



TOWN OF FAIRFAX

STAFF REPORT

June 15, 2022

TO: Town Council

FROM: Ande Flower, Project Lead, EMC Planning Group

SUBJECT: Housing Element Status Update

RECOMMENDATION

Receive update and project schedule.

BACKGROUND

The Housing Element update process has been underway for many months and has been introduced to members of several Committees and Commissions. A contract amendment has been executed, to include the tasks necessary to complete the General Plan Housing Element update. Several sections of the element are currently in process and will be made publicly available for comment iteratively.

DISCUSSION

This Town Council meeting focuses on the following topics:

- Team introduction
- Fairfax Speaks Website Refresh (<https://fairfaxspeaks.com/>)
- Sites Final
- Eco-Village Concept
- Inclusionary Ordinance
- Project Timeline

Team Introduction

ELS Architecture and Urban Design

For 50 years, ELS Architecture and Urban Design has enhanced the experience of urban life while being mindful of the environment. ELS' David Masenten will assist EMC Planning Group and the City of Fairfax in making the necessary minor modifications to the Marin County Objective Design and Development Standards (ODDS) so that they align more specifically with the needs, and unique attributes of the Fairfax Community.

Schemata Workshop

Schemata Workshop is a collaborative studio of members dedicated to improving the livability of communities by creating memorable and authentic design. The Schemata Team is skilled in working with [LEED](#), [Evergreen Sustainable Development Standards](#), and the [Living Building Challenge](#) program. These green development principles have been implemented to varying degrees on all of their projects; however, they are only the

beginning to achieve an all-encompassing sustainable design solution for a project that balances the intertwining aspects of the environment, the economy, and social equity. The Schemata Workshop team believes that all people deserve great architecture, regardless of their race, economic position, gender, age, sexual orientation, religion, or physical ability.

More Sky Less Ceiling

Rachel Cain will continue to collaboratively design custom online engagement. Her role is to implement and maintain multiple engagement opportunities, provide periodic reports and metrics and implement iterative changes to support project evolution, and to participate in presentations, workshops and online community events.

Be Diversity

Lee Robinson is a diversity educator with experience & expertise in Intersectionality, Inclusion & Equity, LGBTQ Identity Development and Allyship, Recruitment & Retention, Restorative Justice Practices, Digital Storytelling, By-Stander Intervention, Collaboration and Coalition Building, Anti-Oppression work and Social Justice. Lee will assure that the process of assessing community needs, engaging with the community, educating the community and making recommendations for next steps are all grounded in the practice of Diversity, Equity and Inclusion (DEI). His specific focus for Fairfax will include the assurance that we are leading with our actions with the language of the state law AB 686: Affirmatively Furthering Fair Housing (AFFH).

Nonviolent Communication, Santa Cruz

Kristin Masters is a Center for Non-Violent Communication (CNVC) Certified Trainer who is committed to creating a world that works for everyone. She has long been a group facilitator and diversity trainer, and loves helping groups find ways of moving more easily toward the goals of the good work they're doing. Kristin assists with Community meeting facilitation and moderation.

Civic Makers & Plan to Place

This combination of consultants is brought to us via the Marin County Collaborative, and they are funded via direct REAP funds. As urban designers and creative thinkers, Plan to Place will be working with us to provide equitable communication, engagement, and visioning solutions for our AFFH outreach to Community Based Organizations.

Civic Makers is a strategic consultancy and community of practitioners who will assist to aspire for every person to have the tools, skills, and confidence to advance collaborative decision-making.

Fairfax Speaks Website Refresh

The primary portal for the engagement effort and will include:

- Project objectives and timeline;
- Project updates and news;
- Upcoming events and meeting summaries;
- Draft sections of the Housing Element for comments; and
- Additional resources to increase awareness of the many faceted process.

Our website specialist will tailor the website to collect as much interactive comments and questions through this next step in the process to realize Objective Design and Development Standards for all of the sites in the inventory.

Sites Final

Potential sites have been reviewed for AFFH considerations (Attachment A). Given that Fairfax is recognized as a Highest Resource area, it is essential that all anticipated low-income housing areas not be segregated, but instead, spread throughout the Town. With approval of the Sites Inventory List, the CEQA team will set a Scoping Meeting in late July to begin their environmental review of this list of sites with associated numbers of units.

Eco Village Concept

Throughout the sites review process, several decision-makers shared guidance that an eco-village may fit Fairfax goals and values for large-site development. There are at least two sites that can be considered for incorporating incentives and standards for an eco-village.

An ecovillage is an intentional, traditional or urban community that is consciously designed through locally owned participatory processes in all four dimensions of sustainability (social, culture, ecology and economy) to regenerate social and natural environments. Because each ecovillage is designed by the people who live there, according to their vision, context, culture and interests, no two are alike. This eco-village concept can be an inclusive (<https://ecovillage.org/projects/what-is-an-ecovillage/>)

The goal is to create zoning proposals that would encourage ecovillage, cohousing, and cottage housing development with a net zero (energy and water) focus. We will consider possible incentive programs as well as zoning/development standards.

Objective Development and Design Standards (ODDS)

EMC will work closely with ELS and Schemata Workshop to integrate a Fairfax approach to how each of the Sites will look through development of the ODDS.

Inclusionary Ordinance

Marin County has led an exercise to create an Inclusionary Housing Ordinance that can be used to mandate a percentage of multi-family housing units. EMC Planning staff will bring forward an ordinance specifically for Fairfax prior to or in tandem with adoption request for the Housing Element update. The SB-2 grant deadline for completion of this task is June, 2023.

Project Timeline: Summer 2022

Housing Element draft

Sections of the draft Housing Element will be available on the website for an interactive comments and questions experience. We'll begin with the Appendixes and technical reports, some of which are now available on the website (<https://fairfaxspeaks.com/>). Our goal is to have all sections of the draft available for the required 30-day pre-HCD public review by September. The draft will be presented and reviewed by the Affordable Housing Sub-Committee prior to HCD review. Guidance from HCD will inform the final draft.

Policy and Regulations

This summer, we will bring policy discussion, along with ODDS and eco-village concepts (if approved) to the Affordable Housing Sub-Committee and Planning Commission.

Outreach

- Community Meeting #2—For outreach to encourage participation with the full approach, including ODDS incorporation combined with potential zoning changes for the opportunity sites and throughout the Town.
- Good Earth Natural Foods—For outreach and AFFH efforts, we are partnering with local employees to better understand their unique circumstances and needs. We have tentatively arranged for a July meeting with their staff.
- CBO Listening Session—For outreach and AFFH efforts, we are partnering with County outreach consultants and Community Based Organizations to actively listen for policy ideas that may make the greatest impact on those with housing needs within the region.
- Video and survey for AFFH— As a lead-up to outreach events, videos will be available on the website with surveys to better understand regional housing needs

ATTACHMENT

Table of Potential RHNA Housing Sites with alternatives

Town of Fairfax 6th Cycle Housing Element

Site Name	Potential Capacity # of Units			Anticipated Affordability Levels
	<u>Project</u> Not including Town & Country	<u>Alternative #2</u> Town & Country < 200 units	<u>Alternative #3</u> Town & Country < 400 units	
A 10 Olema	22	22	20	Mixed
B Fairfax Market (portion)	20	20	0	Above Market
C School Street Plaza	100	54	0	Mixed
D Marinda Heights	20	0	0	Mixed
E Deer Park Villa	30	10	0	Above Market
F Pancho Villa	10	10	8	Mixed
G O'Donnell's Nursery (3 parcels)	30	20	0	Mixed
H Fair-Anselm Shopping Center (portion)	19	19	0	Above Market
I Town & Country	0	200	400	Mixed
J Central Commercial Downtown	95	38	0	Above Market
K Oak Manor School (portion)	20	0	0	Low/Moderate
L 50-acre site	34	27	0	Mixed
M White Hill School (portion)	20	0	0	Low/Moderate
N RCD property	8	8	0	Very Low
O Various properties	80	80	80	Above Market
Accessory Dwelling Units	80	80	80	Mixed
Total:	588	588	588	



Increase in number of units from Council-review total

Decrease in number of units from Council-review total