging task. Community education is essential to building community acceptance, helping local residents to question their stereotypes about homeless people, and understand the real issues of homelessness in their community. Also, state law is very clear about the need for local communities to provide adequate sites for emergency shelters and transitional housing facilities that serve homeless individuals and families. The Town will amend the Town Code to allow emergency homeless shelters by right in the CC and PD zones prior to or concurrent with Housing Element adoption.

Farmworkers

[All tables and the text associated with the tables under Farmworkers have been revised or added]

According to California's Department of Food and Agriculture, Marin County ranked 41 out of 58 counties in the state for agricultural production in 2011. Marin's agriculture base is predominantly composed of dairies and aquaculture, with a total production value of $70 million in 2011.

The USDA Census of Agriculture reports on number of farmworkers by county. **Table B-34** reports USDA Census data for 2007 and 2012. The total number of farmworkers in Marin County nearly doubled between 2007 and 2012. The increase in seasonal workers was much greater during the five-year period.

TABLE B-34 MARIN COUNTY FARMWORKERS

Marin County Farmworkers	2007	2012	Percent Change 2007–2012
Total Farmworkers	542	1,072	98%
Permanent: Working more than 150 days per year	300	510	70%
Seasonal: Working less than 150 days per year	242	562	132%

Sources: USDA Ag Census, 2007 and 2012

In 2010, a total of 437 Marin County residents indicated they were employed in the agriculture, forestry, fishing and hunting industry, representing less than 1 percent of the County's employed residents. The majority of the agricultural land in Marin County is located in the northern and coastal portions of the county. As of the 2010 US Census, there were zero residents employed in the agriculture sector in Fairfax. Accordingly, farmworker housing needs are not an issue for Fairfax.

Workforce Housing

[This section is from the previous Housing Element except for revisions shown in under-line below]

The Town has conducted research on the definition of workforce housing. While the definition varies in different jurisdictions and in the programs of different housing providers, there are some general commonalities. Those defined as workforce include those who work in the area—in this case, the Town of Fairfax. It includes employees who reside both in the Town and commute in from outside the Town.

The range of incomes considered as "workforce" is between 60 percent and 180 percent of area median income. The state defines low income as between 50 and 80 percent of area median income so the 60 to 80 percent portion is considered low income. The state defines 80 to 120 percent as moderate income. Above 120 percent is defined as above moderate income by the state. Based on the state's 2014 income limits, a four-person household making between 60 and 180 percent of area median income in Marin County would fall into the income range of $61,800 and $185,400.

The Town has worked with the County on CDBG funding for "Peace Village" (at the Christ Lutheran Church Opportunity Site) and approximately $431,000 has been allocated through these efforts, and with the Marin Workforce Housing Trust, a local nonprofit that provides funding and assistance for the development of workforce housing in the county. The trust has given a $30,000 loan/grant for the "Peace Village" project pending at the Christ Lutheran Church site, and the Marin County Board of Supervisors has provided a $10,000 loan/grant for the workforce housing site at 10 Olema Road. The Town believes prioritizing funding and assistance for workforce housing serves the needs of many Fairfax residents and will continue to pursue and take advantage of opportunities to facilitate workforce housing.

Important Findings of the Needs Analysis

Market rate housing is generally not affordable to extremely low-, very low-, and low-income households. Current estimates indicate that 36 percent of Fairfax households are in the extremely low-, very low-, and low-income categories, earning less than 80 percent of the median income. An even greater proportion of very low- and low-income households are renters. In 2010, an estimated 61 percent of all renters in Fairfax were in the extremely low-, very low-, and low-income categories, earning less than 80 percent of the median. New construction for extremely low-, very low-, and low-income households usually requires some type of project-based or occupant-based subsidy.

Single-family homes are only affordable to above moderate-income households. Due to high prices, the above moderate-income housing need should be met by market rate construction of single-family homes. The median priced home in Fairfax sold for $645,000 in 2013. An income of above $150,000 would be needed to purchase a typical single-family home.

There is a need for workforce affordable housing to be matched to local jobs.

Workforce housing is a critical need throughout Marin as housing costs are relatively high compared to salaries for many local jobs. In the past decade, the supply of jobs has been growing faster than the number of employed residents, indicating that there is a net in-migration of workers. ABAG projects that the majority of new jobs for the next two decades will be in relatively low paying retail sales and service jobs.

The lack of availability of affordable housing contributes to traffic congestion.

Fairfax's lack of affordable housing pushes people farther and farther away, commuting within, to, and through Marin for job destinations. Very little growth in either population or employment is projected for Marin County over the next 20 years. Congestion is growing about two times the rate of either population or employment growth in the county, but the increase in congestion has very little to do with growth in Marin County. Providing affordable housing and improving the jobs/housing balance can reduce the need for commuting. Creating TOD focused on transit modes is also beneficial, as is creating mixed-use developments that reduce the need for many "midday trips." This not only has implications for traffic, but also for employees, businesses, and services available in the community.

The lack of affordable housing will impact available services and businesses. The economic impacts of inadequate workforce housing on businesses include: (1) The cost of recruitment and retention of employees; (2) loss of experienced personnel; (3) lost investment in staff training; and (4) money earned locally being spent elsewhere. The economic vitality of smaller businesses and very low wage jobs may also be disproportionately impacted. Public agencies, school districts, social services, and child and elder care givers will continue to have a difficult time attracting people to work in Marin as affordable housing becomes more difficult to attain. There are also safety issues when a large percentage of police, fire, and other public safety personnel live out of the area. The General Plan Advisory Committee identified the Town's service and emergency personnel as the most important group that should be able to find attainable housing in the community.

The projections for Marin County jurisdictions for jobs, households, and employed residents indicate that affordable housing is likely to remain a major regional issue for many years, with long-term economic repercussions and significant impacts on the quality of life in the Bay Area and Marin County.

There are different ways to examine the balance between jobs and housing in the county. One way is to define it as the ratio resulting from the absolute numbers of jobs divided by the absolute numbers of housing. However, since many households comprise two working adults, a jobs/housing ratio of 1.0 does not necessarily connote a balance between housing and jobs.

Another way to view jobs/housing balance is to compare total employment (i.e., the number of jobs that exist in Marin County, or a specific jurisdiction) with the number of employed residents (whether their jobs are in Fairfax or elsewhere). This helps to account for the numerous two wage-earner households that exist. When total employment equals resident employment, with a jobs/employed resident ratio of 1.0, a more accurate measure of balance results than when the comparison is between the number of jobs and the number of houses, because it accounts for the numerous two wage-earner households in existence throughout Marin County.

A balance of 1.0 between jobs and employed residents provides many benefits, including improved air quality, less congested freeways, reduced fuel consumption, reduced expenditures on major transportation projects, a labor supply more closely matched to local employment needs, and savings in travel time for both businesses and individuals. However, a 1.0 ratio between jobs and employed residents does not guarantee a reduction in commute trips. Although Marin County, as a whole, has expanded its jobs base, many residents still commute elsewhere to work, while many of the people who work in Marin are living in other communities due to high housing costs and availability, or other lifestyle choices. The analysis of jobs and housing presented above does not address the issue of matching housing costs and types to the needs and incomes of the community's workforce; so, even with a 1:1 ratio of jobs to housing, cities or counties can continue to exchange workers regardless of a correlation of employed residents to total jobs.

APPENDIX H-C: HOUSING CONSTRAINTS

[Most of Appendix C has remained the same since the previous Housing Element. Where changes have been made they are noted in that location]

Government Policies and Procedures

Government policies and procedures regulating development affect the availability and cost of new housing. Land use controls have the greatest direct impact, but development approval procedures, permit fees, and building code requirements also affect housing costs. This section addresses the relationship of present policies to the Town's ability to address unmet housing need.

In general, Fairfax's development requirements (review procedures and development standards) are similar to those of other jurisdictions in the county. The Town's fees for discretionary permits are generally lower than those in other Marin County communities. It should be noted that, with few exceptions, almost all of the remaining land in Town has severe environmental and access constraints, which require specialized treatment under the Town's Hill Area Residential Development (HRD) permit process. (The exceptions to the above include the Christ Lutheran Church site, at 10 Olema Road, the School Street Plaza, and the areas that include the Fairfax/Good Earth Market areas, and Fair-Anselm Plaza.)

One significant constraint to development is the time required for project approval. To reduce this problem, Town staff routinely advises project applicants to meet with neighborhood residents, including the Open Space Committee (as required by the Open Space Element), as part of the development process.

Land Use Controls

General Plan

The specific land use policies of the Town of Fairfax are designed to encourage infill development and limit new construction in steeply sloped and wooded areas. Review of individual development applications includes consideration and mitigation of environmental, design, traffic and other impacts. In the past, the Town has helped facilitate the construction of lower-income housing in a number of ways, which include allowing planned unit developments (PUDs) and clustered housing. **Table C-1** displays land use categories that allow residential development in Fairfax and their corresponding zones.

TABLE C-1 GENERAL PLAN LAND USE CATEGORIES PERMITTING RESIDENTIAL USE

General Plan Land Use Category	Zoning District(s)	Maximum Density (Units per Acre)	Typical Housing Type(s)
Central Commercial	CC	No maximum	Mixed-Use Development & Emergency Shelters ***[emergency shelters to be allowed prior to 2015-2023 Housing Element adoption]***
Limited Commercial	CL	No maximum	Residential units require conditional use permit
Recreational Commercial	CR	No maximum	See Town Code Chapter 17.108
Residential .25 du/acre	FPA*	.25 du/acre	n/a
Residential 1-6 du/acre	RS-6, RS-7.5	1-6 du/acre	Single-family dwelling
Residential 7-12 du/acre	RM, RD 5.5-7	7-12 du/acre	Multi-family units
UR-7	UR-7	.14 du/acre	Single-family dwelling

General Plan Land Use Category	Zoning District(s)	Maximum Density (Units per Acre)	Typical Housing Type(s)
UR-10	UR-10	.1 du/acre	Single-family dwelling
Planned Development District	PDD	No maximum	Multi-family units
Public Domain	PD	n/a	The only residential use allowed is for emergency shelters **[emergency shelters to be allowed prior to 2015-2023 Housing Element adoption]**

Source: Town of Fairfax Land Use Element 2012; Town of Fairfax 2013

*Fairfax Planning Area (FPA)—Pre-zoned parcels within the Fairfax Planning Area that should be annexed to the Town (LU-6.1.1)

As part of the recent General Plan update, the Town proposes rezoning all of the CH properties to CC, which allows residential units on the second floor "by-right" – rather than by conditional use permit only, as is the case under CH.

Zoning Ordinance

Fairfax's land use designations, as identified in the Zoning Ordinance, have been relatively stable for many years. The predominant designations are residential RS-6 and RD 5.5-7 allowing single-family residences and duplexes. In fact, because most of the lots in Fairfax are legal, "non-conforming" due to exceptionally small size, the density in many areas of the community far exceeds the zoning designation. Due to steep slopes and related narrow roads, as well as a general lack of undeveloped land, increasing density beyond the current maximums in established residential areas would not result in an appreciable increase in the supply of housing. Duplexes are allowed in both primary residential zones and second dwelling units are permitted by right on conforming residential lots. A full listing of the types of dwelling units allowed in each zoning designation is provided in **Table C-2.**

TABLE C-2 ZONES PERMITTING RESIDENTIAL USES

RESIDENTIAL USE	ZONE									
	RS-7.5	RS-6	RD 5.5-7	RM	CL	CC	PDD	SF-RMP	UR	O-A
SF-Detached	P	P	P	-	-	-	C	P	P	-
SF-Attached	-	-	P	P	-	-	C	-	-	-
2-4 DU	-	-	-	P	C	P*	C	-	-	-
5+ DU	-	-	-	P	C	P*	C	-	-	-
Residential Care < 6P***	-	-	C	-	-	-	-	-	-	-
Residential Care > 6P***	-	-	-	-	-	-	-	-	-	-
Emergency Shelter	-	-	-	-	-	-	-	-	-	-
Single-Room Occupancy	-	-	-	-	-	-	-	-	-	-
Manufactured Homes	-	-	-	-	-	-	-	-	-	-
Mobile Homes	-	-	-	-	-	-	-	-	-	-
Employee Housing	C	C	C	-	-	-	-	C**	C	C
Second Unit	-	-	C	C	-	-	-	C**	C	-

Source: Town of Fairfax Code

P=Permitted C=Conditional Use

** When not on the first floor.*
*** In coordination with planned district approval.*
****Transitional and supportive housing uses are currently allowed in the same manner as small and large residential care facilities. These uses are not specifically defined in the Zoning Ordinance.*

Program H-2.1.6.1 is proposed to amend the Zoning Ordinance to comply with state law (SB 2) to allow transitional and supportive housing as residential uses in all residential zones. Program H-2.1.6.3 has been included to allow single-room occupancy units without a conditional use permit in the CC zone to increase housing opportunities for seniors and extremely low-income persons. Mobile homes and mobile home parks are not specifically defined and addressed in the Town's Zoning Ordinance. State law requires that mobile homes (or manufactured homes) on permanent foundations be permitted by right in residential zones, subject to the same development standards and processes as single-family homes. State law also requires that mobile home parks be allowed in all residential zones. Program H-2.1.6.4 is proposed to allow mobile homes by right in all residential zones and to allow mobile home parks with a conditional use permit in all residential zones.

Design Review

Fairfax traditionally encourages developers to submit proposals based upon architectural concepts that complement the Town's natural environment and development history. To this end, the Town has established a Design Review Board to evaluate all new residences and 50 percent remodels (as per Town Code Section 17.016.040B). The Design Review Board is combined with the Planning Commission. This eliminates the need for duplicate meetings and streamlines the process in terms of time and different review focus areas. The procedures outlined below will help to ensure the quality development of the Town's few remaining large parcels:

After an application with a project description and scaled project plans are submitted, the materials are sent out to all relevant internal departments and/or outside agencies for review. The departments/agencies will review the application material within 30 days and either (a) ask for additional information, (b) comment, (c) place conditions on the plan, or (d) ask for a redesign.

Once the Town hears back from all departments and/or outside agencies that no additional information is required, the application is deemed "complete" and placed on the next available Planning Commission agenda and, by law, must be acted upon within six months.

The Town does not have any specific design guidelines at this point in time, though there is an adopted set of design review criteria (Town Code 17.020.040) used to evaluate

proposed projects. The design review criteria that apply to residential development are as follows:

- The proposed development shall create a well-composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community.
- Only elements of design which have significant relationship to the exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping, and appurtenances.
- The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area.
- The proposed development shall conform with all requirements for landscaping, screening, usable open space, and the design of parking and off-street loading areas set forth in the Town Code.
- Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the Town, the design of the development shall conform in all significant respects with the plans.
- There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance.
- The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance.
- The extent to which the structure conforms to the general character of other structures in the vicinity, insofar as the character can be ascertained, and is found to be architecturally desirable.
- The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.

- The extent to which natural features, including trees, shrubs, creeks, and rocks and the natural grade of the site are to be retained.
- The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets.
- The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites; breaking up large expanses of paved areas; separating or screening parking lots from the street and adjoining building sites; and separating building areas from paved areas to provide access from buildings to open space areas.

The Town makes efforts to work with developers of lower-income housing projects to mitigate any challenging design review issues. The design review process does not pose unreasonable constraints to the provision of lower-income housing.

Second Units

[This section has been revised]

Fairfax allows residential second units (second units) with a conditional use permit in the RD 5.5-7, RM, SF-RMP, and UR zones (see Town Code Chapter 17.048). In order to comply with Assembly Bill 1866 the Town has proposed Program H-6.1.2.1 to allow second units by right (with design review) in all residential zones allowing detached single-family dwelling units.

The Town had enacted a Second Unit Amnesty Program, which was underutilized by the community. Only two units had been processed since January 1, 2014 due largely to the costly requirement for fire suppression sprinkler systems and/or parking requirements. In 2013, the Town Council eliminated the sprinkler requirements (while still enforcing the other code and other fire safety measures): Program H-6.1.1.1 proposes to reduce second unit requirements in the non-Wildland Urban Interface (WUI) part of Town on slopes up to 30 percent. Although the program is currently suspended, the Town plans to reopen it in the near future (per Program H-6.1.1.1). The application processing and approval time for the amnesty program varies from approximately three weeks for units that are physically in compliance but need an inspection to receive the Town's approval as a permitted second unit, to approximately four months for units in need of upgrades to attain compliance. Second units in need of upgrades to comply must also obtain a building permit to perform the upgrade work.

Housing for Persons with Disabilities

The Town strives to provide housing opportunities for disabled persons through the provision of affordable, barrier-free housing. The requirements for accessibility in the California Building Code and the proposed adoption of a reasonable accommodation ordinance (see Program H-2.1.3.1) will ensure reasonable accommodation and compliance with accessibility requirements and are provided in all projects in Fairfax. As required by state law, residential care facilities (group homes) for six or fewer residents are permitted in all residential zoning districts by the Town, but the Zoning Ordinance needs updating to reflect this permitted use. Program H-2.1.6.2 proposes zoning amendments to amend the Zoning Ordinance to comply with state law. Program H-2.1.5.1 addresses the development of group homes for seven or more residents and proposes to allow these facilities for seven or more residents with a conditional permit in all residential zones.

The Town does not restrict occupancy of unrelated individuals in group homes and the Town's definition of family meets the requirements of the state and includes unrelated persons. The Town permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the Town. Currently, Fairfax has three group homes with a total capacity of 50 persons. In addition, three residential facilities in the Town offer housing for up to approximately 18 developmentally disabled persons.

The Town's site planning requirements and assistance programs reduce housing constraints for persons with disabilities by providing necessary regulations for a variety of disabilities and housing conditions. The Town does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility.

Compliance with these development standards ensures reasonable accommodation is provided for all new projects. The Town will continue to implement the existing requirements as well as implement the proposed programs discussed above to facilitate housing opportunities for those with disabilities.

Development Standards

Fairfax has adopted standards increasing the required width for roads to serve new development—that, although necessary to provide fire protection to homes in remote hillside locations, increased the cost of development in outlying areas. Consistent with

the Marin County standards, the Town has adopted the following on- and off-site street improvement standards:

- Sidewalks: 4-foot min, with max 2 percent slope
- Curbs, gutters, and streets: Same as Marin County standards and/or fire code.
- Limited residential roads 20 feet with shoulders, 24 feet with curbs
- Minor residential roads 28 feet
- Residential roads 36 feet
- Collector roads 40 feet
- Curbs and gutters required by Town
- Driveways 12 feet wide /1 DU; 16 feet wide /2-6 DUs
- Driveways 20 feet long
- Sidewalks on both sides of road for projects greater than 4 DUs

TABLE C-3 RESIDENTIAL DEVELOPMENT STANDARDS

Zoning Designation	RS-6	RS-7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
Max. Density (du/ac)	7	5	12	0.14	0.10	10	Determined during MP	Determined during MP	NA	No Maximum	No Maximum
Min. Lot Size (sq. ft.) (10% slope or less)	6,000 sq ft	7,500 sq ft	5,500 sq ft (single-family) 7,000 sq ft (duplex)	7 acres	10 acres	7,500 sq ft	Determined during MP	5 acres See note 3	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (10%–15% slope)	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	+300 sq ft per 1% slope increase	7 acres	10 acres	+600 sq ft per 1 % slope increase	Determined during MP	5 acres See note 3	5 acres	20,000 sf	No Minimum
Min. Lot Size (sq. ft.) (15%	+1,000 sq ft per	+1,200 sq ft per 1%	+1,000 sq ft per 1% slope	7 acres	10 acres	10,500 sq ft	Determined during MP	5 acres see note 3	5 acres	20,000 sf	No Minimum

Zoning Designation	RS-6	RS-7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
slope or more)	1% slope increase	slope increase	increase								
Minimum Lot Width (ft.)	60 ft	75 ft	60 ft	60 ft	60 ft	60 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (10%-15%) (ft)	60+ ft	75+ ft	60+ ft	60+ ft	60+ ft	+8 ft for each 600 sq ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Min. Lot Width (15% slope or more) (ft)	60+ ft	75+ ft	60+ ft	60+ ft	60 + ft	100 ft	Determined during MP	See Note 3	100 ft	75 ft	No Minimum
Front Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft[1]	Determined during MP	See Note 3	6 ft[4]	0 ft	0 ft
Front Yard (ft.) (10% slope or more)	6 ft	6 ft	6 ft	6 ft	6 ft	10 ft[1]	Determined during MP	See Note 3	6 ft[5]	0 ft	0 ft
Side Yard (ft.) (10% slope or less)	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft[2]	Determined during MP	See Note 3	5 ft[6]	0 ft	0 ft
Side Yard (ft.) (10% slope or more)	5 ft	10 ft	5 ft	5 ft	5 ft	10 ft[2]	Determined during MP	See Note 3	5 ft[7]	0 ft	0 ft
Rear Yard (ft.) (10% slope or less)	6 ft	10 ft	6 ft	6 ft	6 ft	10 ft[1]	Determined during MP	See Note 3	6 ft[4]	0 ft	0 ft
Rear Yard (ft.) (10% slope or more)	12 ft	15 ft	10 ft	12ft	12ft	10 ft[1]	Determined during MP	See Note 3	12 ft[5]	0 ft	0 ft
Building Coverage (%)	35%	35%	35%	5000 sf max	5000 sf max	35%	Determined during MP	See Note 3		No Maximum	No Maximum
Max. Bldg. Height (ft.) (10% slope or less)	28.5 ft above natural grade and 2 stories						35 ft	See Note 3	35 ft	28.5 ft above natural grade and 2 stories	
Max. Bldg. Height (ft.) (10%	28.5 ft above natural grade and 3 stories						35 ft	See Note 3	35 ft	28.5 ft above natural	

Zoning Designation	RS-6	RS-7.5	RD 5.5-7	UR-7	UR-10	RM	SF-RMP	PDD	O-A	CL	CC
slope or more and uphill)											grade and 3 stories
Max. Bldg. Height (ft.) 10% slope or more and downhill)	35 ft above natural grade and 3 stories						35 ft	See Note 3	35 ft	35 ft above natural grade and 3 stories	
Parking (spaces/unit) – Studio	1 space							See Note 3	See 17.048 of Town Code	1 space	
Parking (spaces/unit)–1 bedroom or more	2 spaces and 1 guest space if legal on-street parking is not available along the immediate frontage of the property.							See Note 3	See 17.040 of Town Code	2 spaces and 1 guest space if legal on-street parking is not available along the immediate frontage of the property.	

Source: Town of Fairfax Code

MP = Master Plan

Notes:

1. *Front and rear yard will have a combined depth of not less than 40 feet, with neither yard having a depth of less than 10 feet.*
2. *Side yards will have a combined width of not less than 25 feet, with neither yard having a depth of less than 10 feet.*
3. *The Planning Commission and Town Council may designate a property less than 5 acres PDD, if deemed suitable. Standards for area, coverage, light and air orientation, site planning, density, yard requirements, open spaces, parking and screening shall be governed by the standards of the residential, or commercial zoning district(s) most similar in nature and function to the proposed planned development district (PDD) use(s), or by standards that the Planning Commission shall by resolution from time to time adopt.*
4. *Front and rear yard will have a combined depth of not less than 25 feet, with neither yard having a depth of less than 6 feet.*
5. *Front and rear yard will have a combined depth of not less than 35 feet, with the front yard having a depth of not less than six feet and the rear yard of not less than 12 feet.*
6. *Side yards will have a combined width of not less than 15 feet, with neither yard having a depth of less than 5 feet.*
7. *Side yards will have a combined width of not less than 20 feet, with neither yard having a depth of less than 5 feet.*

In addition to the development standards listed in **Table C-3**, the development standards, location, and design for projects in the Planned Development District (PDD) zone will be determined in a manner that is consistent with the General Plan land use for the site. The Town requires lot coverage of 35 percent or less in residential zones. None of these zones

are proposed to accommodate lower-income units in the Town's RHNA. The PDD and CC zone districts do not have limitations on lot coverage that would constrain development of high density housing. In addition, parking standards are being evaluated to make sure they do not pose a constraint to development of higher density housing in the CC zone district. For zone district requiring a maximum of 35 percent building coverage with vacant parcels included in the land inventory in **Table H-4**, the parcels allow one primary residential unit per parcel. Nearly all the vacant parcels included are greater than 1 acre in size and should easily accommodate one residential unit.

The Town has placed the municipal code on the Town website and intends to develop additional materials to facilitate electronic inquiry into regulatory and design review policies, to inform applicants of local standards and preferences. Please note that all of the Town's building requirements are consistent with the Uniform Building Code (UBC), which is updated periodically.

Permit Approval Process

Like all local jurisdictions, the Town of Fairfax has a number of procedures and regulations that developers are required to follow. A project proposed in Fairfax is involved in some combination of the following review processes: zoning, subdivision, design review, use permits, and building permits. Undue delays in processing project applications increase a developer's costs. In Fairfax, nearly all permits are processed concurrently at the decision of the applicant and the Town.

For projects to be processed in a timely manner, several factors need to be addressed by the applicant: (1) the provision of complete applications and information on the project, (2) submittal of information or fees requested as soon as possible, (3) responding to Town policies and standards in project design, and (4) minimizing public controversy by meeting with neighborhood residents. Also, Town staff encourages pre-application conferences. The General Plan Open Space Element requires applicants to meet with the Open Space Committee. **Table C-4** provides a summary of the typical project application requests and an approximate length of time required to approve each type of application.

TABLE C-4 LOCAL DEVELOPMENT PROCESSING TIMELINES

Item	Approximate Length of Time from Submittal to Public Hearing
Conditional Use Permit	3–4 months
Zoning Clearance	1–2 days
Minor Development Review	3–4 months
Major Development Review	6–12 months
Specific Plan	6–12 months
Tentative Tract Map/Parcel Map/Subdivision	6–12 months
Variance	3–4 months
Zone Change	3–6 months
General Plan Amendment	3–6 months
Environmental Documentation (EIR)	6–12 months

Source: Town of Fairfax, 2015

Typical processing procedures by project type are described in **Table C-5**. On average, applications for single-family custom homes without any site constraints can be deemed complete in four weeks. When proposed single-family developments are not subject to special environmental constraints and are in conformity with existing zoning, it is possible to process the required building permits in approximately three to four months. Multiple-family projects require environmental review, public hearings, and design review. In practice, environmental impact reports (EIRs) are required for most multi-family developments. Such studies add 6 to 12 months to a project's approval. If an EIR is not required, Town permit processing could be accomplished in three to four months, which is not out of the normal amount of time required for permit processing. The Town's typical processing procedures and time frames do not pose constraints to the ability of project applicants to develop lower-income housing projects.

TABLE C-5 TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE

	Single-Family Unit	Multi-family (< 10 units)	Multi-family (> 10 units)
List Typical Approval Requirements	Hill Area Residential Development (HRD) zone requirements	CEQA Initial Study; Neg. Dec.	CEQA Initial Study; Neg. Dec.
	Design Review	Design Review	Design Review
	Excavation Permit	Trans. Impact Study/Permit	Trans. Impact Study/Permit
	Encroachment Permit	Misc.	Misc.
Est. Total Processing Time	4 months	6–12 months	6–12 months

Source: Town of Fairfax 2015

Fees

Permit fees can vary substantially from site to site depending on site conditions, location, and the type and design of development. While information on fees can give a general indication of permit expenses, the "minimum" cost associated does not take into account that much of the remaining land in Fairfax is subject to environmental constraints, such as steep slopes, access, and drainage problems. Careful soils engineering and design studies and associated permits are required depending on the site's characteristics. **Tables C-6** and **C-7** present development and impact fees imposed during the development process in Fairfax. Minimum permit fees in Fairfax are generally less than similar fees charged by other cities in the county.

TABLE C-6 PERMIT PROCESSING FEES

Type of Application	Fee Amount
Conditional Use Permit	$813
Variances	$1,125
Hill Area Residential Development	$4,448
Planned Development District	$2,500*
Tentative Tract Map	$2,500
Environmental Review	$2,500*
General Plan Text Amendment	$2,500 + graphics at cost
General Plan Map Amendment	$2,500 + graphics at cost
Rezoning and Pre-Zoning	$3,000 + graphics at cost

* All deposits are submitted at the minimum listed above. When the balance reaches $500, additional deposit funds will be requested to continue the project. All costs are consultant costs plus 30%.

Source: Town of Fairfax 2012

TABLE C-7 FAIRFAX DEVELOPMENT IMPACT FEES

Type of Fee	Fee Amount
General Plan Maintenance Fee	5% of building permit fee
Technology Improvement Fee	5% of building permit fee
Infrastructure Fee	5% of building permit fee
Road Impact Fee	1% of building valuation over $5,000

Source: Town of Fairfax 2012

Based on the fee schedules above and estimated construction costs for Fairfax, **Table C-8** presents typical fees and costs for single- and multi-family housing development in the Town. When compared to the cost of construction and land, the total fees for both

multi-family and single-family units are 5 percent and 2 percent, respectively, and do not pose a constraint to residential development in the Town.

TABLE C-8 TYPICAL PERMIT AND IMPACT FEES

Total Processing and Impact Fees for Single- and Multi-Family Units

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-family unit	$14,281	$767,200	2%
Multi-family unit	$14,033	$295,800	5%

Source: Town of Fairfax, 2013

Regulatory Measures Analysis

[This section has been revised if needed]

The following a list of the regulatory controls that apply to projects in the Town:

Land Use Controls

- *The opportunity for a range of housing types.* The Town's housing stock reflects a wide diversity of unit types and sizes. The available undeveloped and underdeveloped sites, including infill opportunities, would allow a range of housing types to be constructed. However, land availability, land costs, construction costs, and developer interest directly affect the potential development.

- *Land use and density categories match with the local need for housing.* With implementation of Program H-3.1.1.1, the CC zoning designation will allow mixed-use development with second-floor residential allowed as a permitted use. Program H-4.1.1.5 is proposed to amend the zoning district requirements for the PDD zone to allow the use of the PDD zoning on sites of 1 acre or greater and to residential development only at a minimum of 20 units per acre at selected Opportunity Sites.

- *Growth limitations restrict housing development.* The Town of Fairfax does not have an Urban Growth Boundary or a growth management ordinance but there are a very

limited number of undeveloped or underdeveloped parcels within town limits and the sphere of influence, most being very steeply sloped. The Town is surrounded by steep hillsides and permanent open space that restricts housing development opportunities.

Project Mitigations that Do Not Affect the Site Capacity of Housing

- *Open space requirements are compatible with housing standards.* The undeveloped and underdeveloped parcels in the Town are not constrained by open space requirements.

- *Parking requirements standards affect housing developments.* The parking requirements for dwelling units in the Town, including single-family and multi-family dwellings, are based on the number of bedrooms. Studio units, without a separate bedroom, are required to have one parking space. Units with one or more bedrooms are required to have two parking spaces. One parking space for guests is required when a legal on-street parking space is not available. These standards are minimal but do affect housing development by restricting useable land area. Site topography and the narrow streets in the Town can also have an effect on the useable land area (and require enforcement of the parking standards). For the parcels to be rezoned as CC or PDD, there will be an emphasis on pedestrian and bicycle transportation modes, and being centrally located next to services—thereby allowing for the possibility of reduced parking requirements for lower-income housing development. Program H-4.1.1.4 calls for the Town to review and consider updating parking standards.

- *There are no zoning and land use requirements that violate fair housing or other applicable laws.* Upon certification of the Housing Element the Town will adopt amendments to the Zoning Ordinance that address group homes, and requests for reasonable accommodations. These revisions will ensure that the Town policies do not pose illegal barriers to any population.

Building Codes and Enforcement

- *The maximum density can be achieved with current building standards.* The current building standards allow a development density that would meet the Town's housing needs and are consistent with the intent and purpose of the General Plan.

- There are no special seismic issues or requirements or roofing requirements that exist for fire safety.
- The Town codes allow for alternate building designs and materials.
- The Town codes incorporate universal adaptive design features to the extent such features are allowed by the UBC.
- The Town adopted a Second Unit Amnesty Program that will allow for second units applying for the amnesty program to comply with the less restrictive Housing Code, e.g., room size, or overall unit size, rather than the UBC; and under subsequent annual extension in 2010 eliminated the fire sprinkler requirement. The program has expired; however, Program H-6.1.1.1 in this update proposes to reopen the amnesty program with the elimination of the fire sprinkler requirement in the non-WUI / up to 30% slope area of town.
- Rehabilitation is allowed using materials and methods as of the date of original construction, consistent with state housing law, unless a health or safety hazard would result to the extent allowed by the UBC.

On- and Off-Site Improvement Requirements

- *Reduced street widths, rights-of-way, and sidewalks are possible.* The Town Code establishes minimum standards for sidewalks and private streets. The Town uses the Marin County Standards for streets, curbs, gutters, and sidewalks. The Town Council can approve alternative standards.
- *Higher density housing is proposed in areas where adequate infrastructure capacity currently exists.* The existing infrastructure either has adequate capacity or can be upgraded to serve developed, underdeveloped, and infill sites that are identified in the Housing Opportunities section of this element.
- *Off-site improvements are cost effective.* The Town's fee structure is based on a cost-recovery basis.
- *Nonprofit and for-profit housing developers give input in reviewing minimum development standards.* The Town approves any new requirements in a public hearing and the development community is typically a primary contributor to the dialogue at such public hearings. In addition the Town maintains an e-mail list that

notices numerous affordable housing advocates about upcoming Planning Commission agendas. The Goals, Objectives, Policies, and Programs section of this element includes strategies, policies, and implementation programs for including housing providers in the planning and development process for affordable housing.

There are other potential funding sources for infrastructure so that impact fees for lower-income housing developments can be reduced or eliminated. The Town is actively pursuing funds for both infrastructure and lower-income housing projects. The Town has received grants to upgrade various elements of the infrastructure systems, and is currently implementing a number of improvement projects.

Fees and Exactions

- The Town's fee schedule is the most affordable of Marin's cities and towns. (Fees updated 2012.)
- There are no fees that are paid upon certificate of occupancy. The fees are required for planning and approval purposes.
- *There is a periodic review process for fees and exactions.* The Town adjusted its fee structure on July 1, 2012 and minor upward adjustments were made at that time.

Processing and Permit Procedures

- *There is currently no expedited permit process for desirable developments.* However, upon certification of the Housing Element by HCD, lower-income housing projects shall be eligible for fast-track processing to reduce financing costs and reduce the time to provide the needed units.
- Conditional use permits are not required for multi-family developments in the RM zone. The Town does require a conditional use permit for multi-family projects in other zones. Multiple dwellings and apartments at a density of not more than one living unit for each 4,356 square feet of land area are permitted in the RM zone. There are no vacant sites in the RM zone.
- Allowances are provided for the combined processing of certain applications. The Town typically processes all entitlements simultaneously.
- Design review requirements are not excessive.

- *Design guidelines are explicit and clear***.** The Town has informational materials to assist Design Review applicants.

- *Planned Unit Developments (PUDs) are not required.* Sites in the Town designated for lower-income units will be rezoned either CC or PDD.

- *Developers are encouraged and assisted to meet with neighborhood residents.* Town staff encourages not only developers, but also homeowners seeking to implement an extensive remodel to meet with the neighbors. Project applicants are required to have early contact with the Open Space Committee, per the Open Space Element.

Urban Growth Boundaries and Growth Management

The Housing Element looks at the relationship between all jurisdiction policies and what effects they have in achieving a jurisdiction's housing needs. Town staff met frequently with the adjacent jurisdictions and the County during the preparation of the Marin County Housing Element Workbook 2009 during the preparation of the Housing Element.

Complementary policies encourage and/or facilitate lower-income housing development inside the sphere of influence or infill areas. The Housing Element contains complementary policies. The Town's zoning code encourages mixed-use development in the CC zone by conditional use permit.

- *The Town does not have an Urban Growth Boundary*. The Town does not have an Urban Growth Boundary per se; however, the edges of the Town do contain very steep, environmentally sensitive parcels that are zoned for 1 unit per 8 acres and 1 unit per 10 acres.

- The overall strategies are presented in a way that clarifies how housing needs will be achieved with the growth management system.

Land costs, construction costs, availability of parcels, and environmental constraints have the greatest constraining impact on the supply and affordability of housing opportunities. The land use controls and development standards contained in the Town Code, as well as other ordinances, policies, and practices, do not affect the supply or affordability of housing opportunities in a negative way.

Non-Governmental Constraints

[This Non-Governmental Constraints section has been revised]

Land, Building, and Financing Costs

The price of housing has risen since the late 1970s at a much faster rate than household income. Contributing factors are the costs of land, materials, labor, financing, fees and associated development requirements, sales commissions, and profits. Another factor has been the increasing perception of housing as a commodity for speculation—until just recently.

Rental construction has become increasingly costly due to the same factors as single-family houses. For these reasons, many developers prefer to use scarce land to build units for sale in order to realize an early profit and minimize risk. Units for sale also are easier to finance during construction.

The fact that most developers are not in the business of property management further reduces the likelihood of rental property development. Some lower-income rental housing funding sources add additional burdens of reporting and data collection, requiring labor that is more costly, and often provoke neighborhood opposition, which adds additional costs and time to the development; and developer fees are restricted by the funding sources, creating more disincentives.

The following costs are associated with both market rate and lower-income housing projects:

Land Cost

The high cost of land will continue to be a critical factor limiting the development of lower-income housing in Fairfax. Land costs include the raw land purchase price, land financing costs, and project approval costs. Total developable lot costs vary in relation to location, amenities, and allowable lot size.

Land costs per square foot increase as allowable densities increase. However, the increase in land costs is rarely proportional to the greater density permitted. For this reason, land costs per unit tend to be lower for multi-family residential construction than for single-family homes.

The cost of land in Marin County is a severe constraint to the development of lower-income housing without extraordinary support or subsidy programs, regardless of location. While the prices differ from parcel to parcel, the difference between residential and nonresidential land is not significant.

Table C-9 reports residential land costs in Fairfax as of January 2015. Residentially zoned land ranged from just under $210,000 per acre to over $650,000 per acre, depending on lot location and improvements needed for development. Some parcels include utility services and roads while others would need to develop this type of infrastructure in order to support residential development.

TABLE C-9 TOWN OF FAIRFAX VACANT LAND COST

Parcel Size (Acres)	Price	Price per Acre
0.95	$425,000	$447,368
1.31	$275,000	$209,924
0.35	$149,000	$425,714
0.73	$475,000	$650,685
0.49	$135,000	$275,510
0.57	$135,000	$236,842
0.82	$229,000	$279,268

Source: www.realtor.com, January 2015

Note: Each row in this table represents a single parcel.

Utility Connections and Improvements

Utility connections and improvements include municipal fees, hookup charges, off-site street improvements, and bringing utilities to the site.

On-Site Preparation

On-site preparation includes site stabilization and special drainage control, grading, special landscaping or tree preservation considerations, and all pre-building construction requirements.

Special Foundations

Special foundations include unique footing solutions, special parking solutions such as underground or "tuck" under parking garages, retaining walls, or stepped foundations for hillsides.

Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Fairfax to be approximately $210 per square foot. This cost estimate is based on a 1,600-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately $335,000.

Financing Costs

The cost of borrowing money to finance the construction of housing or to purchase a house affects affordability in Fairfax. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse is true when interest rates increase.

During the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table C-10 illustrates interest rates as of January 2015. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The

interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE C-10 CONFORMING LOAN INTEREST RATES

Term	Interest	APR
30-year fixed	3.750%	3.800%
15-year fixed	3.250%	3.357%
5-year adjustable rate	3.250%	4.037%

Source: www.wellsfargo.com, January 2015

Notes: Conforming loan is for no more than $417,000. A jumbo loan is greater than $417,000.

Environmental Constraints

Hazards

Flooding, wildfire, and seismic hazards provide direct threat to life and property in Fairfax and serve as potential constraints to housing development. The following information comes from the Safety Element of the Town's 2010–2030 General Plan, which provides a brief description about each of these hazards.

Flooding

The area subject to historic and future flooding lies in the floodplain adjacent to the confluence of Fairfax and San Anselmo Creeks. The Federal Emergency Management Agency (FEMA) produces maps of flood-prone areas to guide community floodplain management programs. These maps, known as Flood Hazard Areas (SFHA), report the area subject to a 1 percent per annum flood. Approximately 500 residential parcels are also located in the mapped SFHA. Modifications to existing structures can be made to reduce potential future damage, including elevating structures, installing flood gates, wet and dry proofing, and erosion control.

Historic records of flood events and their impacts on the community are not well documented. FEMA maps represent a projected probability of future events based on limited hydrologic studies. However, based on the general accounts of flooding over the past 100 years, the maps appear to under-represent the severity and extent of potential flooding for the Town of Fairfax. Further hydrologic studies of the complex upstream and downstream effects of development in the Ross Valley Watershed must be conducted to provide base data for land use planning.

There is an opportunity for new development and redevelopment of residential and commercial zoned vacant properties along Fairfax and San Anselmo Creeks. The potential for flooding and the desire to protect the scenic and biologic qualities of the creeks should be of paramount concern in reviewing all development and redevelopment proposals on these parcels.

Bothin Creek, Deer Park Creek, and Wood Lane drainage have also been identified as potential sources of flooding.

Wildfire

The California Department of Forestry and Fire Protection (CAL FIRE) has developed maps at the county level for both State Responsibility Areas (SRA) and Local Responsibility Areas (LRA). The Town of Fairfax, because it is incorporated and maintains its own fire service through the Ross Valley Fire Department, is mapped as an LRA. The surrounding unincorporated area is mapped as an SRA. CAL FIRE and the Office of the State Fire Marshal have responsibility to publish fire hazard severity zones for SRAs and LRAs. The state produced a draft fire hazard severity zone map for the LRA areas of Marin. The map included very high, high, and moderate fire hazard severity zones. The CAL FIRE maps indicate that the incorporated area of Fairfax lies in a high fire hazard severity zone, with the exception of a portion of the most northern part of Fairfax, which is undeveloped and classified as a moderate fire hazard severity zone. Most of the unincorporated land adjacent to the Town of Fairfax is mapped as a moderate fire hazard severity zone. A notable exception is the southwestern area in the vicinity of the White Hill and Cascade Canyon Open Space Preserves.

State and federal fire risk mapping efforts may underestimate the true fire hazard for the Town of Fairfax because they do not take into account the specific vegetation types present in Fairfax and the surrounding area in their fuel model calculations. The models are based on a 50-acre grid which does not allow for the level of detail necessary to

assess the local hazard. The Town of Fairfax Emergency Operations Plan identifies steep hill neighborhoods, such as Cascade Canyon, Forrest/Hillside, Oak Manor, Manor/Scenic Hill, and Willow/Upper Ridgeway, as being at the greatest risk from wildland fire due to the dense vegetation, trees dead/dying of sudden oak death, and the narrow access roads.

Seismic

The Town of Fairfax does not contain any active faults as designated by the Alquist-Priolo Earthquake Fault Zoning Act; however, it is subject to moderate to high levels of ground shaking, which could cause significant damage and disruption to critical Town facilities, residences, businesses, and infrastructure. Aging infrastructure, such as bridges and pipelines, may suffer damage and result in local transportation, water, and sanitation disruptions.

Creekside and hillside areas, which comprise the majority of the built environment in the Town of Fairfax, are most vulnerable to damage caused by ground failure. Creekside development built on alluvial deposits can experience differential settlement caused by liquefaction. Hillside construction is vulnerable to earthquake-induced landslides. This vulnerability is increased during periods of intense or prolonged rainfall when soils become saturated.

Most vacant lots in the Town of Fairfax exist on steep slopes that are susceptible to landslides. Risk to new development can be minimized by conducting thorough geotechnical investigations, incorporating findings into the design and construction, and strict compliance with current building codes.

Adequate Infrastructure

This section provides assessments of domestic water and wastewater capacity. To comply with SB 1087, Fairfax will immediately forward this adopted Housing Element to water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Domestic Water Service

The Marin Municipal Water District (MMWD) provides water to the Town. As reported in **Table C-11**, the MMWD's 2010 Urban Water Management Plan notes that the MMWD has sufficient supply to accommodate expected demand through 2020. This availability of water through 2020 is consistent with the Town's 2010–2030 General

Plan, which notes that there is sufficient water to accommodate buildout. In addition, water-conserving policies in the MMWD's Urban Water Management Plan and the Town's General Plan will continue to reduce per capita water use. Domestic water availability does not constrain housing development in Fairfax.

TABLE C-11 PROJECTED MARIN MUNICIPAL WATER DISTRICT WATER SUPPLY AND DEMAND,2020

	2020 Water Totals (Acre Feet per Year)
Supply Totals (AFY)	29,263
Demand Totals (AFY)	24,401
Difference (AFY)	4,862

Source: Marin Municipal Water District 2010 Urban Water Management Plan 2011

Wastewater Service

The Ross Valley Sanitary District (RVSD) provides wastewater conveyance and treatment services to the Town of Fairfax. According to the district's Sewer System Management Plan (2014), the RVSD's current average dry weather flow is approximately 5 million gallons per day (mgd). The RVDS's flows are ultimately conveyed to the Central Marin Sanitation Agency (CMSA) wastewater treatment plant, which is located at 1301 Anderson Drive in San Rafael, Calif. The CMSA was established in 1979 as a joint powers agency comprising the RVSD, the San Rafael Sanitation District, and Sanitary District No. 2 of Marin County serving the Town of Corte Madera and some surrounding areas. The CMSA treats approximately 10 mgd of average dry weather flow and has 30 mgd of secondary treatment capacity. When flows exceed this capacity during peak wet weather events, the plant is permitted to blend primary and secondary treated effluent prior to discharge.

The CMSA has sufficient capacity to accommodate the Town's RHNA. Wastewater treatment availability is not a constraint to residential development.

Opportunities for Residential Energy Conservation

[The Opportunities for Residential Energy Conservation section has been revised]

The Town of Fairfax recognizes the importance of developing a community that is both resource and energy efficient, and that housing can be made more affordable through reducing energy costs. As such, the Town provides opportunities to directly affect energy and resource use within its jurisdiction by enforcing energy-efficiency requirements of applicable building codes, encouraging residents to participate in energy-efficiency programs offered by the local utility, and identifying land use patterns that encourage people to live within close proximity to transit and other local services. The following opportunities in the Town promote residential energy conservation.

Green Building Standards

The Town requires all new residential development to comply with California's Energy Efficiency and Green Building standards. Additionally, the Town of Fairfax will consider adopting a green building ordinance that would further the town's energy-efficiency goals and standards for new residential development. Program H-5.1.1.1 proposes to disseminate information about energy conservation and green building.

Property Assessed Clean Energy Financing

The Town of Fairfax participates in California FIRST, a statewide property assessed clean energy (PACE) financing program. The program is a financing option for Fairfax homeowners to make building improvements that save energy or water, such as new windows, insulation, solar panels, energy-efficient heating, ventilation and air conditioning equipment, drip irrigation systems, and more. PACE is an affordable, long-term financing option for energy, water, and renewable energy upgrades to buildings and homes that residents can repay on their property taxes over a time period up to 20 years. This special assessment on local property tax bill remains with the property in the event of sale. Property owners receive 100 percent financing of improvement costs and projects can be cash-flow positive from day one. No upfront cash investment is required.

Marin Climate and Energy Partnership

The Town of Fairfax also participates in the Marin Climate and Energy Partnership, working together with other communities in Marin County to reduce greenhouse gas emissions. Through the Marin Climate and Energy Partnership, the Town will develop strategies to reduce and conserve energy (see Marinclimate.org).

Marin Clean Energy

The Town of Fairfax is a "Deep Green" participating jurisdiction of Marin Clean Energy, California's first Community Choice Aggregation program, which is a not-for-profit electricity provider that gives customers the choice of having 50% to 100% of their electricity supplied from clean, renewable sources of electricity such as solar, wind, bioenergy, geothermal and hydro at competitive rates.

APPENDIX H-D: PUBLIC OUTREACH

Housing Workshop Attendance List (1/22/2015)

Julie Aaronson

Philip Green

John Sergeant

Jessica Green

Lisel Blash

Barbara Coler

David Weinsoff

Alexander Binik

Ester Gonzalez-Parbel

Ruth Horn

Cassidy DeBaker

Bruce Ackerman

Norma Fragoso

Marcia Hagen

Laura Kehrlein

Bob Pendoley

Kiki La Porta

Jody Timms

Helen Strodl

Ted Pugh

David Leonard

Bonnie Leonard

Tony Gardner

Renee Goddard

John Reed

Wendi Kallins

Housing Element Workshop Comments/Questions Received

(1/22/15)

- How many units can be built under base zoning? Could School Street Plaza have 53 units?
- What was settlement for School Street Plaza?
- Explain "by-right". Means no Conditional Use Permit required.
- State law (Density Bonus) allows negotiation
- 16 second-units in the next Housing Element
- What about junior second-units?
- Do we know how many affordable units already exist in the Town?
- Describe what is planned for the Fair-Anselm center
- There is no additional parking available on the left side of Fair-Anselm
- Could Town require no cars as an incentive?
- Can the Town consider an amnesty program for the unpermitted second units?
- What about car-sharing?
- Big fan of second units
- Are there creative ways to address sprinkler requirements for second units?
- Couldn't we subsidize sprinklers for second units?
- Explain how developers can restrict who lives in the units
- When unpermitted second units are made legal, do they count toward the 16 unit second unit goal?
- Most units proposed are in-fill, right? Which projects are in-fill?
- Consider protections for existing renters of affordable units
- What about rent control?
- Do research on rent control
- Opportunity sites do not provide for for-sale family units
- We are headed for an Airbnb takeover
- Glad for process
- What happens if the Housing Element is not rezoned?
- What happens if the Housing Element is not adopted by May 31?
- What happened as a result of the repeal of Ordinance 778?
- What is the process for rezoning sites in the Housing Element?
- Concerned about the 9 units at the School Street Plaza site
- When did Town know about the 58 units proposed by the developer of School Street Plaza?
- How many units are proposed for School Street Plaza?
- Please post the workshop power-point on the Town's website

- If a proposal is submitted for greater than 9 units at School Street Plaza, what is the Town's authority?
- A lot of people in Fairfax do not have a lot of money
- Has the state looked at what's here?
- Why do we have to build more units when units already exist?
- Necessary bookkeeping
- Can Fairfax substitute low income units for moderate units under the RHNA allotment?
- Wants clarification for swapping question
- Don't we need to do a needs assessment? Does the Housing Element include an analysis of housing needs?
- Can we trade our RHNA requirements with other communities?
- What is the process for approving existing illegal second units?
- Is there amnesty for these second units?
- What are the density bonus impacts? How does it work?
- How do we get people to legalize second units
- How many units can be developed at 10 Olema Road?
- What is the density bonus for 10 Olema Road if half of the units are affordable?
- How does density bonus work for RHNA? Does a reduction apply in other categories?
- Does SB 723 include traffic analyses of projects? What about parking concerns?
- Will HCD have a problem if nothing gets built?
- Are developers free to do what they want?
- What is allowed/exempt by density bonus?
- Seems like the Town is going ahead with what was on the petition
- Traffic, parking and water are the biggest issues, but there is no discussion
- What would be the consequences of not complying?
- Town forums do not represent the voters
- Just "Dog and Pony" shows
- Put the issues on the ballot
- The majority of the Town do not know what is going on
- Zone for 169 units over 15 years
- Does ABAG require construction?
- Tiburon is an example of built vs. planned
- Would HCD require an amount higher than RHNA of the 15 years of the combined planning periods (2007-2023) if the Town adopts the Housing Element?
- There is no parking left at Fair-Anselm
- Where will the people park?
- What about permitted parking?
- Doesn't agree with anything
- Traffic not discussed at the forums

- Other than a parking garage, where will parking go?
- Fair-Anselm units would impact parking
- Need good planning to address parking issue
- Wants parking problems solved before property rezoned
- Will restart petition if parking needs not addressed
- Hundreds of second units to legalize, but financial disincentive
- People afraid of new taxes if second units are legalized
- Wants census of affordable housing in Town
- Density bonus overrides building standards
- What about the rezoning of Deer Park School?
- The population never changed in 40 years
- How would you do a census?
- The highest occupancy units have multiple vehicles

Affordable Housing Committee/Planning Commission Hearing Comments/Questions Received

(2/25/15)

- More affordable housing is needed in Fairfax due to the level of out commuters.
- There is a large affordability gap for extremely low and very low income households in Fairfax.
- Add site addresses to Table H-4
- Could the Town designate more sites for moderate and lower income households when addressing the RHNA? Response: need to address the numbers in all RHNA income categories but okay to encourage that more lower income units are actually constructed in Town.
- Are second units definitely affordable? Response: Not always but analysis of their affordability has been included in the Housing Element.
- Include a goal or policy to support more affordable units. Response: Okay and also note that Program H-6.1.2.6 has been included to allow junior second units.
- Important to maintain a mix of sites for all income levels
- Please explain the SB 2 emergency shelter requirements
- Table H-4 should have proposed zoning in header
- Correct language regarding sprinkler requirements in second units
- Make sure emergency shelter language in the review of the previous Housing Element programs table matches the program in the previous Housing Element.
- Change "homeless shelter" to "emergency homeless shelter" everywhere it appears in the document except in the verbatim programs from the previous Housing Element
- It is very difficult for residents to use Section 8 vouchers
- Would the 10 Olema and Christ Lutheran Church sites be eligible for a transit-oriented development (TOD) density bonus
- Some changes suggested by the committee and commission will lead to less affordable housing. For example elimination of some funding options and Town ownership of affordable units in Program H-6.1.2.5. Bolinas and other small Marin communities own affordable units.
- Larkspur's ordinance goes above and beyond state density bonus law
- Comments on the definition of TOD
- Could car ownership be limited on TOD properties?
- Could there be language in the Housing Element to limit the size of units in the CC, PD zones?
- Like the idea of the two for one density bonus under Program H-4.1.2.1

- Fairfax doesn't need more market rate housing
- Council should discuss density bonus ordinance at their meeting on March 18th
- Agree that size of units should be limited
- More housing equals more traffic
- What about trading of the Town's RHNA allocation? Fairfax doesn't need more housing
- An increased density bonus causes parking problems
- Where is workforce housing defined?
- Most Fairfax workers commute out
- Would like a multifamily green building ordinance that helps the Town move towards net zero energy use
- It is important to merge conservation and energy efficiency with affordable housing
- In-lieu fees could be used to leverage funds and assist with affordable housing. Other options include land trusts, transfer of development rights, etc.
- By limiting housing size affordable housing by design for everyone won't necessarily be created. Really small units don't fit families.
- Need affordable housing for households/families
- Prefer to keep funding mechanisms in Program H-6.1.2.5
- Not sure if car ownership could be limited but parking spaces definitely could
- How could unit size be limited. Response: in the zoning code or on a project-by-project basis.
- Move description of referendum process under Evaluation of Previous Housing Element
- Change the timing on Program H-1.1.1.3
- Add the names of the existing assisted units to Program H-1.1.1.4
- Make minor edits to Program H-2.1.2.1
- Change timing on several programs
- Add additional funding sources on several programs
- Revise Policy 3.1.2 to remove the density bonus

Response to Comments Received

- Program H-6.1.2.6 has been included to allow junior second units.
- Moved description of referendum process under Evaluation of Previous Housing Element
- Changed the timing on Program H-1.1.1.3
- Added the names of the existing assisted units to Program H-1.1.1.4
- Made minor edits to Program H-2.1.2.1
- Changed timing on several programs to later in the planning period
- Added additional funding sources on several programs
- Revised Policy 3.1.2 to remove the density bonus and the word services was replaced with transit stops
- Removed sub portions 2. and 3. Of Program H-6.1.2.5 and replaced them with broader language
- Table H-4 was checked for accuracy and edited to read more clearly
- Site addresses were added for the Opportunity Sites on the figures associated with the six Opportunity Sites
- Language was revised as need to clarify that only 2 acres of the Christ Lutheran Church Opportunity Site would receive the PDD zoning with a minimum density of 20 units per acre
- Corrected language regarding sprinkler requirements in second units as needed throughout the document
- Goal H-1 has been revised to support development of more affordable units in Fairfax
- Language was added as needed throughout the document as needed indicating that discussion of splitting the School Street Plaza Opportunity Site in the future is occurring
- Language was also added throughout to clarify that the rezoning has not yet occurred
- Frequently used acronyms have been added to Appendix H-A
- Table B-9 Major Employers in Marin County has been revised
- Additional information was added to the Rental Housing Cost section
- Revisions were made to funding information in the Workforce Housing section
- Information about Marin Clean Energy was added to the Energy Conservation section