

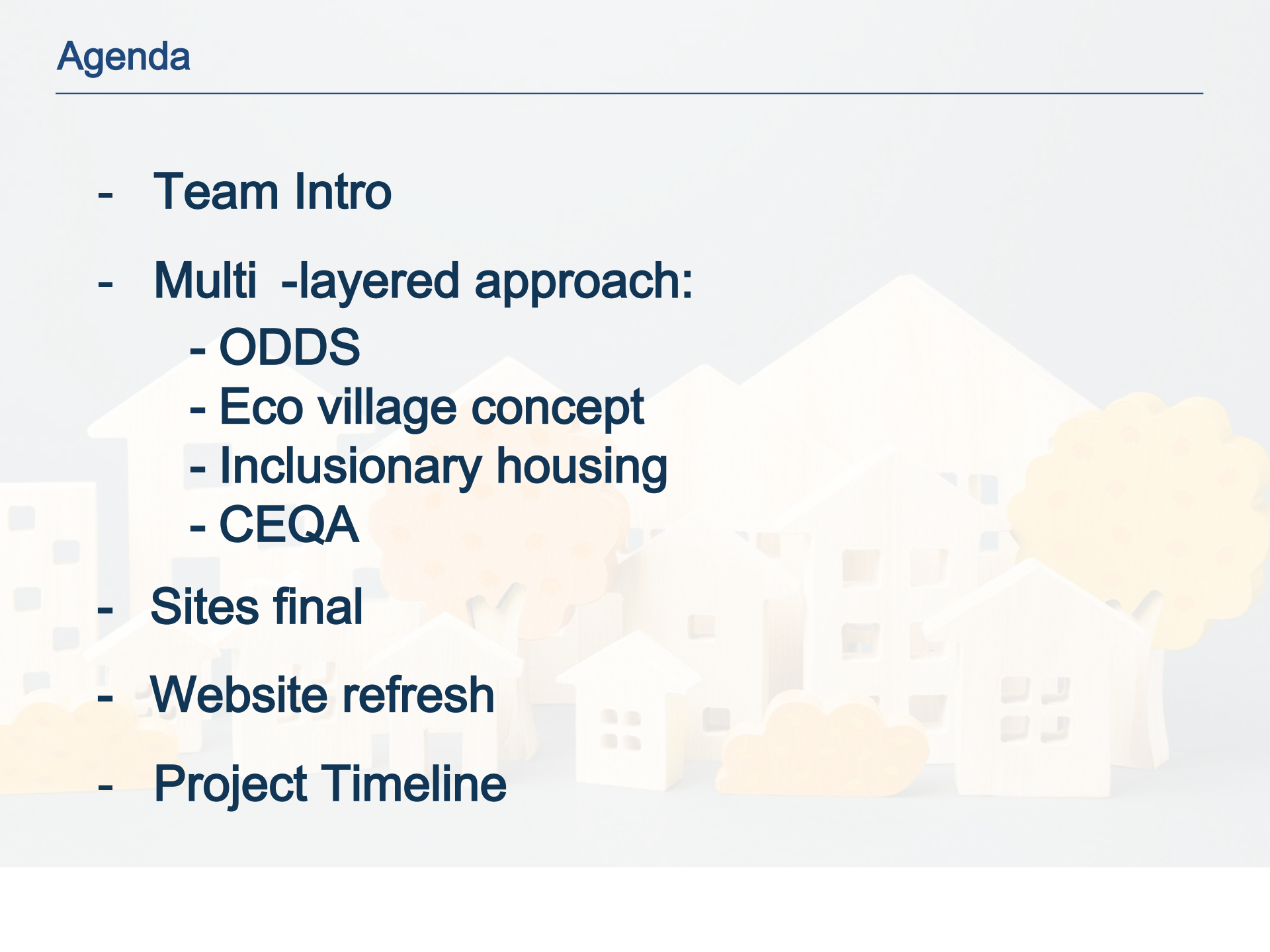


**Town of Fairfax
Town Council
June 15, 2022**

The background of the slide features a stylized illustration of a town. It consists of several white, 3D-style houses of varying sizes and shapes, some with square windows. Interspersed among the houses are several stylized trees with rounded, cloud-like canopies in shades of orange and yellow. The entire scene is set against a light gray background.

Next Steps
Housing Element Update

Agenda

- **Team Intro**
 - **Multi -layered approach:**
 - **ODDS**
 - **Eco village concept**
 - **Inclusionary housing**
 - **CEQA**
 - **Sites final**
 - **Website refresh**
 - **Project Timeline**
- 

Housing Element Team Introduction



Who is on the **Team**?

- Schemata Workshop
- ELS Architecture and Urban Design
- More Sky Less Ceiling (website support)
- Non Violent Communication (NVC)

Multi-layered Approach



What are the next steps?



- **Draft Housing Element sections**
- **Objective Design and Development Standards**
- **Zoning Review**
- **Eco-Village Ordinance**
- **Inclusionary Ordinance**
- **CEQA process**

How will this benefit the Town?

- New laws prioritize land-use over zoning.
- Retains local authority for--
 - ✓ How new development will look,
 - ✓ Where it can be located on a site,
 - ✓ What housing types are permitted.
- Efficient approach to site review and zoning updates.
- Save time and money with focused discussion.

How will this benefit the Town?

- Zoning changes will be reviewed for CEQA
- Increases likeliness of HCD certification
 - ✓ 5th Cycle re-zoning consideration,
 - ✓ Better predictability for ODDS,
 - ✓ Integration with all layers of changes.
- Graphic demonstration of options.
- Expert support for ordinance.

How will this benefit the Town?

- Align Town values with future land-use.
- Improves conservation-
 - ✓ Water,
 - ✓ Energy,
 - ✓ Open Space.
- Graphic demonstration of options.
- Expert support for ordinance.

How will this benefit the Town?

- Increases likelihood of affordable housing.
- Increases likeliness of HCD certification.
- Essential use of grant funds through County.
- Expert support for ordinance.

CEQA Review

1. Air Quality
2. Biological Resources
3. Cultural Resources
4. Greenhouse Gases
5. Hydrology and Water Quality
6. Noise
7. Public Services
8. Transportation (vehicle miles traveled)
9. Utilities (particularly water supply availability)
10. Wildfire

We've heard you!

We've taken note about community concerns, including:

- "High Fire" versus "Very High Fire" risk areas.
- Evacuation routes.
- Traffic concerns.
- Water availability.

Sites Final



How many future units?

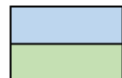
	Fairfax	All jurisdictions within Marin County
Income Group	Units	Units
Very Low Income (<50% of AMI)	149	4,156
Low Income (50%-80% of AMI)	86	2,389
Moderate Income (80%-120% of AMI)	71	2,182
Above Moderate Income (>120% of AMI)	184	5,653
Total	490	14,380

Fairfax needs to plan for **490** housing units across income levels to include **306** affordable units

Current Sites Status

Town of Fairfax 6th Cycle Housing Element

Site Name	Potential Capacity # of Units			Anticipated Affordability Levels
	Project Not including Town & Country	Alternative #3 Town & Country < 200 units	Alternative #4 Town & Country < 400 units	
A <u>10 Olema</u>	22	22	20	Mixed
B <u>Fairfax Market (portion)</u>	20	20	0	Above Market
C <u>School Street Plaza</u>	100	54	0	Mixed
D <u>Marinda Heights</u>	20	0	0	Mixed
E <u>Deer Park Villa</u>	30	10	0	Above Market
F <u>Pancho Villa</u>	10	10	8	Mixed
G <u>O'Donnell's Nursery (3 parcels)</u>	30	20	0	Mixed
H <u>Fair-Anselm Shopping Center (portion)</u>	19	19	0	Above Market
I <u>Town & Country</u>	0	200	400	Mixed
J <u>Central Commercial Downtown</u>	95	38	0	Above Market
K <u>Oak Manor School (portion)</u>	20	0	0	Low/Moderate
L <u>50-acre site</u>	34	27	0	Mixed
M <u>White Hill School (portion)</u>	20	0	0	Low/Moderate
N <u>RCD property</u>	8	8	0	Very Low
O <u>Various properties</u>	80	80	80	Above Market
O <u>Eastside Commercial</u>	30	30	30	Mixed
P <u>Westside Commercial</u>	50	50	50	Mixed
<u>Accessory Dwelling Units</u>	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

Scoping Meeting after NOP (notice of preparation)

Fairfax EIR Alternatives	RHNA (490) + (20% buffer) 588 units Total	Town & Country site (up to 200 (#3) or 400 (#4) units)
Project: RHNA + 20% buffer	X	
<u>Alt #1</u> : No project		
<u>Alt #2</u> : RHNA 490 units with no buffer		
<u>Alt #3</u> : Rezone Town Sites + Add Town & Country (up to 200)	X	X
<u>Alt #4</u> : Rezone Town Sites + Add Town & Country (200 - 400 units)	X	X

Website Refresh



When will the draft be available?



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.

What will be added to the website?



- **Additional resources**
- **Interactive graphic surveys**
- **Ability to comment directly :**
 - Draft Housing Element sections
 - Objective Design and Development Standards
 - Zoning Review
 - Eco-Village Ordinance
 - Inclusionary Ordinance
- **CEQA process**

Draft Timeline



Anticipated Future Meetings



Summer 2022: ODDS, Eco-Village, Zoning, Inclusionary

Late Summer/ Fall: Full draft Housing Element update

Fall 2022: Recommendation of Ordinances

December: Town Council adoption of Ordinances

DRAFT SCHEDULE:

July: Affordable Housing Sub-committee

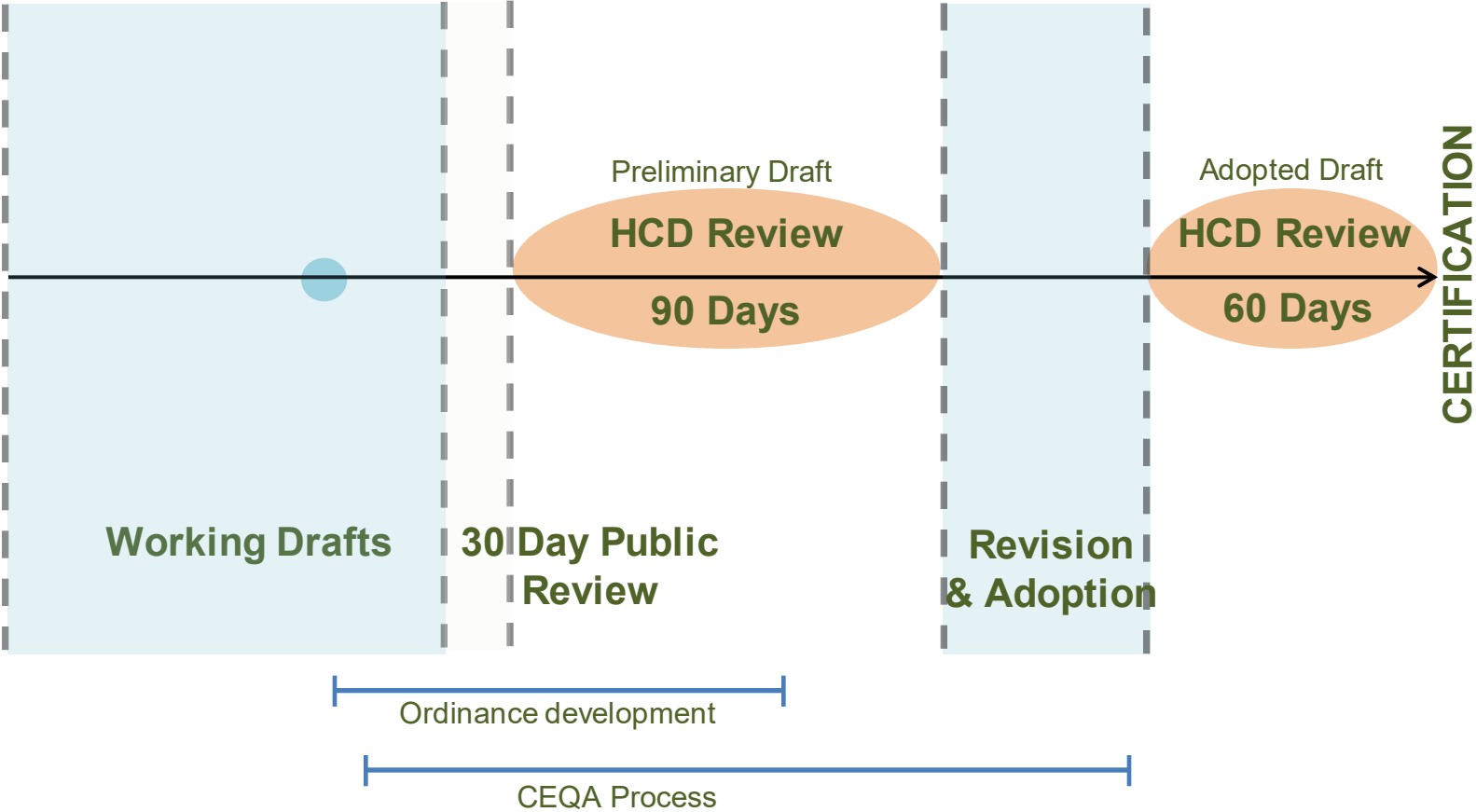
- July: Planning Commission Work Session
- August: Planning Commission Work Session

September/October: Affordable Housing Sub-Committee

October: Planning Commission Decision (recommendation)

December: Town Council (adoption)

Project Timeline



Comments and Questions are Welcomed!



Public Comments

Click here to provide a comment on the CEQA process or any other aspect of the Housing Element.

Fairfaxspeaks.com

Public Comments/ Comentarios públicos



Welcome to the public comments page!

Thank you for taking time to offer your comments on Fairfax's 6th Cycle Housing Element. See the orange box below for an opportunity to offer comments specifically about the CEQA process or other general comments about any aspect of the Housing Element process. As the Housing Element Update process moves along, you can also find new documents here, available for your feedback. Click "Subscribe" to the right to receive these updates directly to your inbox.

¡Bienvenido a la página de comentarios públicos!

Gracias por tomarse el tiempo para ofrecer sus comentarios sobre el elemento de vivienda del sexto ciclo de Fairfax. Consulte el cuadro naranja a continuación para tener la oportunidad de ofrecer comentarios específicos sobre el proceso de CEQA u otros comentarios generales sobre cualquier aspecto del proceso del Elemento de Vivienda. A medida que avanza el proceso de actualización del elemento de vivienda, también puede encontrar nuevos documentos aquí, disponibles para sus comentarios. Haga clic en "Suscribirse" a la derecha para recibir estas actualizaciones directamente en su bandeja de entrada.

Please use this space to provide a comment on the CEQA process for Fairfax's 6th Cycle Housing Element. Your comment will be anonymous.

Utilice este espacio para proporcionar un comentario sobre el proceso de CEQA para el elemento de vivienda del sexto ciclo de Fairfax. Su comentario será anónimo.

Your answer

Please use this space to provide a comment on any other aspect of Fairfax's 6th Cycle Housing Element. Your comment will be anonymous.

Utilice este espacio para proporcionar un comentario sobre cualquier otro aspecto del elemento de vivienda del sexto ciclo de Fairfax. Su comentario será anónimo.

Your answer

Submit

Clear form



Please visit the **Fairfax**
Speaks.com
website