

Progress and Next Steps for Town of Fairfax 6th Cycle Housing Element Update



Joint Town Council and Planning Commission Meeting
September 22nd, 2021



EMC PLANNING GROUP

- Importance of Equity (AB686)
 - Affirmatively Furthering Fair Housing (AFFH)
- Introduction to Balancing Act Tool
- Public Outreach & Engagement Update
- Site Analysis Approach
 - Evacuation & Safety Concerns
 - “Missing Middle” Housing Concepts

Regional Housing Needs Allocation (RHNA)



Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
MARIN COUNTY					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,100	634	512	1,323	3,569

Marin County Total RHNA: 14,405

Key Feedback from Tonight's Meeting



1. Factors for analysis of potential housing sites.
2. How to incorporate “Missing Middle” housing.
3. Ways to Affirmatively Further Fair Housing (AFFH).
4. Comments on DRAFT Housing Sites List and Map.
5. Strategies for encouraging and expanding public participation.

- New legislation AB 686
 - Affirmatively Furthering Fair Housing (AFFH)
- Definition
 - Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- Fairfax is a leader in the region for several efforts.
- Liz Darby to speak on this at the October 20 Council meeting.

- Goals of AFFH
 - Address significant disparities in housing needs and in access to opportunity.
 - Replace segregated living patterns with truly integrated and balanced living patterns.
 - Transform racially and ethnically concentrated areas of poverty into areas of opportunity, and
 - Foster and maintain compliance with civil rights and fair housing laws.

Assessment of Fair Housing in Housing Element

Required Factors:

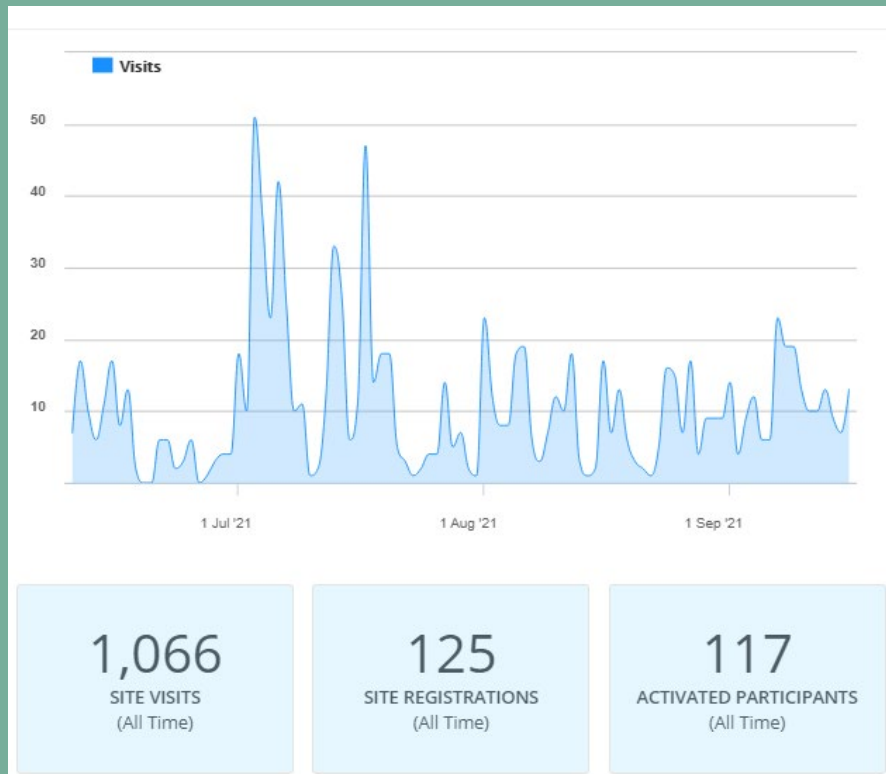
1. Fair housing outreach and enforcement capacity
2. Segregation and integration patterns and trends
3. Disparities in access to opportunity
4. Disproportionate housing needs, including displacement-risk

Public Outreach & Engagement Update

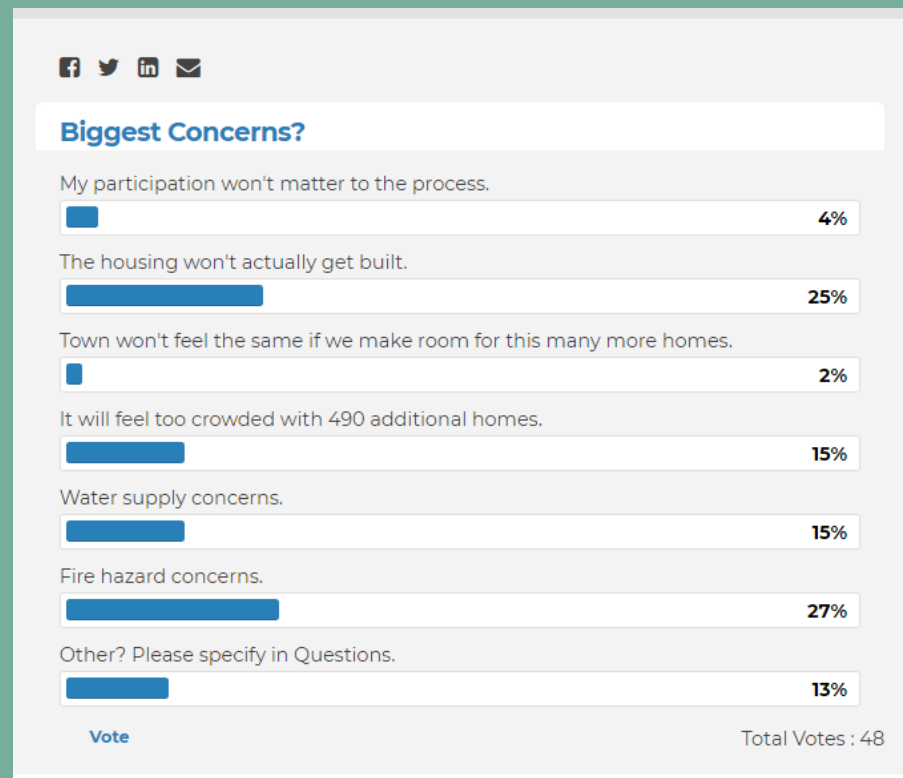


- Thank you for your engagement and input so far

FairfaxSpeaks.com Website Engagement*



All Time Website Engagement



Biggest Concern Poll Responses

* As of 9/17

Public Outreach & Engagement Update



- *Ross Valley School District*
- *Fairfax Chamber of Commerce*
- *Marin Municipal Water District*
- *Marin Wildfire Prevention Authority*
- *Age-Friendly Fairfax*

Food pantry
Farmers' Market
Picnic Festival

March 30, June 15, August 5: Planning Commission Housing Sub-Committee

April 21: Town Council & Planning Commission Study Session

May 6, July 13, September 8: Affordable Housing Committee

May 18: Climate Action Committee

June 17, August 12: Planning Commission

May 25: Open Space Committee

July 1, August 5: Racial Equity and Social Justice (RESJ) Committee

July 26: Tree Committee

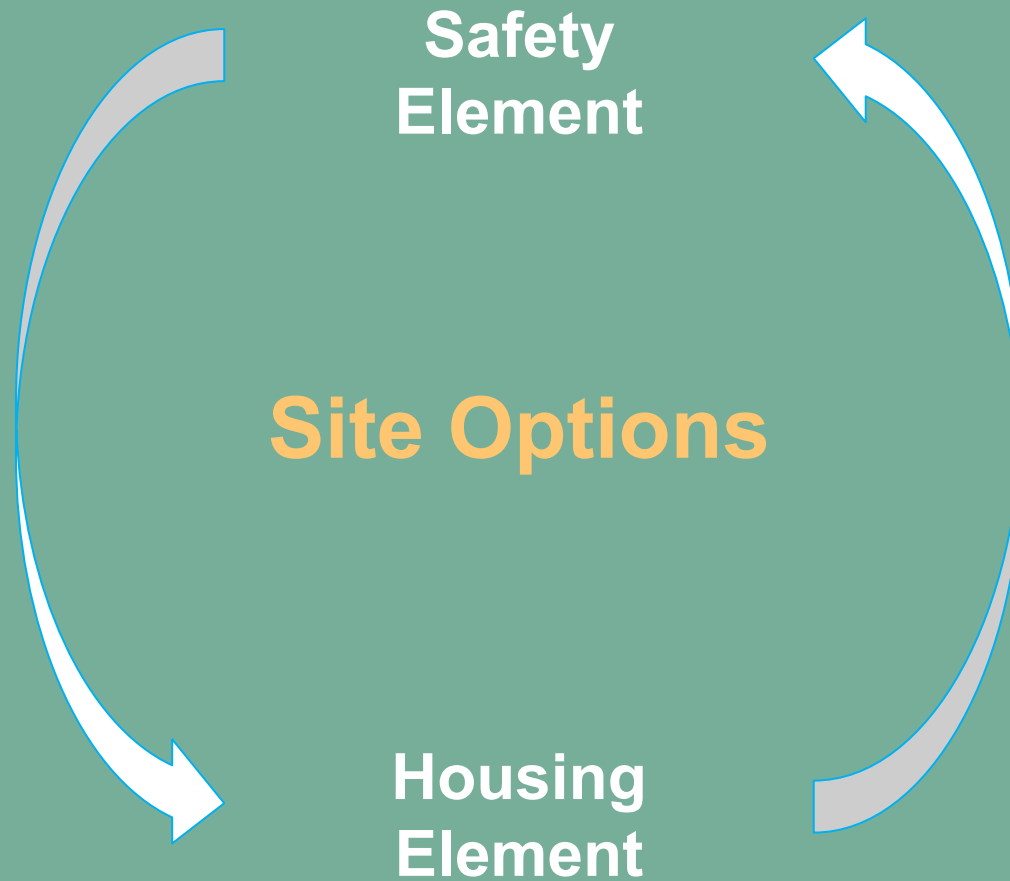
Public Outreach & Engagement Update



- Please share your ideas on additional ways to reach the community
- November 20 Community Workshop (tentative date)
- next major opportunity to provide feedback
- will include tutorials on how to use and participate in online Balancing Act tool



- “Everything is on the Table”
- Contribution to the evaluation process:
 - Constraints base map
 - Structures with one exit route
 - Prior opportunity sites
 - Zoning map
 - Objective Design & Development Standards (ODDS)
 - Public comments

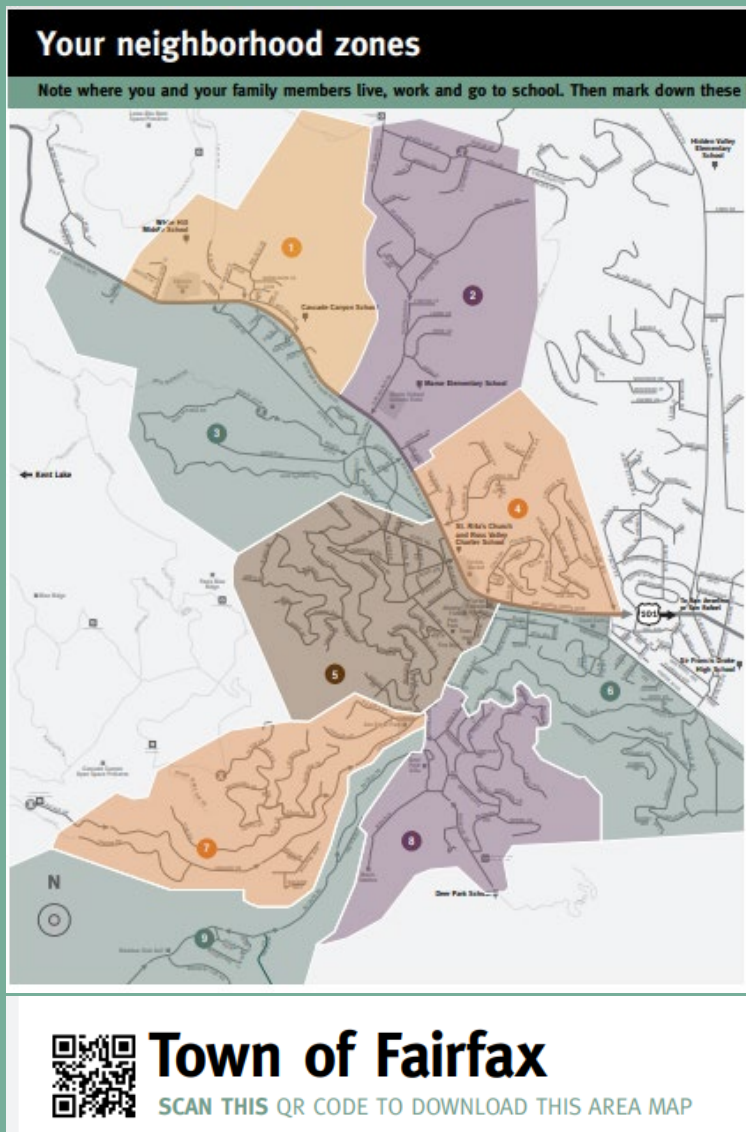


Site Analysis Approach

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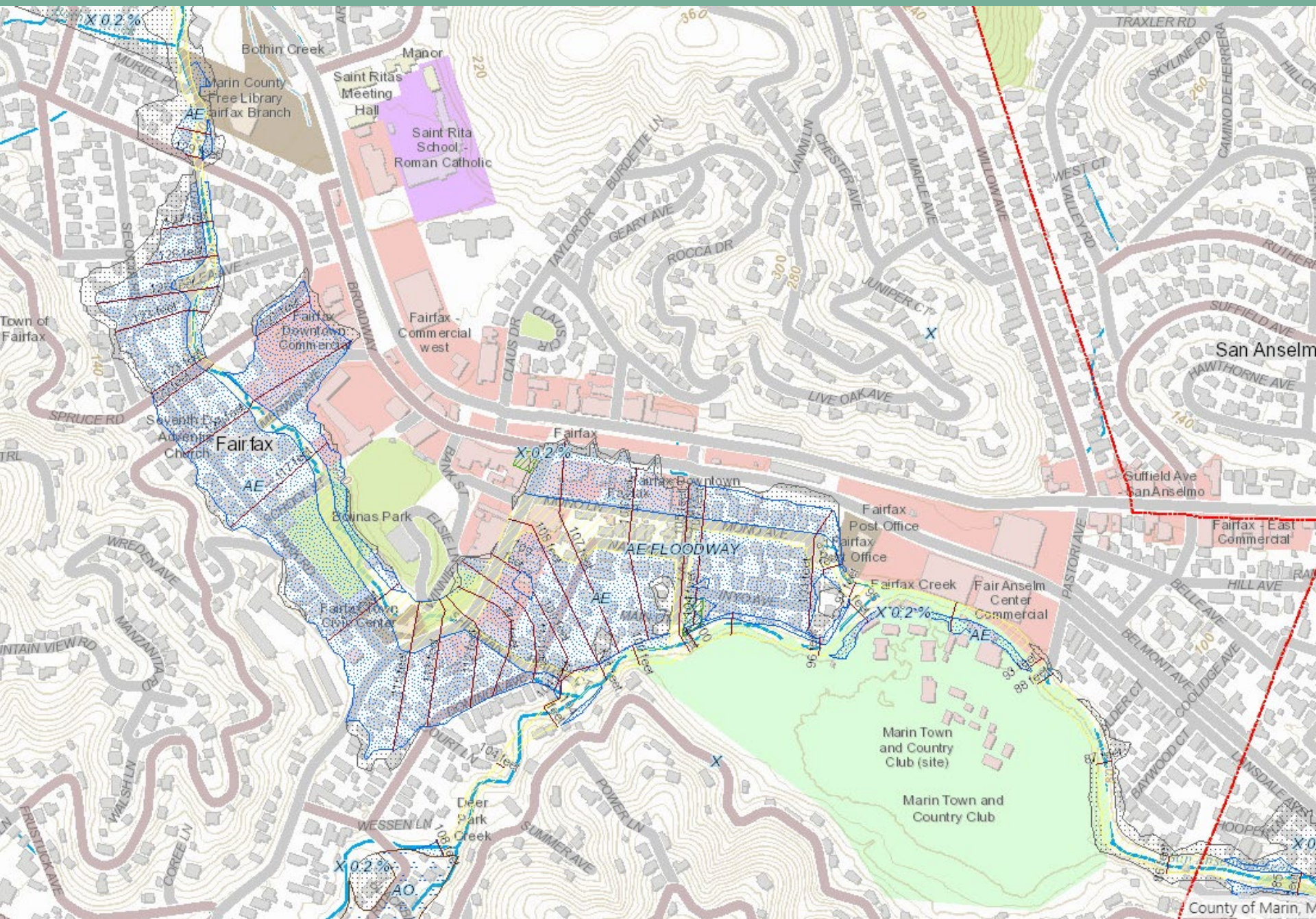
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- Evacuation and Safety Concerns
 - Will include fire and flood analysis

Source: Fire Safe Marin



■ “Missing Middle” Housing Concepts



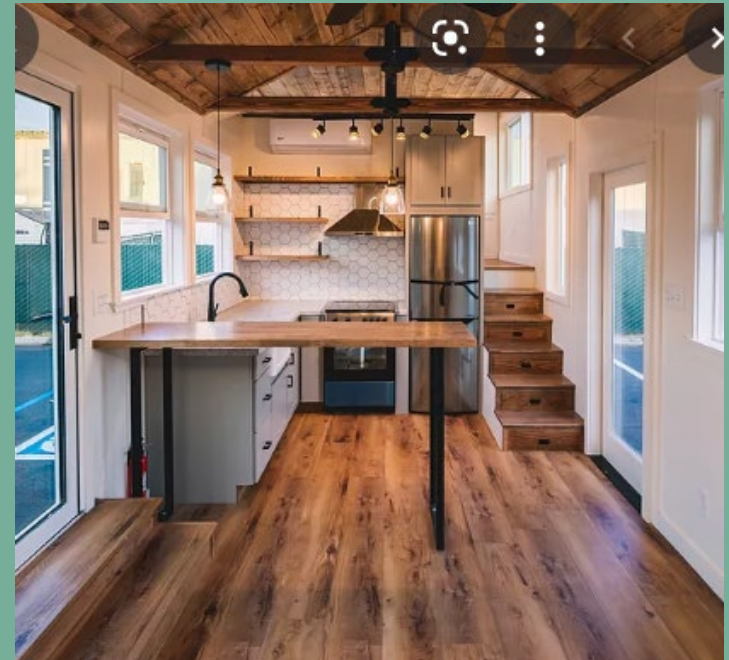
- house-scale buildings with multiple units in walkable neighborhoods or areas near transit
- allows for a more cohesive and vibrant community

Affordable by Design: Tiny Homes/ Micro-units

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Eco-village Ideas

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Site Analysis Approach



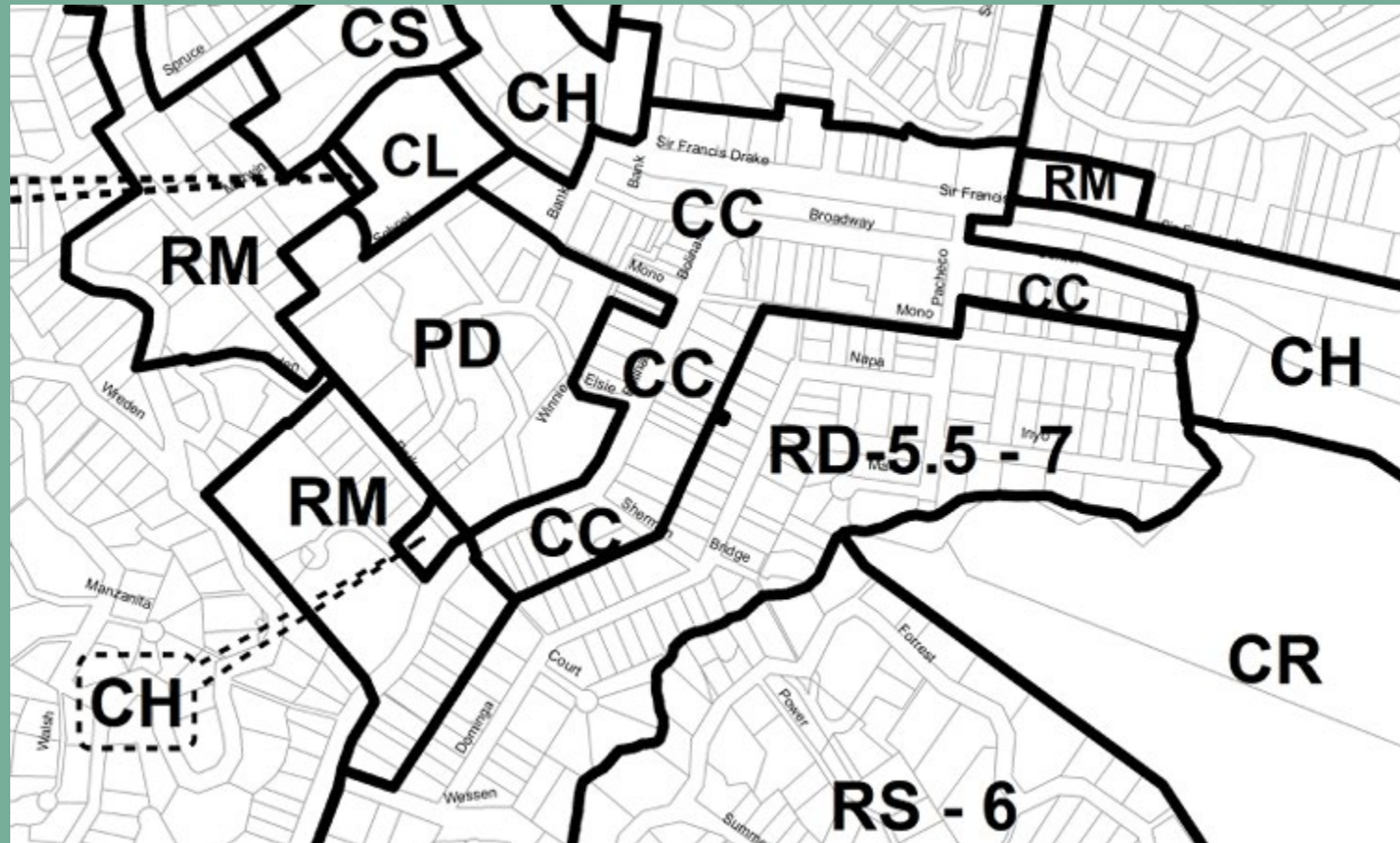
No.	Site	Site Address	Assessor's Parcel No.	Acres/sq. ft.	Number of units	Zoning	Requires rezoning? (Y/N)	Notes
1.	White Hill School	101 Glenn Drive	174-060-26	5.4	50-80	PD-Public Domain	Y	Teacher housing can contribute to AB686 compliance
2.	Jehovah's Witness (portion)	2600 Sir Francis Drake Blvd	001-070-50	1.3	15-25	UR-7	Y	Front portion of site
3.	10 Olema Rd	2170 Sir Francis Drake Blvd	001-1-4-12	~1.1	22-30	CL-Limited Commercial	N	
4.	St. Rita's	100 Marinda Dr	01-160-03, 001-160-02	~1.9	40-60	PDD – Planned Development District	N	
5.	Westside Commercial	St. Rita's Church to prev. gas station		~ 1.8	30-40	CH – Highway Commercial	?	
6.	Fairfax Market	2040 Sir Francis Drake Blvd	1.0	~.7	20-40	CH – Highway Commercial	?	
7.	School Street Plaza	6-12 School Street Dr	002-112-13	1.9	100-140	CL – Limited Commercial	N	
8.	Marinda Heights, aka Wall Property		001-150-12, 001-160-09, 001-171-51, 001-251-31	100	20, incl. ADU's	UR-10 – Upland Residential	N	State law directs ministerial review of ADU/JADU
9.	Deer Park Villa	367 Bolinas Road	197-120-03	5.6	30-70	CL – Limited Commercial	N	
10.	(former) Pancho Villa's	1625 Sir Frances Drake Blvd	002-211-21	.25	10	RD-5.5-7 – Residential Zone, High Density	?	Previous preapplication
11.	O'Donnell's Nursery	1700 Sir Frances Drake Blvd	001-236-91	.4	10-20	CH – Highway Commercial	?	
12.	Eastside Commercial	Sir Frances Drake east from Pastori Ave		~2	20	RD-5.5-7 – Residential Zone, High Density	?	

Zoning Map Excerpt

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Questions?

