



Town of Fairfax
Town Council
January 19, 2022

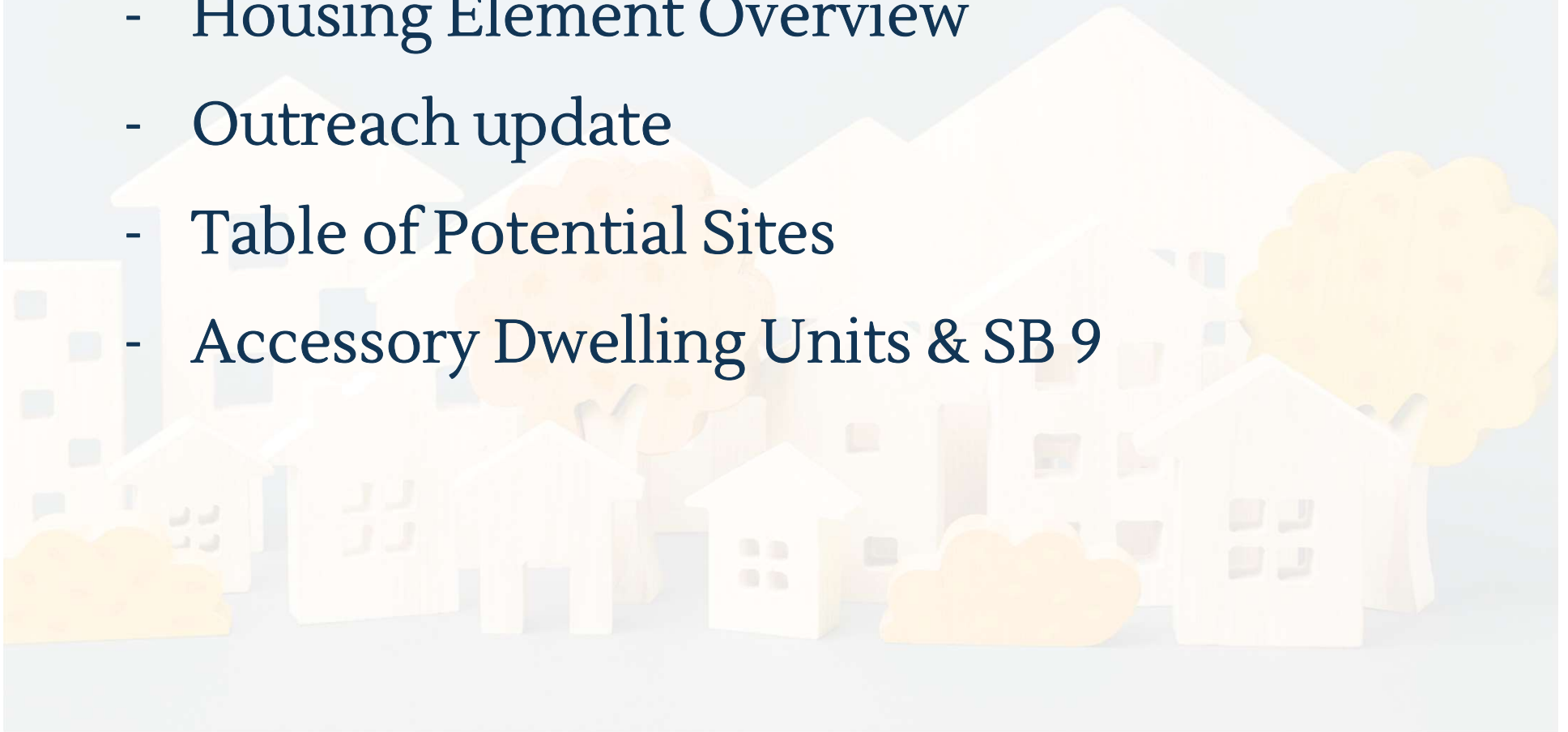


Housing Sites Inventory Discussion

Housing Element Update

Agenda

- Housing Element Overview
- Outreach update
- Table of Potential Sites
- Accessory Dwelling Units & SB 9



Staff requests that the Town Council take the following action related to the Draft Sites Inventory List (Attachment B):

- Accept the Draft Sites Inventory List for further feasibility analysis.
- Give direction if any sites must be removed from the list.
- Give direction if any of the Total Minimum Capacity numbers must be changed.

Housing Element Overview



What is a **Housing Element**?

- A **plan for the housing needed** in a community
- The Town of Fairfax doesn't build the housing
- The Town of Fairfax creates the **programs and policies** to plan where new housing should go and how many units could be on potential sites

Why does Fairfax need to plan for more housing?



It is required by State law:

- Part of the General Plan
- Updated every 8 years
- Fairfax's 6th Cycle timeline: 2023-2031

Regional Housing Needs Allocation (RHNA)

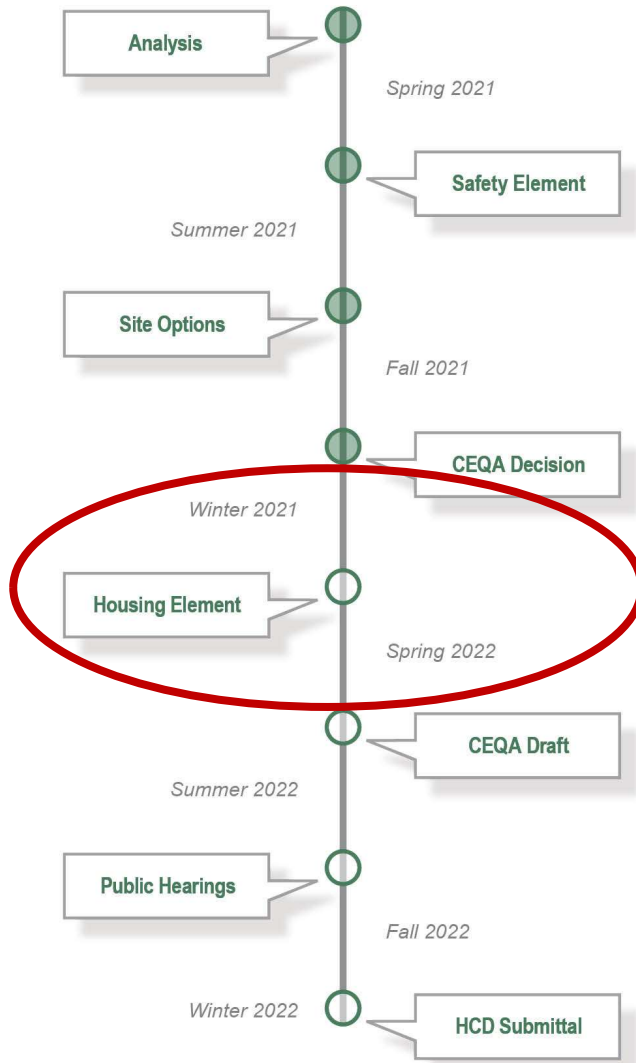
- A **target number** for homes needed
- Assigned to Fairfax by the State

How many future units?

	Fairfax	All jurisdictions within Marin County
Income Group	Units	Units
Very Low Income (<50% of AMI)	149	4,156
Low Income (50%-80% of AMI)	86	2,389
Moderate Income (80%-120% of AMI)	71	2,182
Above Moderate Income (>120% of AMI)	184	5,653
Total	490	14,380

Fairfax needs to plan for **490** housing units across income levels

Where are we in the process?



There will continue to be many opportunities for the public to be involved.

Next Steps:

- Equity review of sites
- Policy and affordability
- Scoping meeting

Visit: Fairfaxspeaks.com

When will the state review the plan?



AB 215 (New law for review times)

HCD Review:

- First draft for public comment must be available for at least 30 days.
- If any comments are received, at least 10 additional business days to consider and incorporate comments.
- The state then has 90 days to review the draft and report its written findings and 60 days for subsequent draft amendment or adoption reviews.

Outreach Updates



Fairfax Speaks.com Engagement

- All-time statistics:
 - 3,067 total site visits (101 since 1/6/2022)
 - 2224 total site registrations

Fairfax Housing Tool (Balancing Act)

- 65 total submittals, including 2 in Spanish
- 719 Page view, including 46 in Spanish

Visit: Fairfaxspeaks.com

Housing Sites Inventory Draft



What is a Sites Inventory?



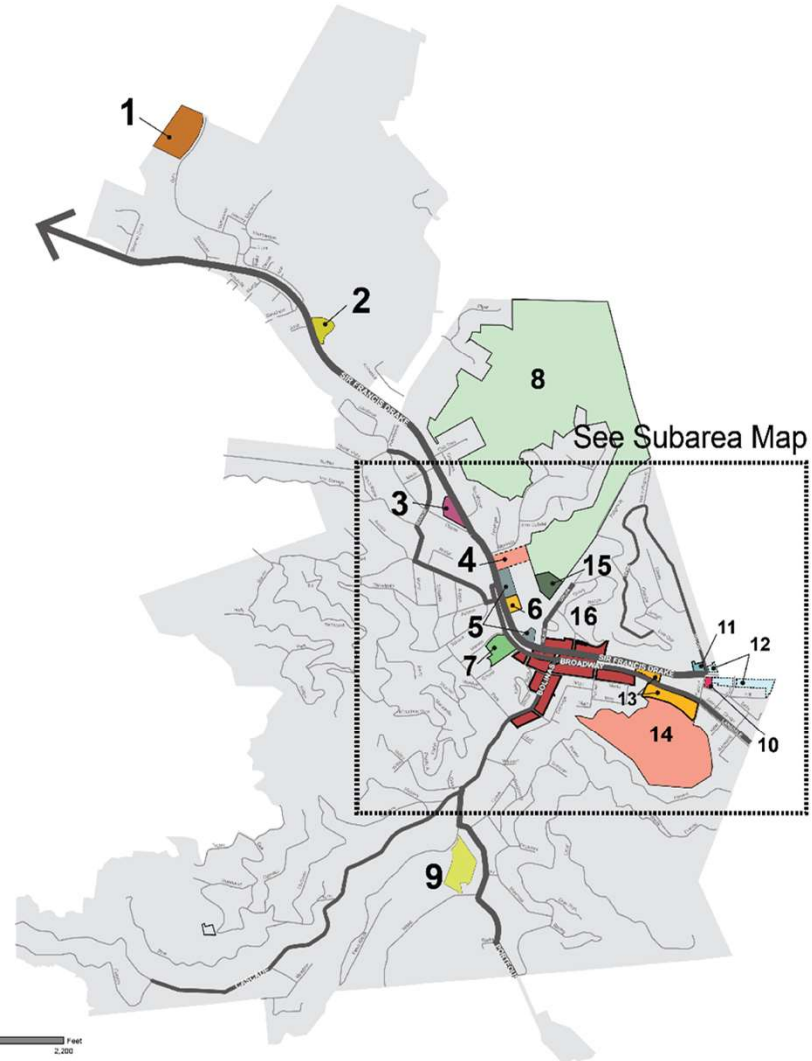
- Purpose:
 - identify specific sites that are **available and reasonable** for at least 490 housing opportunities from 2023-2031

- Rezoning and/or adopting programs and policies will likely be necessary

Map of Potential Sites

TOWN OF FAIRFAX Sites Inventory Map

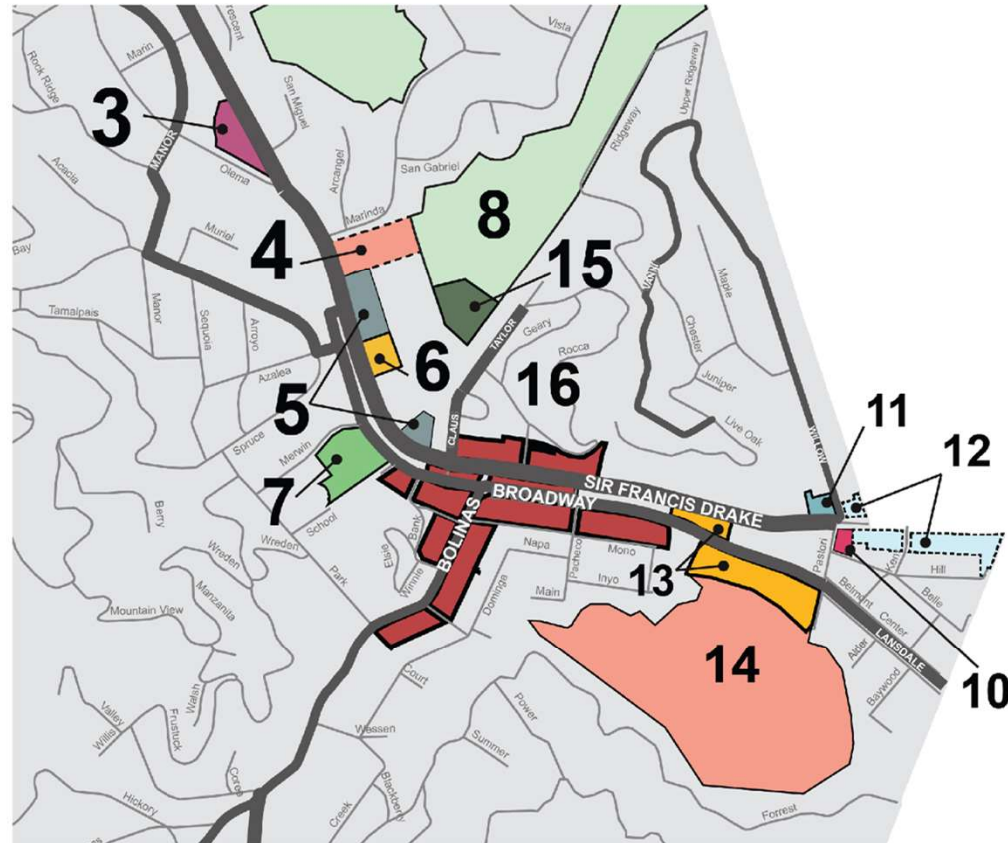
- 01 - WHITE HILL SCHOOL
- 02 - KINGDOM HALL (Portion of site)
- 03 - 10 OLEMA ROAD
- 04 - ST. RITA'S CHURCH
- 05 - WESTSIDE COMMERCIAL
- 06 - FAIRFAX MARKET
- 07 - SCHOOL STREET PLAZA
- 08 - MARINDA HEIGHTS (aka Wall Property)
- 09 - DEER PARK VILLA
- 10 - FORMER PANCHO VILLAS
- 11 - O'DONNELL'S NURSERY
- 12 - EASTSIDE COMMERCIAL
- 13 - FAIR-ANSELM SHOPPING CENTER
- 14 - TOWN AND COUNTRY
- 15 - JOLLY HILL
- 16 - CENTRAL COMMERCIAL DOWNTOWN



Map of Potential Sites - Subarea Map

TOWN OF FAIRFAX Sites Inventory Map

- 01 - WHITE HILL SCHOOL
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Site 1: White Hill School

- 101 Glen Dr
- 50-80 possible units

Rationale:

- Housing for Marin's 18 school districts' employees
- No re-zoning needed

Constraints:

- Potential fire safety and egress issues but can be addressed
- Demonstration of development interest required by HCD



Site 1: White Hill School

Housing and Community Development (HCD) Memo:

Sites controlled by exempt entities can be used to accommodate RHNA when documentation can be provided that demonstrates the likelihood that the planned housing will be developed within the current RHNA/housing element cycle.



Examples of documentation:

- Agreement with the entity controlling the land that grants the jurisdiction authority regarding approving, permitting, certifying occupancy, and/or reporting new units to the California Department of Finance.
- Documentation from the entity controlling the land that demonstrates planned housing has been approved to be built within the current RHNA cycle.
- Data pertaining to the timing of project construction and unit affordability by household income category.

Site 3: 10 Olema Road

- 2170 Sir Francis Drake Blvd
- 22-30 possible units

Rationale:

- Long-standing vision for affordable housing
- Used in previous housing element updates
- No re-zoning needed

Constraints:

- Floodplain regulations will affect the type of grants available
- Possible historic resource



Site 11: O'Donnell's Nursery

- 1700 Sir Francis Drake Blvd
- 10-20 possible units

Rationale:

- Vacant and level site
- Property owner willing to consider adding housing

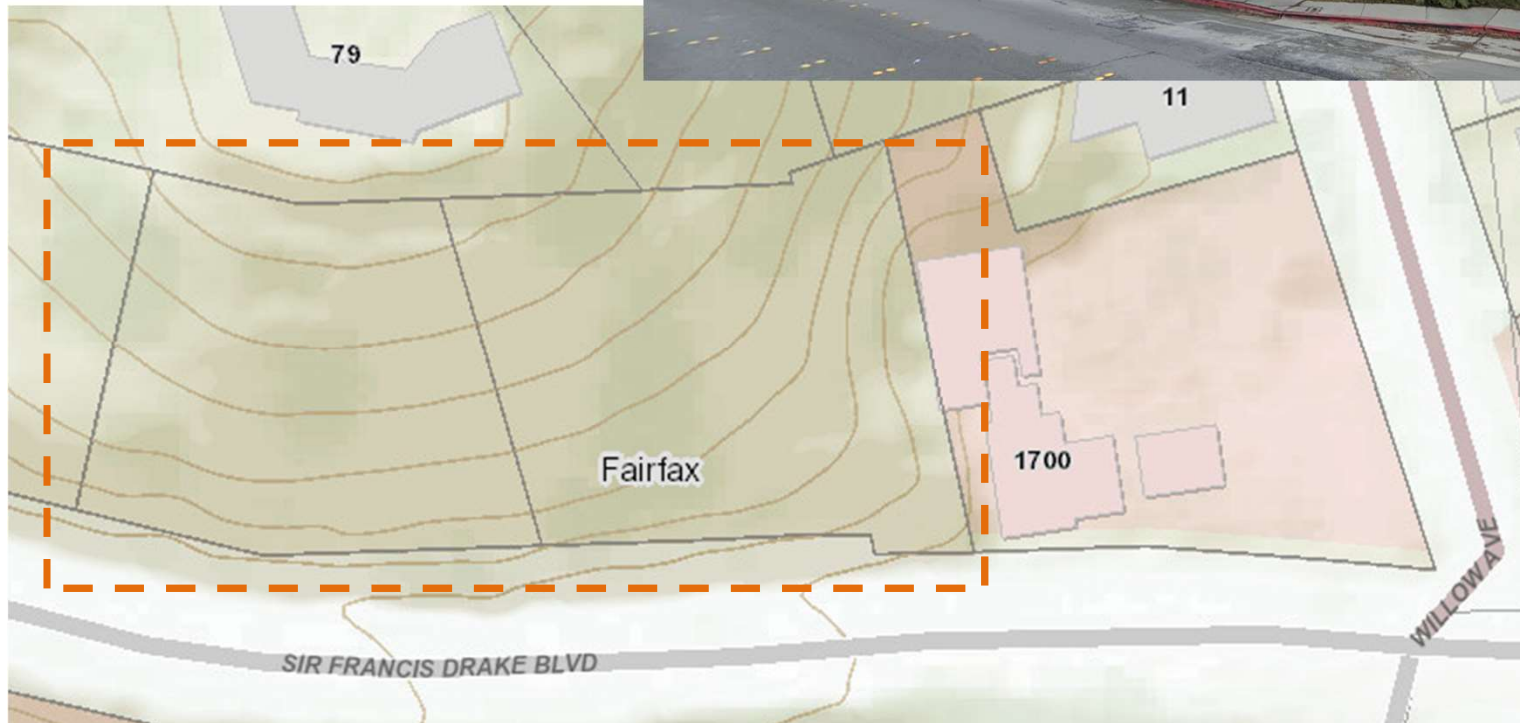
Constraints:

- Relatively small site
- Analysis of traffic circulation needs required
- Re-zoning required



Site 11: O'Donnell's Nursery

- Review additional area
- Add more possible units



Site 13: Fair-Anselm Shopping Center

- 711 & 760 Center Blvd
- 50-90 possible units

Rationale:

- Large and flat site with
- High feasibility for building housing
- Developers have expressed interest

Constraints:

- Avoid displacement of existing commercial tenants.
- Re-zoning required
- New information about bio-hazard



Site 14: Town and Country

Rationale:

- 25 mostly undeveloped acres
- Close to central transit, services
- Property owner is advocate
- Housing can occupy small area, leaving rest of site undeveloped or have other purpose



- Area: Pastori Avenue
- 100-450 possible units

Constraints:

- Rezoning requires voter approval or legal proceeding
- Portion of site is within 100 year floodplain
- Potential historic and environmental resources
- Needs new access point for traffic/egress
- Past proposals for reuse of the site have not been successful

Table of Potential Sites



Site #	Site Name		Popularity*	Average # of Units desired by public	Minimum Capacity # of Total Units
1	White Hill School (portion)	H	71%	42	50
2	Kingdom Hall	D	82%	16	15
3	10 Olema	A	88%	16	22
4	St. Rita's Church	J	67%	27	40
5	Westside Commercial	E	78%	23	33
6	Fairfax Market (portion)	F	76%	22	20
7	School Street Plaza	A	88%	76	100
8	Marinda Heights	M	49%	9	10
9	Deer Park Villa	L	53%	18	30
10	Pancho Villa	B	84%	6	10
11	O'Donnell's Nursery	I	69%	9	10
12	Eastside Commercial	G	75%	11	20
13	Fair-Anselm Shopping Center	F	76%	42	50
14	Town & Country	C	84%	166	100
15	Jolly Hill		N/A	N/A	15
16	Central Commercial Downtown	I	69%	14	130
	Accessory Dwelling Units	K	63%	63	100
			Total Capacity:	560	755**

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Secondary Units

ADU & SB 9



Missing Middle Opportunities



Objective
Development &
Design Standards

Why does Fairfax need to plan for more housing?



Caring for your Neighbors

Ensure fellow residents can
continue to live here

Caring for your Community

Become a more inclusive Fairfax
by creating housing opportunities
for all community members

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Question & Answer Session



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website