

# Town of Fairfax Housing Element Project

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Town Council Briefing  
November 16, 2022



# Presentation Outline

1. Project Components and Phasing
2. Approach for Streamlining Delivery
3. Initial Assessment of Work Completed to date
4. Preliminary Timeline and Next Steps

# Components, Phasing and Approach

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# Overall Project Components

- 2023-31 Housing Element Update
- Safety and Land Use Element Updates
- Objective Design and Development Standards and Rezoning
- Environmental Impact Report

# Legally Mandated Timeframes

- Public review of Draft Housing Element ..... 30 days
- HCD review of Draft Housing Element ..... 90 days
- Public review of Draft EIR ..... 45 days
- Statutory deadline for adoption ..... January 31, 2023
- 120-day grace period ..... May 31, 2023

# Streamlining Project Delivery

- Prioritize the public review Draft Housing Element
- Use 90-day HCD review period to optimize the timeline
- Stagger submittal of Housing Element component deliverables to Town staff to facilitate review
- Focused subcommittee working sessions
- Ongoing consultation with HCD

# Key Housing Element Components

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- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Action Plan of implementing programs



# Initial Assessment of Work Completed to Date

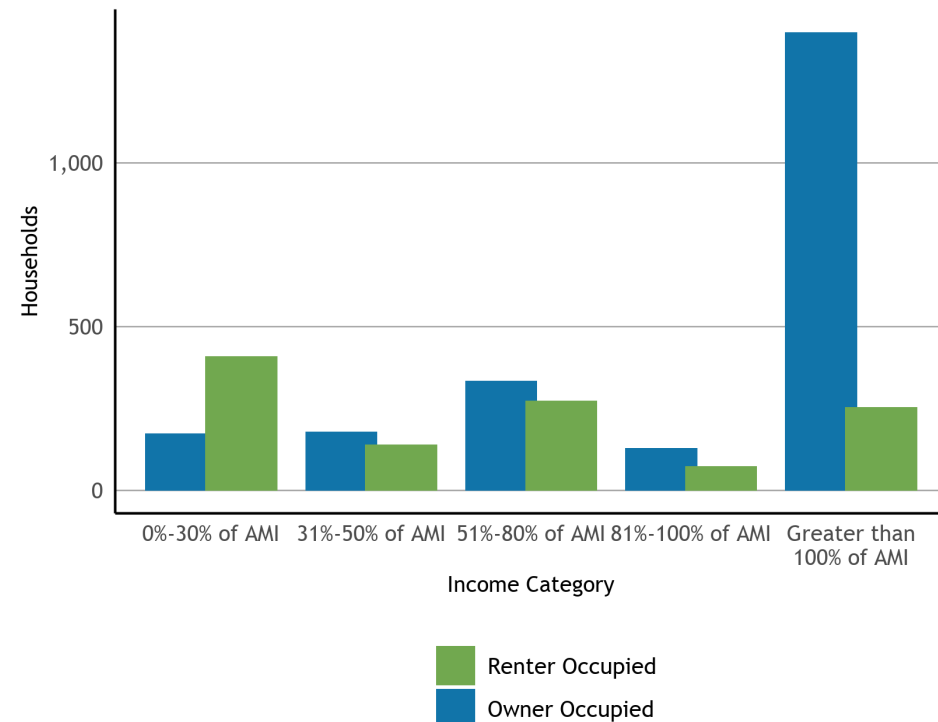
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# Housing Needs Assessment

- Thorough review of Census data
- Prepared as an Appendix to the Housing Element
- Addresses all statutorily defined special needs groups
- Substantially complete and will inform development of implementing programs

Figure B-12 Fairfax Household Income Level by Tenure



# Constraints Analysis

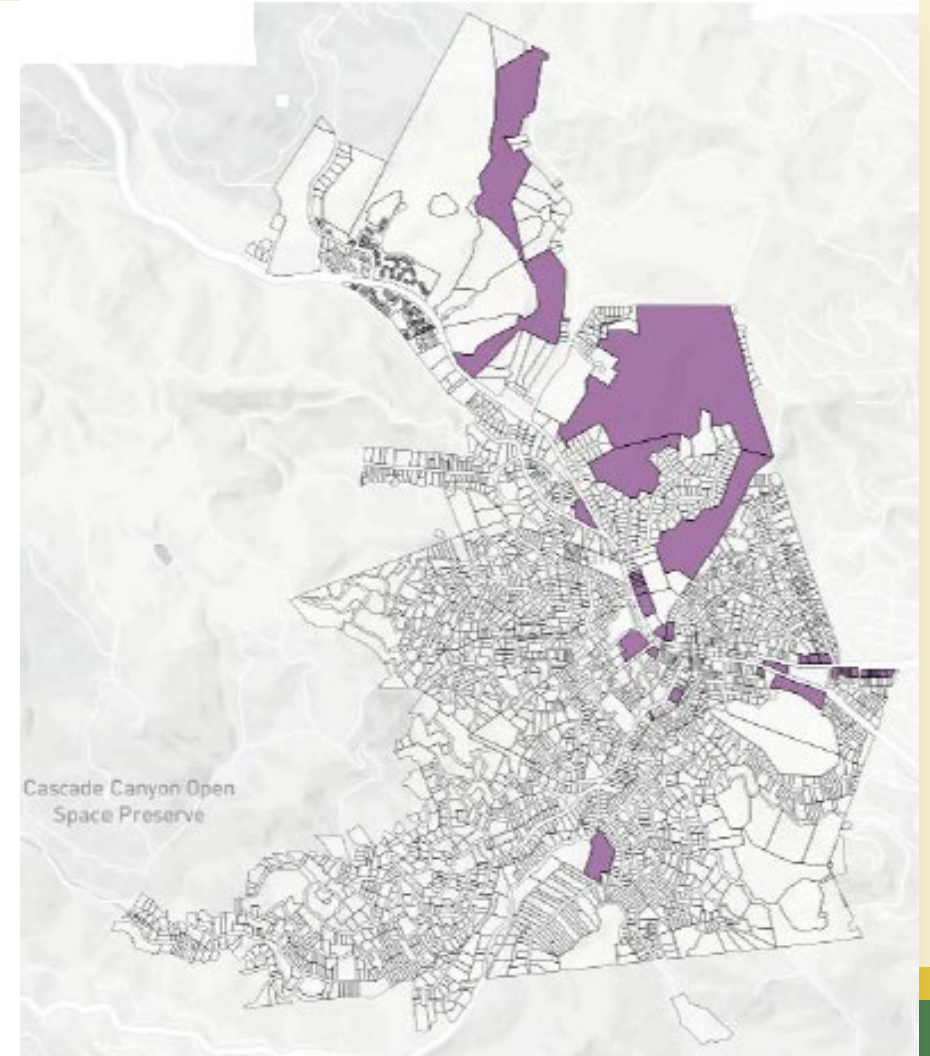
- Includes a review of governmental, environmental and market constraints to housing
- Solid base on which to build
- Refinements needed:
  - Infrastructure constraints analysis
  - Additional analysis of zoning and processing times
  - Summary of key findings to set up for Housing Action Plan

# Fair Housing Assessment

- Comprehensive review of fair housing issues in Marin County
- Covers all required topics: enforcement; segregation/integration; R/ECAPs; access to opportunity; disproportionate needs
- Refinements needed:
  - More specifics for Fairfax
  - Prioritization of issues
  - Matrix of meaningful actions and metrics

# Sites Inventory

- Core component and critical path item
- Inventory demonstrates capacity to meet RHNA at all income levels
- Additional work needed to:
  - Substantiate capacity projections
  - Confirm site eligibility criteria are met
  - Demonstrate viability of non-vacant sites
- Priority #1



# Preliminary Timeline and Next Steps

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# Preliminary Timeline & Next Steps

- Formalize schedule with staff ..... Nov 22
- Set subcommittee meeting #1 date ..... Early Dec
- Set meeting with HCD ..... Early Dec
- Incremental submittal of HE components ..... Nov - Jan
- Release of Public Review Draft HE ..... Early Feb
- HCD review period ..... Mar - May

# Q&A

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