

Appendix B

Housing Needs Assessment

Table of Contents

B Fairfax Housing Needs Assessment B-1

B.1 Population Characteristics B-1

B.2 Household Characteristics..... B-4

B.3 Employment..... B-7

B.4 Special Needs Groups..... B-12

B.5 Housing Stock Characteristics B-25

B.6 Housing Costs and Affordability..... B-35

B.7 Assisted Housing at Risk of Conversion..... B-41

B.8 Energy Conservation..... B-44

B.9 Summary of Key Findings B-45

List of Charts and Tables

Table B-1: Fairfax and Regional Population Growth (2010-2020)..... B-1

Chart B-1: Town of Fairfax and Regional Population Growth Trends..... B-2

Table B-2: Population by Age, Town of Fairfax (2000-2019) B-3

Table B-3: Population by Race, Town of Fairfax (2000-2019)..... B-3

Chart B-2: Fairfax and Surrounding Area Population by Race/Ethnicity, 2019..... B-4

Table B-4: Fairfax and Surrounding Areas Household Size, 2019 B-5

Chart B-3: Fairfax and Surrounding Areas Household Types, 2019..... B-5

Table B-5: HUD Income Levels by Household Size (Marin County, 2022) B-6

Chart B-4: Town of Fairfax and Region Households by Household Income Level..... B-7

Chart B-5: Town of Fairfax Jobs, 2002-2018..... B-8

Chart B-6: Workers by Earnings, in Fairfax as Place of Work and Place of Residence, 2019..... B-9

Chart B-7: Town of Fairfax Jobs-Worker Ratios, By Wage Group, 2002-2018..... B-9

Chart B-8: Town of Fairfax Jobs-Household Ratio, 2002-2018 B-10

Chart B-9: Town of Fairfax and Surrounding Areas Resident Employment by Industry, 2019..... B-11

Table B-6: Fairfax Unemployment Rate (2010-2021).....	B-11
Table B-7: Household Income Distribution by Race (Town of Fairfax).....	B-13
Table B-8: Poverty Status by Race (Town of Fairfax).....	B-13
Table B-9: Senior and Youth Population by Race (Town of Fairfax).....	B-14
Chart B-10: Town of Fairfax Senior Households by Income and Tenure.....	B-15
Chart B-11: Town of Fairfax Cost-Burdened Senior Households by Income Level.....	B-15
Table B-10: Seniors (Age 65 and Over) by Type of Disability (Town of Fairfax).....	B-16
Table B-11: Senior Housing.....	B-17
Chart B-12: Town of Fairfax Disability by Type, 2019.....	B-18
Table B-12: Fairfax Population with Developmental Disabilities by Residence ¹	B-19
Table B-13: Fairfax Household Size by Tenure.....	B-20
Chart B-13: Fairfax Cost Burden by Household Size.....	B-20
Chart B-14: Fairfax Household Size by Household Income Level.....	B-21
Table B-14: Fairfax Household Type by Tenure.....	B-21
Table B-15: Fairfax Female-Headed Households by Poverty Status ¹	B-22
Table B-16: Homelessness by Household Type and Shelter Status in Marin County, 2019.....	B-22
Table B-17: Racial/Ethnic Group Share of General and Homeless Population in Marin County.....	B-23
Chart B-17: Farm Labor in Marin County, 2002-2017.....	B-24
Table B-18: Fairfax Migrant Worker Student Population.....	B-24
Chart B-18: Fairfax Housing Type Trends, 2010-2020.....	B-25
Chart B-19: Fairfax Household Tenure, 2000 – 2019.....	B-26
Chart B-20: Fairfax and Surrounding Areas Tenure, 2019.....	B-26
Chart B-21: Fairfax Housing Tenure by Age, 2019.....	B-27
Chart B-22: Fairfax Housing Tenure by Year Moved to Current Residence.....	B-27
Table B-19: Fairfax Housing Tenure by Race/Ethnicity, 2019.....	B-28
Table B-20: Fairfax Housing Tenure by Income Level.....	B-29
Chart B-23: Town of Fairfax Housing Tenure by Housing Type.....	B-29
Table B-21: Overcrowding ¹ Severity by Region.....	B-30
Chart B-24: Fairfax Overcrowding by Tenure and Severity.....	B-30
Chart B-25: Town of Fairfax Overcrowding by Income Level and Severity.....	B-31
Chart B-26: Fairfax Overcrowding by Race/Ethnicity, 2019.....	B-32
Table B-22: Cost-Burdened Households in Fairfax by Income and Tenure ¹	B-33
Chart B-27: Town of Fairfax Vacant Units by Type.....	B-34
Chart B-28: Age of Fairfax Housing Stock, 2019.....	B-34
Table B-23: Fairfax Substandard Housing Issues, 2019.....	B-35
Table B-24: Town of Fairfax Housing Affordability by Income Group.....	B-36
Chart B-29: Fairfax and and Regional Area Rents, 2009-2019.....	B-37

Chart B-30: Contract Rents for Renter-Occupied Units, 2019.....B-38
Chart B-31: Rental Affordability Gap for the Typical HouseholdB-38
Chart B-32: Fairfax and Region Zillow Home Value Index (ZHVI).....B-39
Chart B-33: Fairfax and Regional Area Owner-Occupied Unit Values, 2019.....B-40
Table B-25: Fairfax Zillow Home Value Index (ZHVI), 2011 – 2022.....B-40
Chart B-34: Ownership Affordability Gap for the Typical Household.....B-41
Table B-26: Fairfax and Regional Assisted Units at Risk of Conversion, 2021B-42
Table B-27: Fairfax Assisted Housing InventoryB-42
Table B-28: Typical Development Costs of Affordable Housing.....B-43
Table B-29: Qualified Entities in Marin CountyB-44

B Fairfax Housing Needs Assessment

This section outlines the characteristics of Fairfax and identifies those characteristics that may have significant impacts on housing needs in the community, including anticipated population and household growth. This assessment is essential for developing a successful strategy to meet a variety of housing needs in the Town. Both local and regional changes since the previous Housing Element are assessed to provide the full scope of housing needs. Analysis in each of the sections below will inform the housing programs and policies.

Local housing needs data for Fairfax and Marin County largely rely on data compiled by the Association of Bay Area Governments (ABAG) in the “Housing Needs Data Report: Fairfax” (ABAG/MTC, Baird + Driskell Community Planning, April 2, 2021). This data packet was approved by the California Department of Housing and Community Development (HCD).

B.1 Population Characteristics

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth.

According to the data from the California Department of Finance (DOF), the population of Fairfax was estimated to be 7,399 in 2020. The population of Fairfax makes up 2.8 percent of Marin County.¹ In Fairfax, roughly 13.1 percent of its population moved during the past year, on par with the regional rate of 13.4 percent. As shown in Table B-1, Fairfax’s population has increased by 1.1 percent since 2000, well below the rate for the region as a whole, at 14.8 percent. From 1990 to 2000, the population increased by 5.6 percent, while it increased by 1.7 percent during the first decade of the 2000s. In the most recent decade, the population decreased by 0.6 percent.

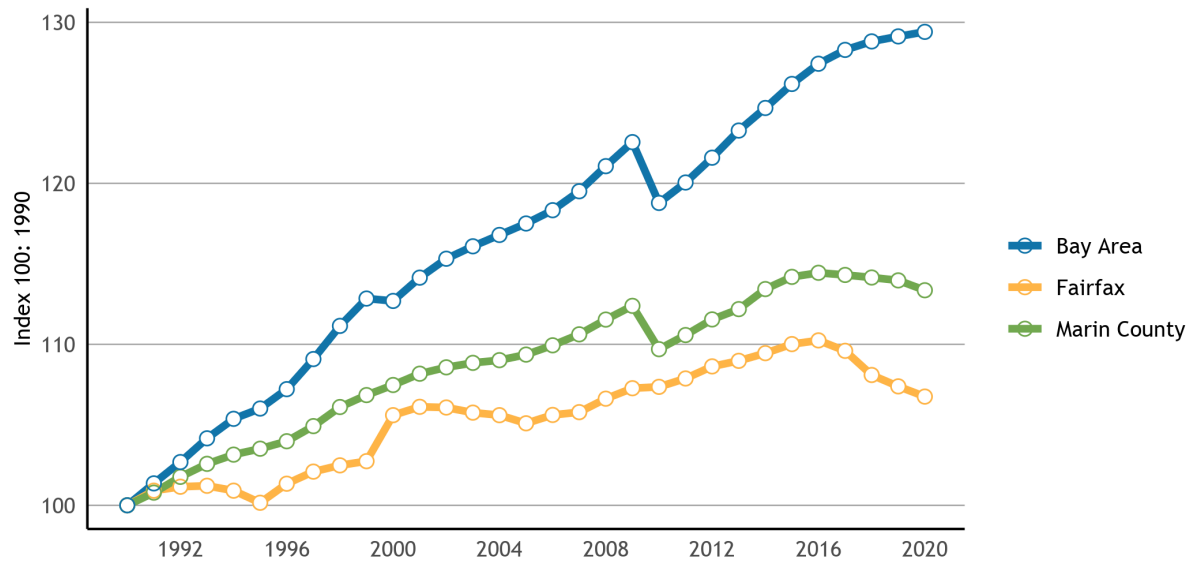
Table B-1: Fairfax and Regional Population Growth (1990-2020)

	1990	1995	2000	2005	2010	2015	2020
Fairfax	6,931	6,942	7,319	7,284	7,441	7,625	7,399
Marin County	230,096	238,185	247,289	251,634	252,409	262,743	260,831
Bay Area	6,020,147	6,381,961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: California Department of Finance, E-5 Series

¹ To compare the rate of growth across various geographic scales, Chart B-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Chart B-1: Town of Fairfax and Regional Population Growth Trends



Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

Source: California Department of Finance, E-5 series

POPULATION BY AGE

Current and future housing needs are usually determined in part by the age characteristics of a community’s residents. Each age group has distinct lifestyles, family type and size, incomes, and housing preferences. Consequently, evaluating the age characteristics of a community is important in determining its housing needs.

According to the 2019 American Community Survey (ACS) five-year estimates, the Town’s median age is 48, which is slightly higher than Marin County’s median age of 46.8. Fairfax’s median age was 41 years in 2000, and thus has increased since 2000. Table B-2 displays population by age in Fairfax since 2000. Notably, the proportion of middle age groups between 35 and 54 years old has decreased 33.3 percent since 2000. Meanwhile, older adults aged 65 and over have increased significantly the share of the population from 9.5 percent in 2000 to 22.9 percent in 2019. This table is based on data from the U.S. Census and the American Community Survey five-year data set.

Table B-2: Population by Age, Town of Fairfax (2000-2019)

Age Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
0-4 years	377	5.15%	336	4.52%	280	3.69%
5-14 years	782	10.68%	828	11.13%	672	8.87%
15-24 years	588	8.03%	614	8.25%	798	10.53%
25-34 years	962	13.14%	648	8.71%	667	8.80%
35-44 years	1,493	20.40%	1,158	15.56%	970	12.80%
45-54 years	1,677	22.91%	1,438	19.33%	1,222	16.13%
55-64 years	747	10.21%	1,469	19.74%	1,237	16.32%
65-74 years	370	5.06%	623	8.37%	1,155	15.24%
75-84 years	253	3.46%	241	3.24%	427	5.63%
85+ years	70	0.96%	86	1.16%	150	1.98%
Total	7,319	100%	7,441	100%	7,578	100%

Source: U.S. Census Bureau, Census 2000 SFI, Table P12; U.S. Census Bureau, Census 2010 SFI, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

RACE AND ETHNICITY

Table B-3 presents the racial and ethnic composition of the Town of Fairfax's population in 2000, 2010, and 2019, as reported in U.S. Census (for 2000 and 2010) and the American Community Survey five-year data (for 2019). Since 2000, the share of White, Non-Hispanic residents has decreased by 7.9 percent. The Hispanic or Latinx population increased substantially from 5.9 percent in 2000 to 9.4 percent in 2019, and the Asian, Non-Hispanic population increased 4.34 percent, with smaller increases in population for all other racial or ethnic groups except for non-Hispanic American Indian or Alaska Native and Black or African American residents.

Table B-3: Population by Race, Town of Fairfax (2000-2019)

Racial/Ethnic Group	2000		2010		2019	
	Number	Percent	Number	Percent	Number	Percent
American Indian or Alaska Native, Non-Hispanic ¹	30	0.41%	19	0.26%	0	0.00%
Native Hawaiian and Other Pacific Islander alone, Non-Hispanic	8	0.11%	4	0.05%	29	0.38%
Asian, Non-Hispanic	143	1.95%	201	2.70%	329	4.34%
Black or African American, Non-Hispanic	77	1.05%	103	1.38%	34	0.45%
White, Non-Hispanic	6,445	88.06%	6,352	85.36%	6,233	82.25%
Other Race or Multiple Races, Non-Hispanic	198	2.71%	258	3.47%	240	3.17%
Hispanic or Latinx	418	5.71%	504	6.77%	713	9.41%
Total	7,319	100%	7,441	100%	7,578	100%

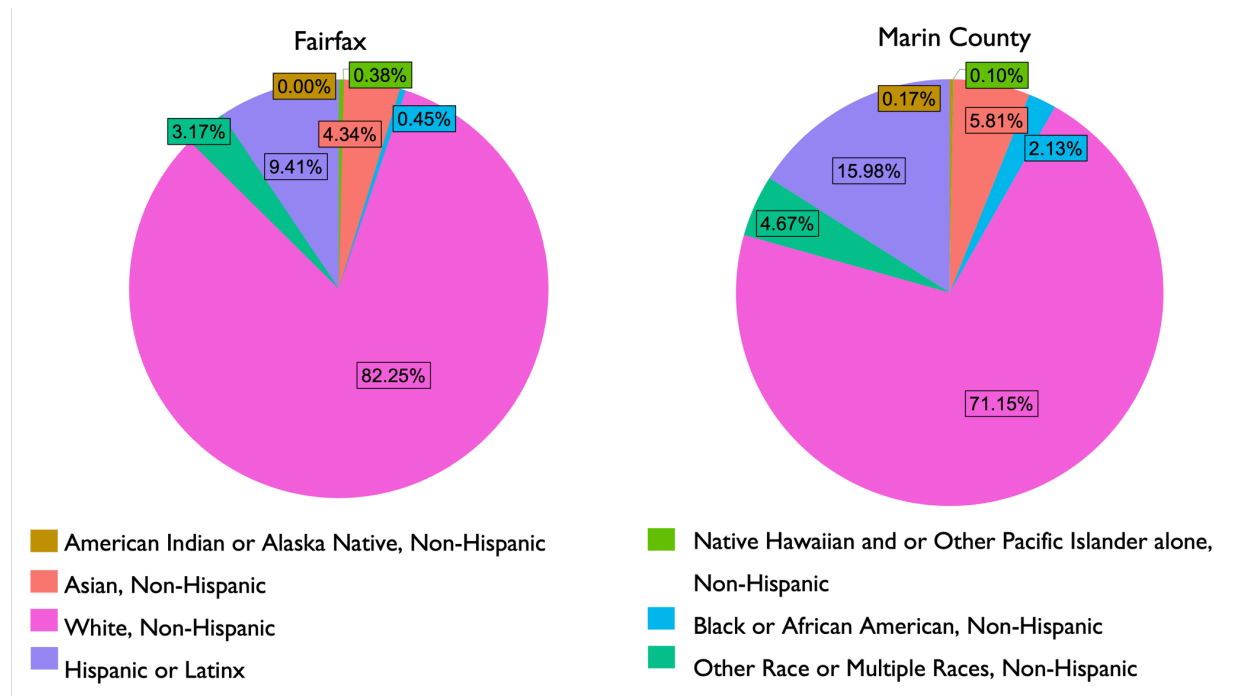
Note

1. The U.S. Census aggregates race based on Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

The racial or ethnic composition of the Town of Fairfax shows similar trends to the County as a whole. However, they are distinguished by Fairfax’s much larger share of White, Non-Hispanic residents (82.3 percent) than in the County (71.2 percent). Marin County has larger proportions of all other racial or ethnic groups.

Chart B-2: Fairfax and Surrounding Area Population by Race/Ethnicity, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

B.2 Household Characteristics

HOUSEHOLD SIZE

According to ACS five-year estimates data, the average household size in Fairfax in 2019 was around 2.25, which is slightly lower than the Town’s 2010 average of 2.31. Fairfax’s average is slightly lower than the average for Marin County as a whole (2.59). As seen in Table B-4, the share of Fairfax’s population in 2019 living in a one-person household (30.27) was greater than that of Marin County (29.92). Similarly, three and four-person households account for 32.39 percent of the households in Fairfax compared to Marin County (28.0 percent). Marin County has a much larger share of households of five or more persons (7.2 percent) than Fairfax (1.8 percent).

Table B-4: Fairfax and Surrounding Areas Household Size, 2019

Household Size	Fairfax		Marin County	
	Number	Percent	Number	Percent
1-Person Household	1,014	30.27%	31,548	29.92%
2-Person Household	1,192	35.58%	36,883	34.98%
3-4-Person Household	1,085	32.39%	29,440	27.92%
5-Person or More Household	59	1.76%	7,561	7.17%
Total	3,350	100%	105,432	100%

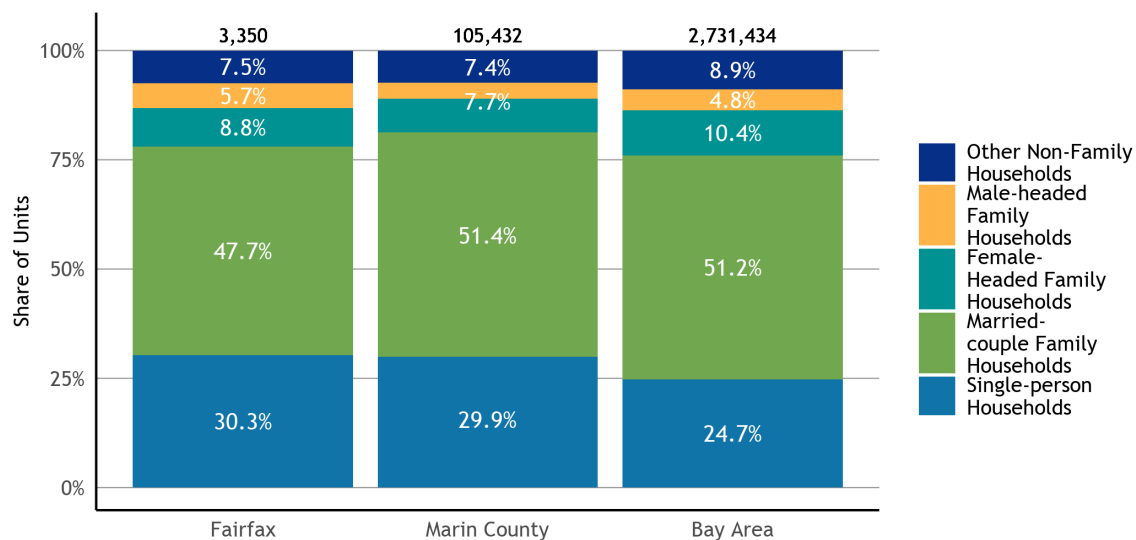
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11016

HOUSEHOLD CHARACTERISTICS

A summary of household characteristics in the Town of Fairfax, Marin County, and the Bay Area is provided in Chart B-3. A family household is a household consisting of two or more people residing together and related by birth, marriage, or adoption. A non-family household consists of a householder living alone (a one-person household) or in which the householder shares the home exclusively with people to whom they are not related.

According to the ACS data (2016-2020), the greatest share (47.70 percent) of households in Fairfax are married-couple family households. Overall, family households account for 62.2 percent of households in Fairfax, which is on par with Marin County (62.7 percent) and slightly lower than the Bay Area (66.4 percent). However, Fairfax has a greater share of single-person households (30.3 percent) than Marin County (20.51 percent) and the Bay Area (24.7 percent).

Chart B-3: Fairfax and Surrounding Areas Household Types, 2019



Source:

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001.

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

HOUSEHOLD INCOME

Household income is one of the most significant factors affecting housing choice and opportunity. Income largely determines a household's ability to purchase or rent housing. While higher-income households have more discretionary income to spend on housing, lower- and moderate-income households are limited in the range of housing they can afford. Typically, as household income decreases, cost burdens and overcrowding increase.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California State Department of Housing and Community Development (HCD). For Marin County, the applicable Area Median Income (AMI) for a family of four in 2022 is \$166,000. This is an increase of 70.96 percent from the 2014 median income of \$97,100. HUD has defined the following income categories for Marin County, based on the median income for a household of four persons for 2022:

- Extremely low-income: 30 percent of AMI and below (\$0 to \$55,900)
- Very low-income: 31 to 50 percent of AMI (\$55,951 to \$93,200)
- Low-income: 51 to 80 percent of AMI (\$93,201 to \$149,100)
- Moderate-income: 81 to 120 percent of AMI (\$149,101 to \$166,000)
- Above moderate-income: 120 percent or more of AMI (\$199,200 or more)

Table B-5 shows the HUD definitions for Marin County's maximum annual income level for each income group, adjusted by household size. This data is used when determining a household's eligibility for federal, state, or local housing assistance and used when calculating the maximum affordable housing payment for renters and buyers.

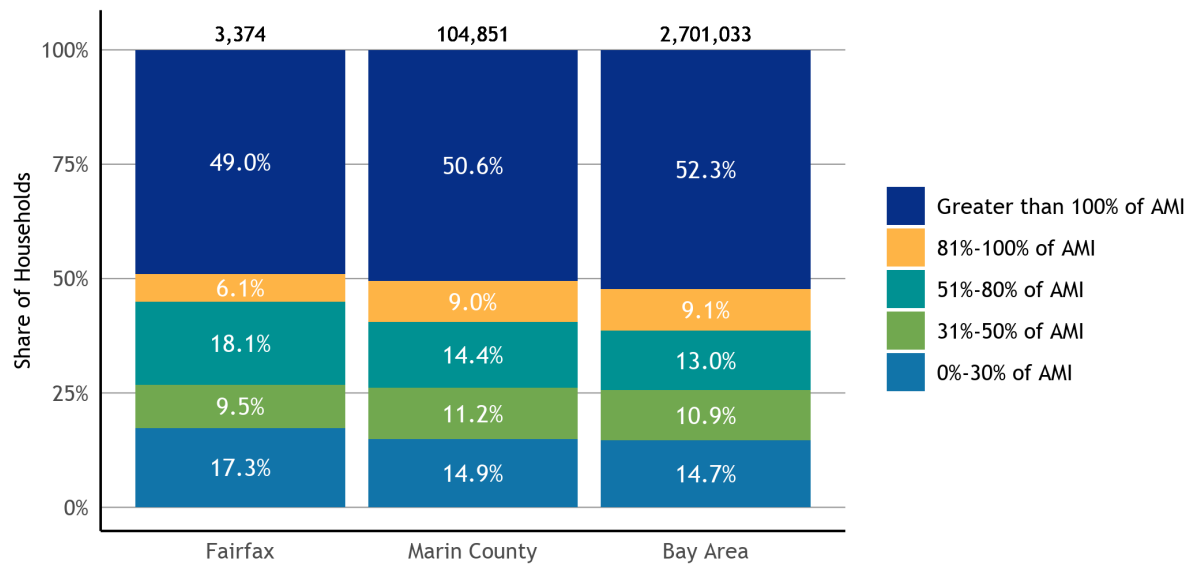
Table B-5: HUD Income Levels by Household Size (Marin County, 2022)

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1 Person	\$39,150	\$65,250	\$104,400	\$116,200	\$139,450
2 Persons	\$44,750	\$74,600	\$119,300	\$132,800	\$159,350
3 Persons	\$50,350	\$83,900	\$134,200	\$149,400	\$179,300
4 Persons	\$55,900	\$93,200	\$149,100	\$166,000	\$199,200
5 Persons	\$60,400	\$100,700	\$161,050	\$179,300	\$215,150
6 Persons	\$64,850	\$108,150	\$173,000	\$192,550	\$231,050
7 Persons	\$69,350	\$115,600	\$184,900	\$205,850	\$247,000
8 Persons	\$73,800	\$123,050	\$196,850	\$219,100	\$262,950

Source: HUD Income Limits 2022

The HUD Comprehensive Housing Affordability Strategy 2013-2017 release also provides income data. This income data is based on the ACS 2013-2017 estimates, and thus does not align exactly with categories assigned to the 2022 HUD established income levels. Chart B-4 provide data for Fairfax, Marin County, and the Bay Area. The Town of Fairfax and the region have relatively similar distributions of households at each income level. However, Fairfax has a slightly greater number of households that made between zero and 30 percent of AMI (17.3 percent) compared to the county (14.9 percent) and the Bay Area (14.7 percent).

Chart B-4: Town of Fairfax and Region Households by Household Income Level



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

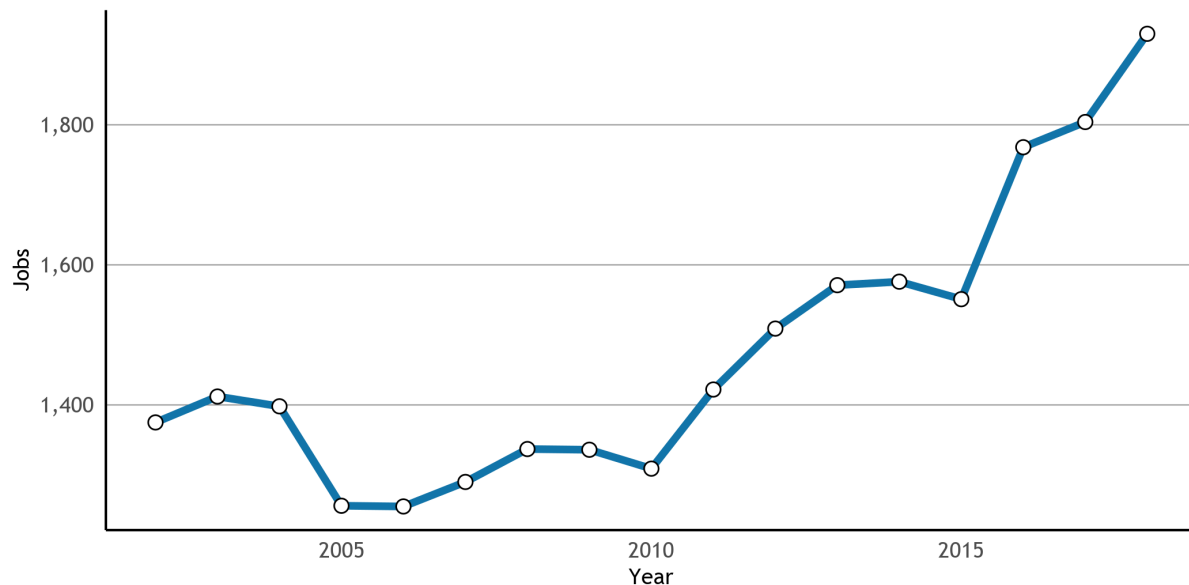
B.3 Employment

BALANCE OF JOBS AND WORKERS

A town houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a town may have job sites that employ residents from the same town, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A town with a surplus of workers “exports” workers to other parts of the region, while a town with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in Fairfax increased by 40.4 percent. Chart B-5 shows the number of jobs in the Town from 2002 through 2018.

Chart B-5: Town of Fairfax Jobs, 2002-2018



Notes: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

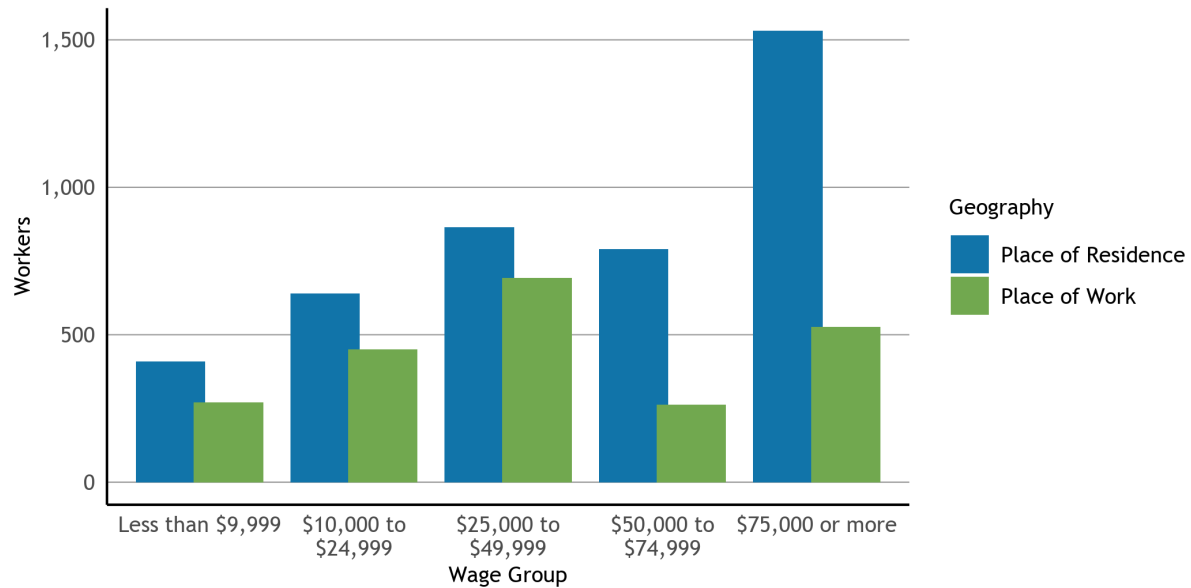
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

Chart B-6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Fairfax has more low-wage residents than low-wage jobs (where low-wage refers to jobs paying less than \$25,000). At the other end of the wage spectrum, the town has more high-wage residents than high-wage jobs (where high-wage refers to jobs paying more than \$75,000).²

² The source table is top-coded at \$75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.

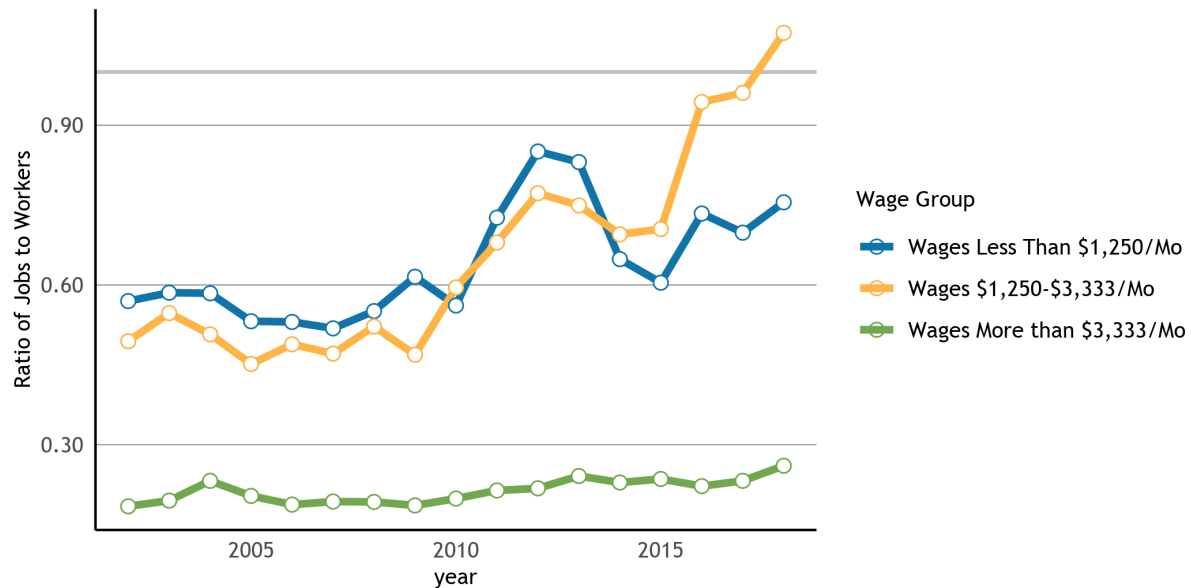
Chart B-6: Workers by Earnings, in Fairfax as Place of Work and Place of Residence, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Chart B-7 shows the ratio of jobs to workers, by wage group. A value of 1.00 means that a town has the same number of jobs in a wage group as it has resident workers, in principle, a balance. Values above 1.00 indicate a jurisdiction will need to import workers for jobs in a given wage group.

Chart B-7: Town of Fairfax Jobs-Worker Ratios, By Wage Group, 2002-2018



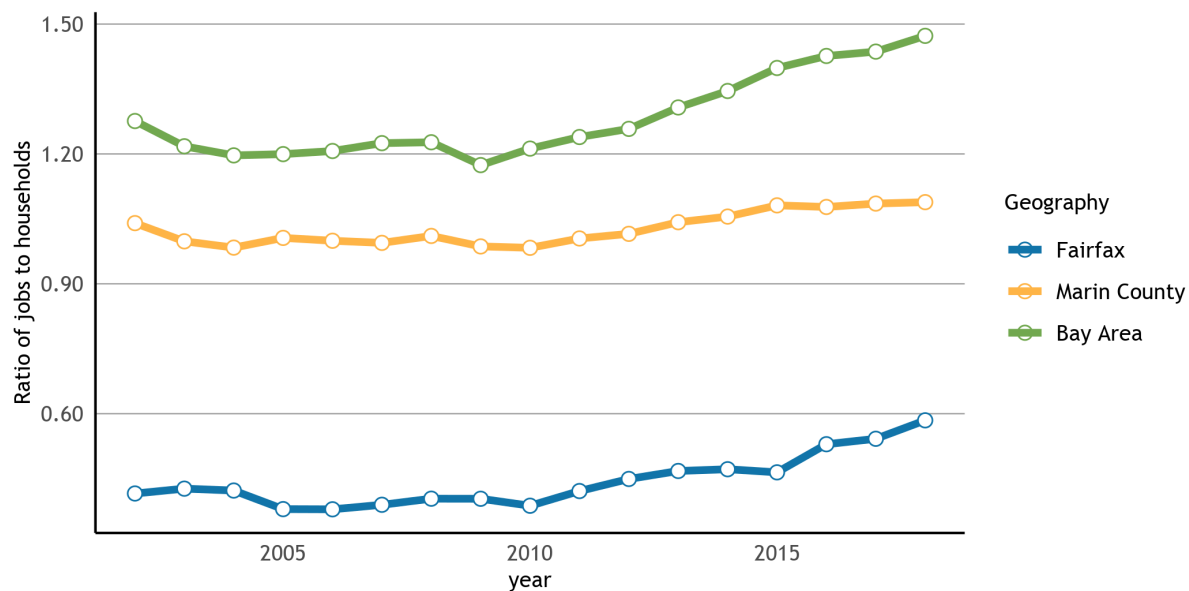
Notes: Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment. The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a town is relatively jobs-rich, typically also with a high jobs-to-household ratio. Thus, bringing housing into the measure, Chart B-8 shows Fairfax’s jobs-household ratio in Fairfax has increased from 0.42 in 2002, to 0.58 jobs per household in 2018. In short, Fairfax is a net exporter of workers.

Chart B-8: Town of Fairfax Jobs-Household Ratio, 2002-2018



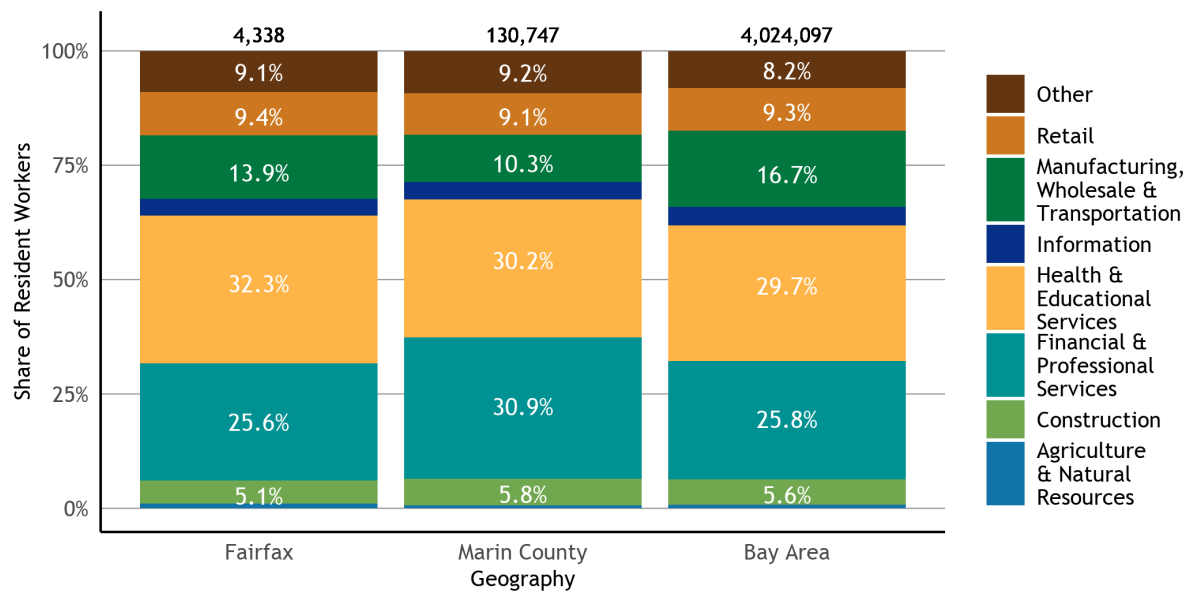
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction’s jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

OCCUPATION AND LABOR FORCE

According to ACS 2020 five-year estimates, there are 4,338 persons in the labor force in the Town of Fairfax. As seen in Chart B-9, the largest industry represented among Fairfax workers is Health and Educational Services (32.3 percent) which is a greater share of the workforce represented in the industry compared to the county (30.2 percent) and to the Bay Area (29.7 percent). Compared to Marin County, employees in the Financial and Professional Services industry account for less of Fairfax’s employment distribution (25.6 percent) than that of the county (30.9 percent).

Chart B-9: Town of Fairfax and Surrounding Areas Resident Employment by Industry, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030.

EMPLOYMENT GROWTH TRENDS

According to California Employment Development Department Local Area Unemployment Statistics (LAUS), Fairfax experienced an unemployment rate of 10.2 percent in 2021. While this rate is a 72.9 percent increase from unemployment rates in 2010, it is a 436.8 percent increase from the 2019 unemployment rate (1.9 percent). Fairfax noticeably held a decreasing, then steady and low unemployment rate between 2010 and 2019. Fairfax’s significant increase in unemployment in 2020 to 15.2 percent is likely due to the impacts of the COVID-19 pandemic.

Table B-6: Fairfax Unemployment Rate (2010-2021)

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
5.9%	5.5%	4.7%	3.8%	3.2%	2.6%	2.2%	2.1%	2.2%	1.9%	15.2%	10.2%

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas annual updates, 2010-2021

B.4 Special Needs Groups

Certain groups have greater difficulty in finding suitable affordable housing due to their special needs and circumstances. This may be a result of employment and income, family characteristics, disability, or household characteristics. Consequently, certain residents in the Town of Fairfax may experience more instances of housing cost burdens, overcrowding, or other housing problems. The categories of special needs addressed in this Element include:

- Extremely low-income households
- Older adults
- Persons with disabilities, including developmental disabilities
- Female-headed households
- Large households
- Persons experiencing homelessness
- Farmworkers
- Students
- Military employees and veterans
- Group quarters populations

EXTREMELY LOW-INCOME HOUSEHOLDS

California State Housing Law requires local governments to address the needs of “Extremely Low-Income” populations, which refers to households with incomes below 30 percent of the AMI for the community. In addition to those families making less than 30 percent of AMI, the Federal Poverty Level (FPL) is a threshold established by the federal government that remains constant throughout the country (and thus does not correspond to AMI). Federal statistics can also help the Town quantify the extent of the extremely low-income population. The federal government defines poverty as a minimum level of income (adjusted for household size and composition) necessary to meet basic food, shelter, and clothing needs. For 2021, the FPL for a family of four is \$26,500, which is much lower than Marin County’s threshold for 30 percent of AMI at \$55,900. This means that households that qualify as extremely low-income in Fairfax are not living below the FPL.

As seen in Table B-7, 17.3 percent of Fairfax residents fall below 30 percent of AMI. At 61.5 percent, Asian/API households in Fairfax area most likely to fall below 30 percent of AMI. Households that identify as Hispanic or Latinx or White (non-Hispanic) have a prevalence of 23.6 percent and 15.5 percent, respectively, of those who are below 30 percent of AMI.

Table B-7: Household Income Distribution by Race (Town of Fairfax)

Racial/Ethnic Group	0%-30% of AMI	31%-50% of AMI	51%-80% of AMI	81%-100% of AMI	>100% of AMI
American Indian or Alaska Native (Non-Hispanic)	0.00%	0.00%	0.00%	0.00%	0.00%
Asian/API (Non-Hispanic)	61.54%	0.00%	11.54%	0.00%	26.92%
Black or African American (Hispanic and Non-Hispanic)	0.00%	0.00%	0.00%	0.00%	100.00%
White (Non-Hispanic)	15.53%	8.55%	19.02%	5.76%	51.13%
Other or Multiple Races (Non-Hispanic)	0.00%	9.09%	18.18%	0.00%	72.73%
Hispanic or Latinx	23.62%	25.59%	11.81%	15.75%	23.23%
All Households	17.34%	9.48%	18.08%	6.08%	49.02%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

According to ACS 2020 five-year estimates, Fairfax has a poverty rate of 5.4 percent. This is lower than the poverty rate of 7.2 percent in Marin County. Poverty rates have dropped in Fairfax and Marin County overall since 2015, from 6.8 percent and 8.3 percent, respectively. Chart B-10 displays the poverty status by race among Fairfax residents. Poverty is highest among those who identify as American Indian or Alaska Native (100 percent), followed by Native Hawaiian and Other Pacific Islander (27.6 percent) and Asian (13.1 percent) and lowest among those who identify as other race or multiple races (0 percent).

Table B-8: Poverty Status by Race (Town of Fairfax)

Racial/Ethnic Group	Percent Below Federal Poverty Line
American Indian or Alaska Native (Hispanic and Non-Hispanic)	100.0%
Native Hawaiian and Other Pacific Islander (Hispanic and non-Hispanic)	27.6%
Asian (Hispanic and Non-Hispanic)	13.1%
Black or African American (Hispanic and Non-Hispanic)	7.4%
White (Hispanic and Non-Hispanic)	5.1%
White (Non-Hispanic)	4.8%
Other Race (Hispanic and Non-Hispanic)	0.0%
Multiple Races (Hispanic and Non-Hispanic)	0.0%
Hispanic or Latinx	8.7%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B1701

OLDER ADULTS

Older adults (elderly residents) have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Elderly households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that would accommodate disabilities that would help ensure continued independent living. Table B-9 shows the distribution of Fairfax residents aged 65 and over by

racial group compared to the population of other age groups. The majority of those aged 65 and over in Fairfax identify as White (93.8 percent), followed by Asian (4.6 percent), and American Indian or Alaska Native (0.9 percent). In Fairfax, the proportion of those 65 and older who identify as White is greater than it is among younger age groups. In contrast, the proportion of younger residents who identify as Native Hawaiian or Other Pacific Islander, Black or African American, Multiple Races and Other Race is greater. In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity.

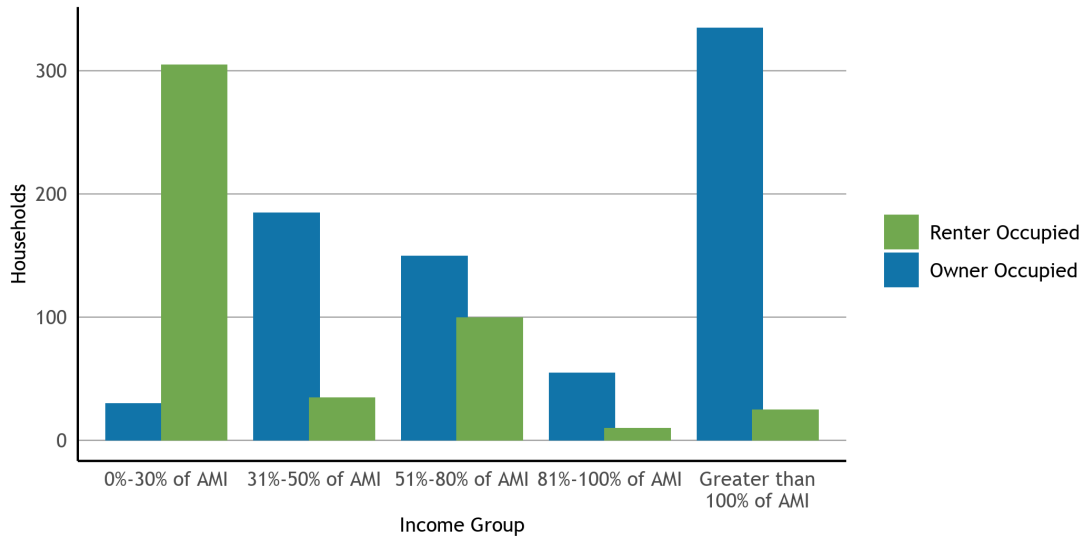
Table B-9: Senior and Youth Population by Race (Town of Fairfax)

Race	Age 0-17		Age 18-64		Age 65+	
	Number	Percent	Number	Percent	Number	Percent
American Indian or Alaska Native (Hispanic and Non-Hispanic)	0	0.0%	0	0.0%	15	0.9%
Native Hawaiian and Other Pacific Islander (Hispanic and Non-Hispanic)	22	1.7%	45	1.0%	0	0.0%
Asian (Hispanic and Non-Hispanic)	36	2.8%	213	4.6%	80	4.6%
Black or African American (Hispanic and Non-Hispanic)	0	0.0%	34	0.7%	0	0.0%
Multiple Races (Hispanic and Non-Hispanic)	122	9.5%	241	5.2%	7	0.4%
Other Race (Hispanic and Non-Hispanic)	26	2.0%	159	3.4%	6	0.3%
White (Hispanic and Non-Hispanic)	1,075	83.9%	3,963	85.1%	1,632	93.8%
Total	1,281	100.0%	4,655	100.0%	1,740	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table B01001(A-G)

A specific governmental response may be required to address the housing needs of older adults due to low incomes. As seen in Chart B-10, according to the U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), senior renters are much more likely to fall into the extremely low-income (zero to 30 percent of AMI) category than seniors who own their homes. Conversely, senior owners are much more likely to fall into the moderate income category (greater than 100 percent of AMI). As they age, older adults may face additional housing costs to maintain their homes and ensure they remain accessible, a situation exacerbated by the fact that many older adults live on fixed incomes. Like all lower income residents, many older adult residents may be facing overpayment problems or are unable to find affordable rental units at all.

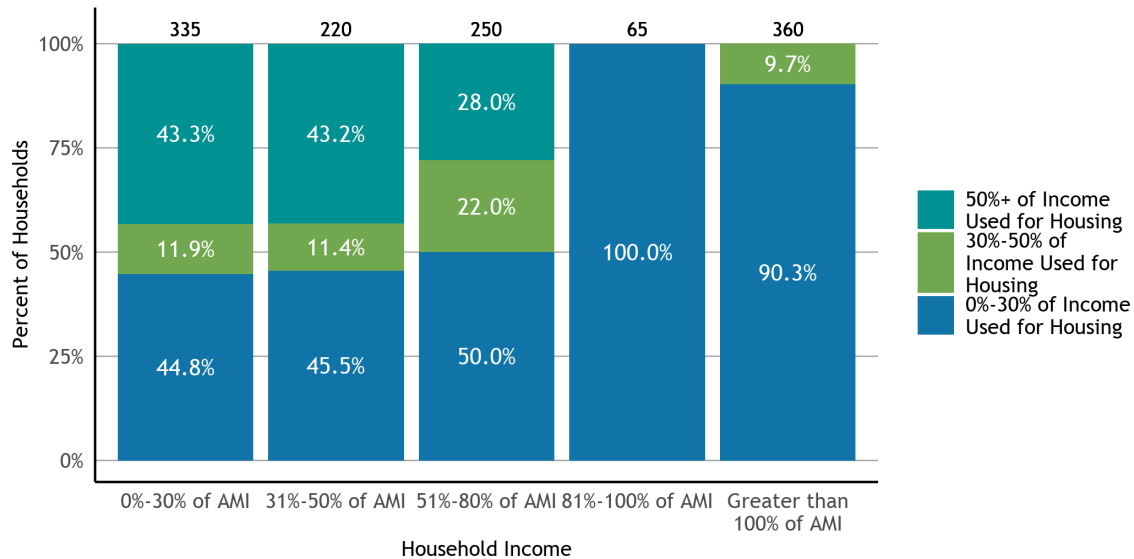
Chart B-10: Town of Fairfax Senior Households by Income and Tenure



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Chart B-11 shows the percentage of those senior households at each income level that spend less than 30 percent of their income on housing costs, between 30 and 50 percent of their income on housing costs, and more than 50 percent of their income on housing costs. Those senior households considered extremely low-income (making between 0 and 30 percent of AMI) are the group most likely to be spending more than 50 percent of their overall household income on housing costs at 43.3 percent, followed by very low-income and low-income households at 43.2 and 28.0 percent respectively.

Chart B-11: Town of Fairfax Cost-Burdened Senior Households by Income Level



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Other potential elderly housing needs that may require a specific governmental response include:

- **Assisted living facilities.** Assisted living facilities provide elderly residents with the opportunity to maintain an independent housing unit while receiving needed medical services and social support. Congregate care facilities include housing with medical and health services.
- **Relocation assistance.** Some elderly residents need assistance in relocating to a dwelling that better suits their space and income needs.
- **Mobility impairment.** Mobility-impaired elderly residents requiring special accessibility features in their dwelling units. Mobility impairment may require that special accessibility features be included in the design and construction of a home. Mobility impairment can also create a need for a living arrangement that includes health, meals, cleaning, and/or other services as part of the housing package. A number of living arrangements are possible, from senior citizen developments with individual dwelling units to assisted living facilities to 24-hour support services. Table B-10 shows the prevalence of different types of disabilities among seniors over age 65 in Fairfax. The most prevalent type of disability is an ambulatory difficulty, experienced by 16.0 percent of Fairfax seniors. An ambulatory difficulty refers to having serious difficulty walking or climbing stairs.

Table B-10: Seniors (Age 65 and Over) by Type of Disability (Town of Fairfax)

<i>Disability</i>	<i>Number of Seniors (65+)</i>	<i>Percentage of Seniors</i>
With an ambulatory difficulty	276	16.03%
With an independent living difficulty	206	11.96%
With a cognitive difficulty	134	7.78%
With a self-care difficulty	137	7.96%
With a hearing difficulty	208	12.08%
With a vision difficulty	137	7.96%
Total	1,098	

Notes:

1. Ambulatory difficulty refers to having serious difficulty walking or climbing stairs.
2. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.
3. Hearing difficulty refers to those who are deaf or have serious difficulty hearing.
4. Self-care difficulty refers to having difficulty bathing or dressing.
5. Cognitive difficulty refers to having difficulty remembering, concentrating or making decisions due to a physical, mental, or emotional problem.
6. Vision difficulty refers to those who are blind or have serious difficulty seeing.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2016-2020), Table S1810

Senior Housing

Currently, Fairfax has 123 units across two properties specifically reserved for senior housing (Table B-11) - both are independent living facilities (as opposed to assisted living). Senior housing may be most attractive to the oldest cohort (85 years and older), as younger seniors often prefer to continue living independently.

Table B-11: Senior Housing

Facility Name	Address	Units	Affordable	Project Type
Bennet Housing, LP	53 Taylor Drive	69	69	Seniors 62 and older with income limits
Victory Village Senior Housing	2626 Sir Francis Drake Blvd	54	53	Seniors 62 and older with income limits

Source: Marin Health and Human Services Community Resource Guide, 2022

PERSONS WITH DISABILITIES

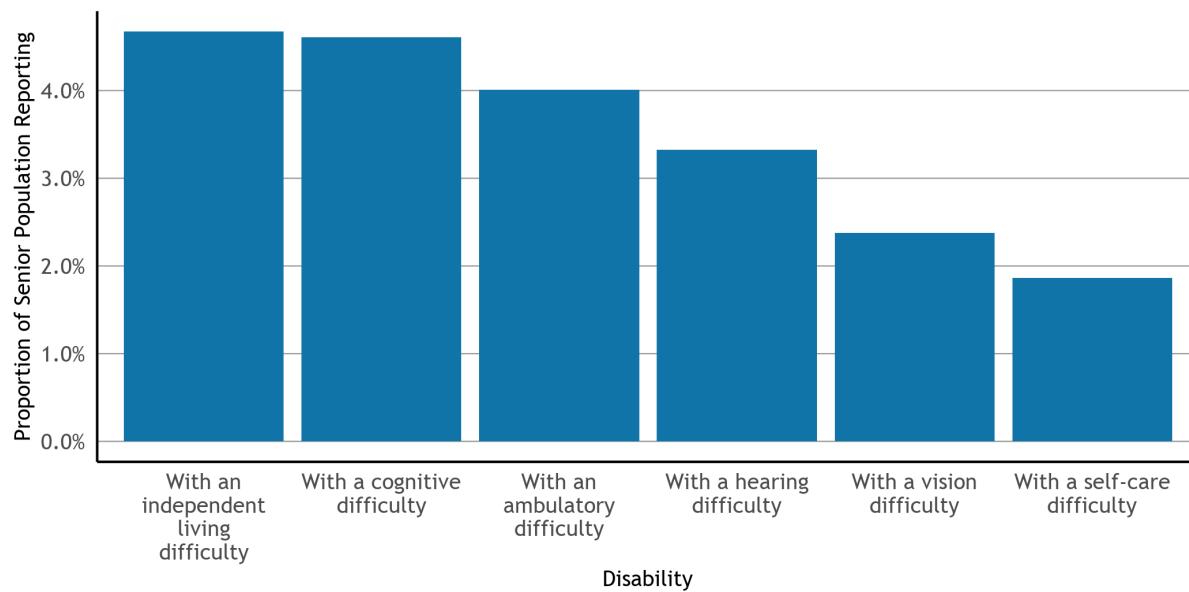
Persons with disabilities have physical or mental impairments that require special housing designed for self-sufficiency. According to 2019 American Community Survey estimates, 736 persons (9.7 percent of the non-institutionalized population) in the Town had a disability, compared to 23,346 (9.1 percent) of residents in Marin County.

Disability can further be broken down into six categories. The Census Bureau provides the following definitions for these disability types:

- Hearing difficulty: deaf or has serious difficulty hearing.
- Vision difficulty: blind or has serious difficulty seeing even with glasses.
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions.
- Ambulatory difficulty: has serious difficulty walking or climbing stairs.
- Self-care difficulty: has difficulty dressing or bathing.
- Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

These disability types are counted separately and are not mutually exclusive, as an individual may report more than one disability; thus, these counts should not be summed. Chart B-12 provides a breakdown of Fairfax's population by disability type. The most prevalent disability was independent living difficulty.

Chart B-12: Town of Fairfax Disability by Type, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Further, residents with disabilities may have more difficulty in finding employment. In Fairfax, according to 2019 ACS estimates, approximately 0.40 percent of the civilian noninstitutionalized population 18 years to 64 years in the labor force with a disability were unemployed, while 3.3 percent of those with no disability were unemployed. The census considers individuals to not be in the labor force if they are not employed and are either not available to take a job or are not looking for one. This category typically includes discouraged workers, students, retired workers, stay-at-home parents, and seasonal workers in an off season who are not looking for work.

Given the barriers faced by persons with disabilities, the provision of affordable and barrier-free housing is essential to meet their housing needs. There are two approaches to housing design for residents with disabilities: adaptability and accessibility. Adaptable housing is a design concept in which a dwelling unit contains design features that allow for accessibility and use by mobility-impaired individuals with only minor modifications. An accessible unit has the actual special features installed in the house (grab bars, special cabinetry). To address these needs, the State requires design or accessibility modifications, such as access ramps, wider doorways, assist bars in bathrooms, lower cabinets, elevators, and the acceptance of service animals.

Developmental Disabilities

Since January 2011, per SB 812 as codified in Section 65583, housing elements are required to address the housing needs of individuals with a developmental disability within the community. The analysis must include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources. According to Section 4512 of the Welfare and Institutions Code a "developmental disability" means a disability that originates before an individual attains age 18 years, continues—or can be expected to continue—indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disability, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to intellectual disability or to require

treatment similar to that required for individuals with an intellectual disability, but shall not include other disabling conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down Syndrome, autism, epilepsy, and related conditions through a network of 21 regional centers and state-operated facilities. In Fairfax, Creekwood offers a group home setting for adults with developmental disabilities and NeuroRestorative offers residential long-term pediatric care for children with brain-related injuries.

DDS consumer data provides an estimate of the number of Fairfax residents with a developmental disability. The most common living arrangement for individuals with developmental disabilities was the home of a parent/family/guardian, as shown in Table B-12. Further, approximately 17 individuals (51.5 percent) of the Fairfax population with a developmental disability was under the age of 18, while 16 individuals (48.5 percent) were older than 18.

Table B-12: Fairfax Population with Developmental Disabilities by Residence¹

<i>Residence Type</i>	<i>Number</i>	<i>Approximate Percent</i>
Home of Parent/Family/Guardian	23	74.2%
Community Care Facility	4	12.9%
Independent/Supported Living	4	12.9%
Intermediate Care Facility	0	0.0%
Foster/Family Home	0	0.0%
Other	0	0.0%
Total	31	100%

1. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SFI to determine the share of a ZIP code to assign to a given jurisdiction. Independent living difficulty refers to having difficulty doing errands alone due to a physical, mental, or emotional problem.

Source: California Department of Developmental Services, *Consumer Count by California ZIP Code and Residence Type, 2020*

LARGE HOUSEHOLDS

Large households are those of five or more related individuals. The special need of this group is for housing of sufficient size and number of bedrooms that would prevent overcrowding. Cost is an important consideration, as many large families especially in California do not have sufficient income to afford larger homes or apartments. As shown in Table B-13, the 2019 American Community Survey reported 59 large households with five or more members (1.8 percent) in the Town, including 50 owner-occupied households and 9 renter-occupied households. About 2.36 percent of owner-occupied households and

0.73 percent of renter-occupied households were considered large households. This is compared to 7,157 (6.9 percent) large households in the County.

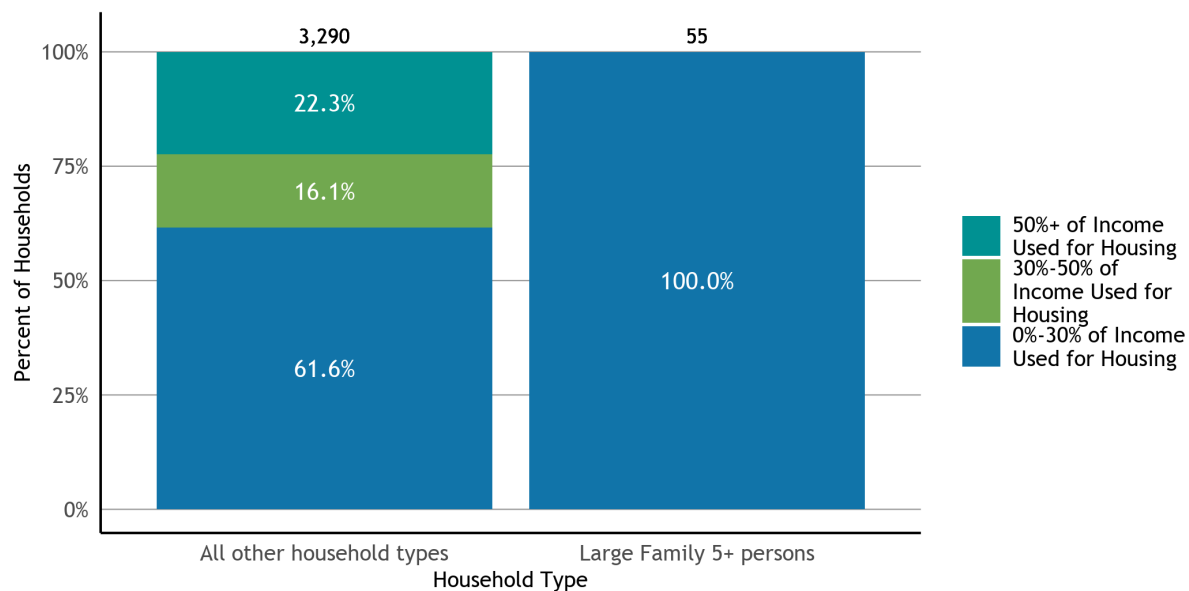
Table B-13: Fairfax Household Size by Tenure

Housing Type	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
1 Person Household	453	21.42%	561	45.43%
2 Person Household	827	39.10%	365	29.55%
3 Person Household	377	17.83%	199	16.11%
4 Person Household	408	19.29%	101	8.18%
5 Or More Person Household	50	2.36%	9	0.73%
Total	2,115	100%	1,235	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

In addition to household income, cost burden can be used to determine the extent of housing needs for large family households. Cost burden indicates that a household is paying between 30 percent and 50 percent of their income towards rent, while severe cost burden indicates that a household is paying over 50 percent of their income towards rent. As shown in Chart B-13, no large families experience any level of cost burden (either regular or severe), while 38.4 percent of all other household types experience cost burden.

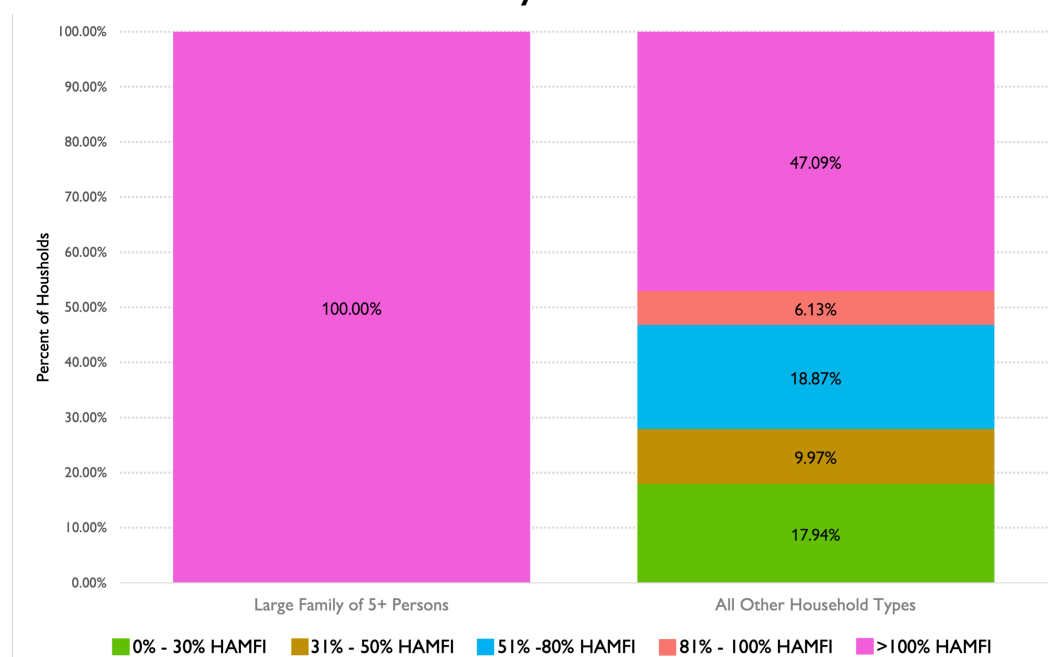
Chart B-13: Fairfax Cost Burden by Household Size



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Of the large families within Fairfax, 100 percent are considered above moderate income. This is greater than the proportion for all other household types at 47.09 percent (see Chart B-14). As seen in Table 2-13, there were only 59 large households in 2019. All other household types have a similar proportion of extremely-low and very-low-income households at 18.0 and 18.9 percent, respectively.

Chart B-14: Fairfax Household Size by Household Income Level



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

FEMALE-HEADED HOUSEHOLDS

Female-headed families, including those with children, are identified as a special needs group, because they are more likely to be low-income and face difficulty in finding affordable housing. As shown in Table B-14 there are 295 female-headed households and 192 male-headed households in Fairfax. These groups constitute 8.8 percent and 5.7 percent, respectively, of Fairfax’s total number of households. Female-headed households represented about 8.0 percent of owner-occupied households and 10.1 percent of renter-occupied households.

Table B-14: Fairfax Household Type by Tenure

Household Type ¹	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Married-Couple Family Households	1,311	61.99%	287	23.24%
Householders Living Alone	453	21.42%	561	45.43%
Female-Headed Family Households	170	8.04%	125	10.12%
Male-Headed Family Households	43	2.03%	149	12.06%
Other Non-Family Households	138	6.52%	113	9.15%
Total	2,115	100%	1,235	100%

Notes

- For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25011

Table B-15 below shows the number of female-headed households that were below the poverty line. About 15.0 percent of female-headed households with children were under the poverty line, while 0 percent of households without children were. This demonstrates that female-headed households with children are more likely to have greater housing needs and face difficulties in finding affordable housing.

Table B-15: Fairfax Female-Headed Households by Poverty Status¹

Poverty Level	Households With Children		Households Without Children	
	Number	Percent	Number	Percent
Above Poverty Level	96	84.96%	182	100%
Below Poverty Level	17	15.04%	0	0.0%

Notes

- I. The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

PERSONS EXPERIENCING HOMELESSNESS

Individuals and families who are homeless have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of housing that serves homeless clients. Homelessness is a countywide issue that demands a strategic, regional approach that pools resources and services. A common method to assess the number of homeless persons in a jurisdiction is through a Point-in-Time (PIT) Count. The PIT Count is a biennial census of sheltered and unsheltered persons in a Continuum of Care (CoC) completed over a 24-hour period in the last ten days of January. The unsheltered PIT Count is conducted annually in Marin County and is a requirement to receive homeless assistance funding from HUD. The PIT Count does not function as a comprehensive analysis and should be considered in the context of other key data sources when assessing the state of homelessness in a community.

According to HUD, a CoC is a “a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximize self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.” Table B-16 provides an estimate of the homeless population by household type and shelter status in Marin County. According to the 2022 PIT Count, there were 291 sheltered homeless persons and 830 unsheltered persons in Marin County including 124 homeless youth and children. In Fairfax there were 13 unsheltered persons and 0 sheltered persons in 2022.

Table B-16: Homelessness by Household Type and Shelter Status in Marin County, 2019

Shelter Status	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18	Total
Sheltered - Emergency Shelter	0	37	122	159
Sheltered - Transitional Housing	0	96	36	132
Unsheltered	2	91	737	830

Source: Marin County Department of Health and Human Services Point-in-Time Count

The PIT Count can be further divided by race or ethnicity, which can illuminate whether homelessness has a disproportionate racial impact within a community. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

The racial/ethnic breakdown of Marin County's homeless population is shown in Table B-17. In Marin County, White (Hispanic and Non-Hispanic) residents represented the largest proportion of residents experiencing homelessness and accounted for 66.2 percent of the homeless population, while making up 77.8 percent of the overall population. Notably, those who identify as Black or African American (Hispanic and non-Hispanic) represent 16.7 percent of the unhoused population in the county, but only 2.13 percent of the overall population. Additionally, those who identify as Other Race or Multiple Races are represented disproportionately among the unhoused population, as they make up 10.5 percent of the homeless Marin County residents, but only 4.67 percent of its overall population.

Table B-17: Racial/Ethnic Group Share of General and Homeless Population in Marin County

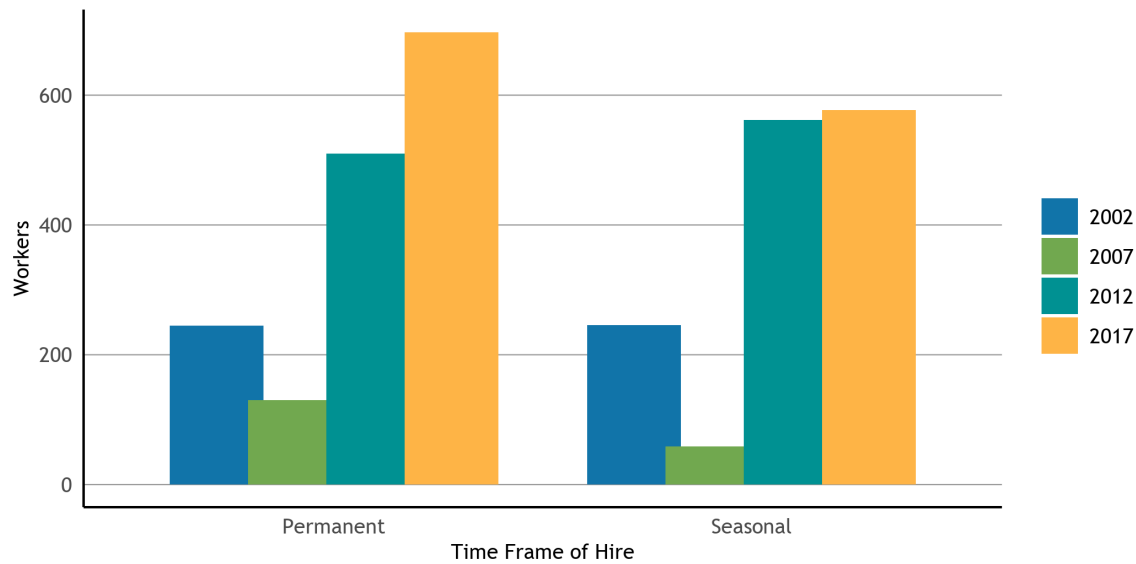
<i>Racial/Ethnic Group</i>	<i>Number of Homeless Population</i>	<i>Percent of Homeless Population</i>
American Indian or Alaska Native (Hispanic and Non-Hispanic)	36	3.48%
Native Hawaiian or Other Pacific Islander (Hispanic and Non-Hispanic)	15	1.45%
Asian (Hispanic and Non-Hispanic)	17	1.64%
Black or African American (Hispanic and Non-Hispanic)	173	16.73%
White (Hispanic and Non-Hispanic)	684	66.15%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	109	10.54%
Hispanic/Latinx	194	18.76%
Non-Hispanic/Latinx	840	81.24%

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports, 2019

FARMWORKERS

Across the state, housing for farmworkers has long been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Marin County has increased since 2002, totaling 697 in 2017, while the number of seasonal farm workers has increased, totaling 577 in 2017. The USDA is limited to County-level data.

Chart B-17: Farm Labor in Marin County, 2002-2017



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

In the local setting, estimating the size of the agricultural labor force can be problematic due to undercounts and inconsistent definitions across government agencies. Determining the breakdown by seasonal and permanent workers can be even more difficult. One data source that is available comes from the California Department of Education, which provides a local estimate by tracking the student population of migrant workers in the public education system at any grade level. In Marin County, there have been 0 reported student migrant workers for the 2016-17 and 2017-18 school years. In the 2018-19 academic year, 11 migrant worker students were reported, which decreased again to 0 in 2019-20.

Table B-18: Fairfax Migrant Worker Student Population

Academic Year	Fairfax	Marin County
2016-2017	0	0
2017-2018	0	0
2018-2019	0	11
2019-2020	0	0

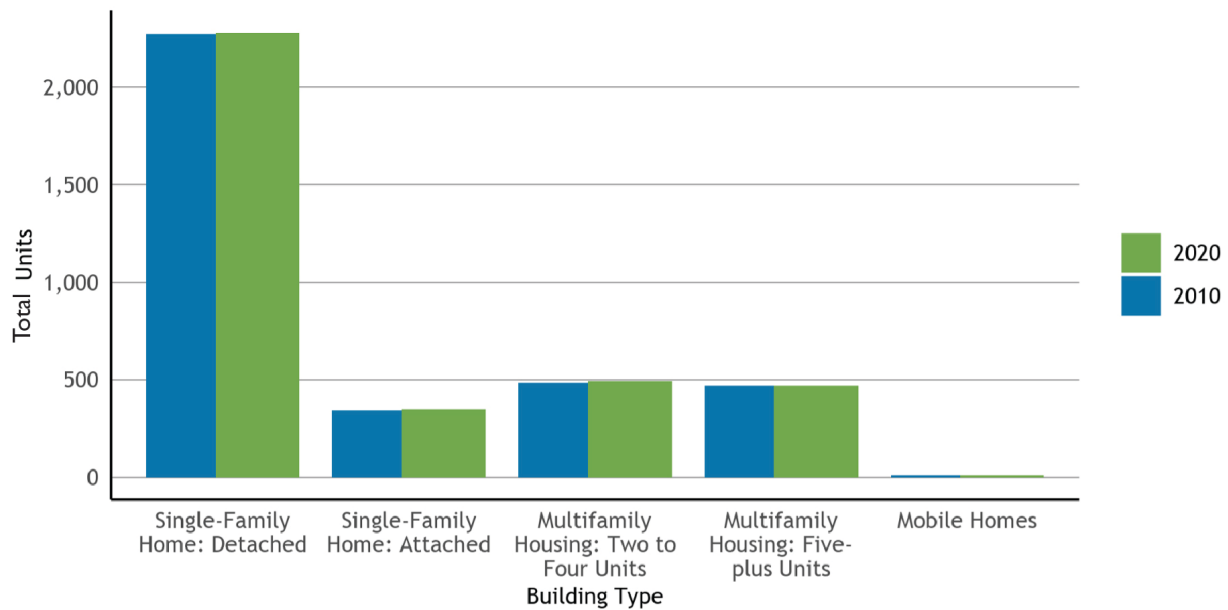
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020).

B.5 Housing Stock Characteristics

HOUSING TYPE

During the 2010 to 2020 period, there has been minimal housing development in Fairfax. The number of all home types has increased marginally, per DOF estimates shown in Chart B-18. Only 20 total units have been built during the time period, with two- to four-unit multifamily housing and single-family attached leading with 6 new units each. No new mobile home or five-plus multifamily units have been built. However, these estimates are based on California DOF data, which does not capture all recent development in Fairfax.

Chart B-18: Fairfax Housing Type Trends, 2010-2020

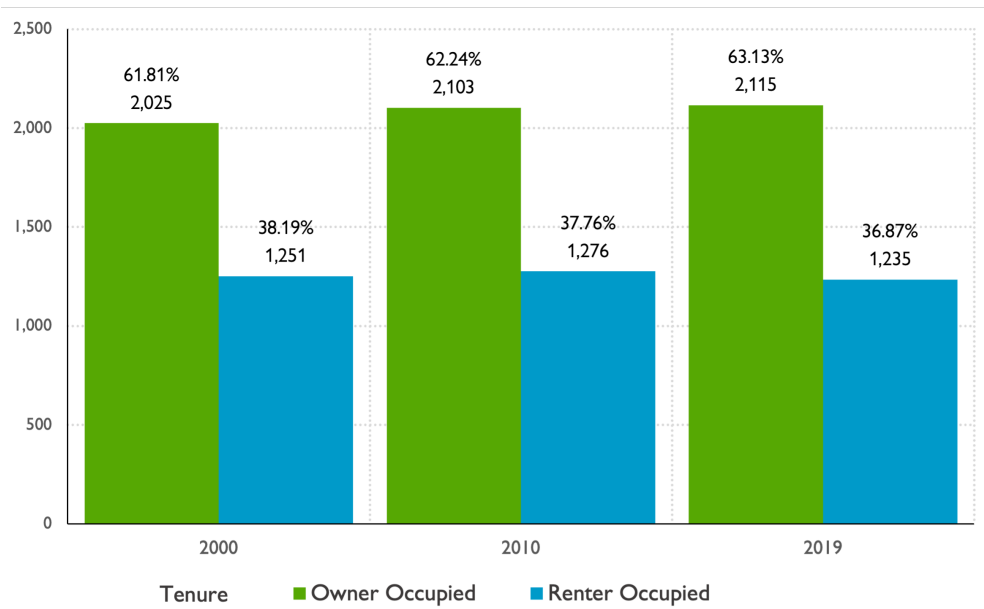


Source: California Department of Finance, E-5 series

HOUSING TENURE

Since 2000, the percentage of owner-occupied households in Fairfax has slightly increased, while the proportion of renter occupied units has slightly decreased. In 2000, the proportion of owners was 61.8 percent and the proportion of renters was 38.2 percent. In 2019, approximately 63.1 percent of all households were occupied by owners and 36.9 percent of occupied by owners (see Chart B-19).

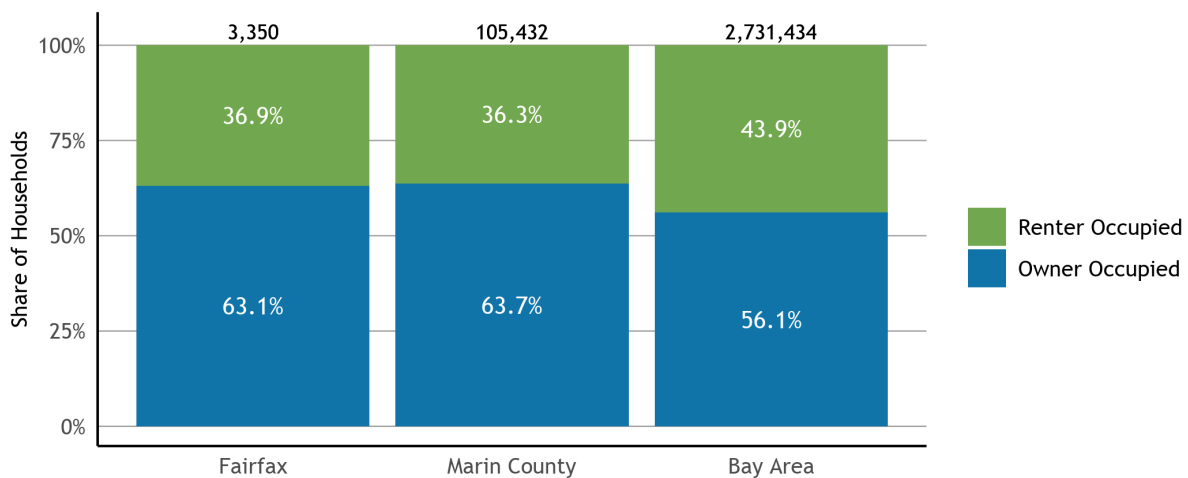
Chart B-19: Fairfax Household Tenure, 2000 – 2019



Source: U.S. Census Bureau, Census 2000 SF1, Table H04; U.S. Census Bureau, Census 2010 SF1, Table HCT7; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

Fairfax’s household tenure differs slightly from patterns seen in the county (see Chart B-20). Marin County has minimally higher rates of owner-occupied housing (63.7 percent) than does Fairfax (63.1 percent). However, both rates are higher than owner-occupied housing in the Bay Area (56.1 percent).

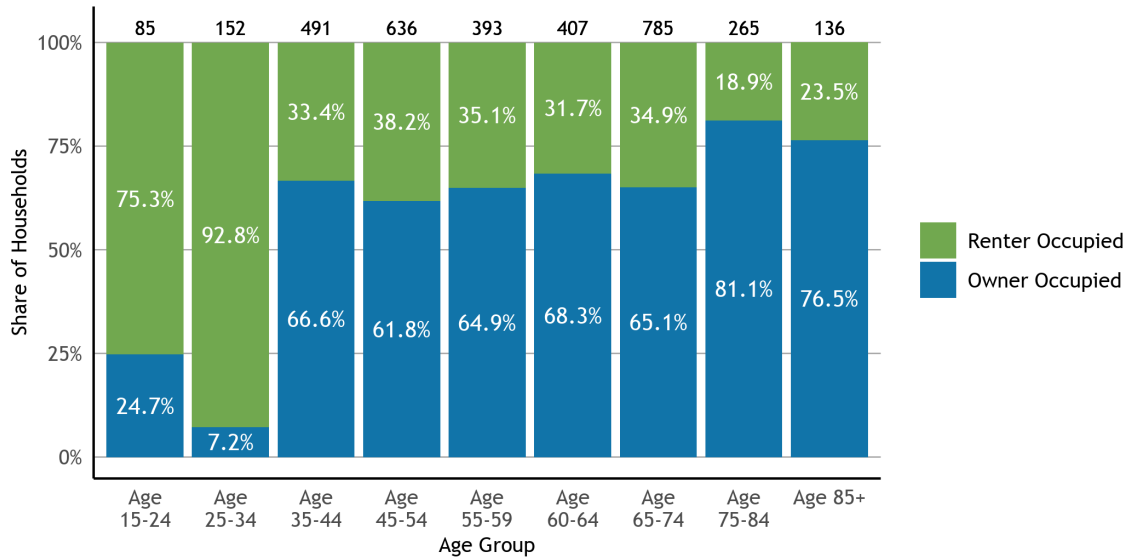
Chart B-20: Fairfax and Surrounding Areas Tenure, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

The age of a resident—as well as the year the resident moved to the unit, race/ethnicity, household income, and housing type—can influence household tenure rates in a jurisdiction. Shown in Chart B-21, the majority of younger residents (34 years and below) are renters in Fairfax. While a greater proportion of residents above 35 years and above are owners, it should be noted that about 23.5 percent of those aged 85 years and over are renters. This reflects a need for a variety of housing types for residents of all ages – including group homes and affordable rental as well as ownership units.

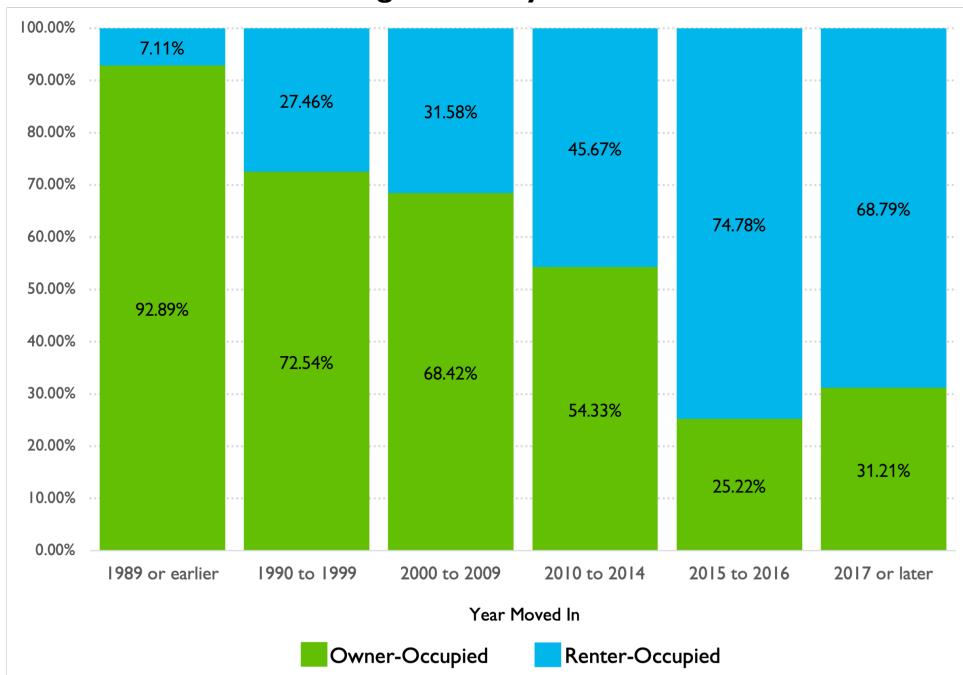
Chart B-21: Fairfax Housing Tenure by Age. 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

Ownership rates also change depending on the year the resident has moved into their current residence. Shown in Chart B-22, most residents who have moved to their current residence since 2010 are considered renters, which is an increasing share over time. Residents who have lived in their housing units for a longer period (i.e., since 1989) are overwhelmingly owners. While the trend towards increasing shares of renters started in 2010, it likely that the 2008 financial crisis exacerbated the trend considering the leap from 40.6 percent renters among those who moved in between 2000 to 2009 to 70.3 percent renters among those who moved in between 2010 to 2014.

Chart B-22: Fairfax Housing Tenure by Year Moved to Current Residence



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25038

Racial and ethnic disparities in tenure exist in Fairfax, shown in Table B-19. Households considered to be Asian, Multiple Races, and White of any ethnicity tend to be owner-occupied, while households considered to be American Indian or Alaska Native, Native Hawaiian and Other Pacific Islander, Black or African American, Hispanic or Latinx, or other race of any ethnicity are largely renter-occupied.

Table B-19: Fairfax Housing Tenure by Race/Ethnicity, 2019

Racial/Ethnic Group ¹	Owner-Occupied		Renter-Occupied		Total
	Number	Percent	Number	Percent	
American Indian or Alaska Native (Hispanic and Non-Hispanic)	0	0.00%	15	100.00%	15
Native Hawaiian and Other Pacific Islander (Hispanic and Non-Hispanic)	0	0.00%	5	100.00%	5
Asian (Hispanic and Non-Hispanic)	74	60.16%	49	39.84%	123
Black or African American (Hispanic and Non-Hispanic)	25	100.00%	0	0.00%	25
Hispanic or Latinx	88	30.66%	199	69.34%	287
Other Race (Hispanic and Non-Hispanic)	16	17.78%	74	82.22%	90
Multiple Races (Hispanic and Non-Hispanic)	0	0.00%	76	100.00%	76
White (Hispanic and Non-Hispanic)	2,000	66.31%	1,016	33.69%	3,016
White, Non-Hispanic	1,928	67.51%	928	32.49%	2,856

Notes

1. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.
2. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

Disparities in tenure are also apparent across different income levels, as might be expected. As ownership is typically more costly than renting, lower-income households are often renters. In Fairfax, most lower-income households—those making less than 80 percent of AMI—are renters, while the majority of households making above 100 percent of AMI are owners. See Table B-20 for the complete breakdown by income group. This indicates that homeownership is likely out of reach for many lower-income households. About 51.1 percent of households in Fairfax make less than 100 percent of AMI, while 49.3 percent of households make above 100 percent of AMI. Considering the racial/ethnic share of renters in Fairfax, especially among Black or African American and Hispanic or Latinx households, this highlights a need to target both economic as well as racial/ethnic disparities to affirmatively further fair housing, which will be further discussed in a separate report.

Table B-20: Fairfax Housing Tenure by Income Level

Income Group ¹	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
0%-30% of AMI	175	29.91%	410	70.09%
31%-50% of AMI	180	57.14%	135	42.86%
51%-80% of AMI	335	55.37%	270	44.63%
81%-100% of AMI	125	60.98%	80	39.02%
Greater than 100% of AMI	1,400	84.85%	250	15.15%

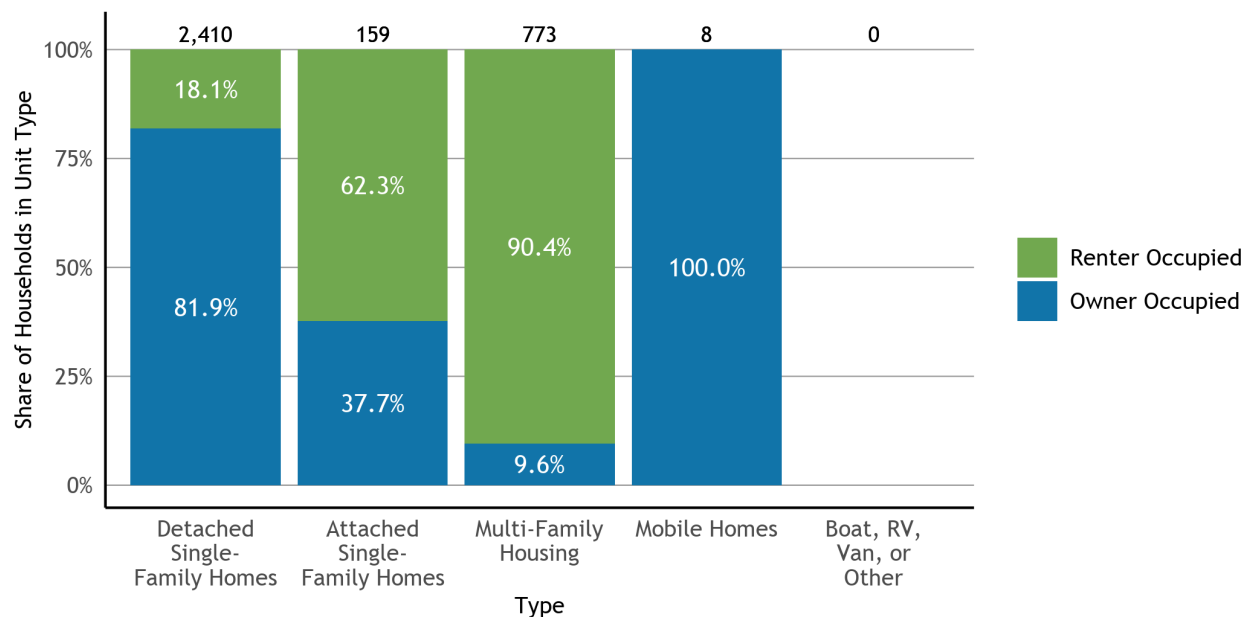
Notes

- Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas. The AMI levels in this table are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2015-2019 release, Table 8

Rates of homeownership also typically depend on the type of housing available. Most detached single-family homes are owner-occupied (see Chart B-23). However, a significant share of these units—about 18.1 percent—are renter-occupied. Further, about 62.3 percent of attached single-family homes are occupied by renters. The majority (90.4 percent) of Fairfax’s multifamily housing stock is renter-occupied. Meeting affordability needs, especially for renters, must consider the type of housing available to residents.

Chart B-23: Town of Fairfax Housing Tenure by Housing Type



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

OVERCROWDED HOUSEHOLDS

According to the U.S. Census, overcrowding occurs where there is more than 1.01 persons per room (excluding bathrooms and kitchens) in an occupied housing unit and severe overcrowding occurs when there is more than 1.5 persons per room. Overcrowding typically occurs when there is an inadequate supply of affordable housing. As shown in Table B-21, 58 out of 3,350 or 1.7 percent of occupied housing units in Fairfax were either overcrowded (1.2 percent) or severely overcrowded (0.5 percent). This is significantly lower than the rate in Marin County (5.5 percent).

Table B-21: Overcrowding¹ Severity by Region

Region	Not Overcrowded		Overcrowded		Severely Overcrowded	
	Number	Percent	Number	Percent	Number	Percent
Fairfax	3,292	98.3%	41	1.2%	17	0.5%
Marin County	99,272	94.3%	3722	3.5%	2304	2.2%

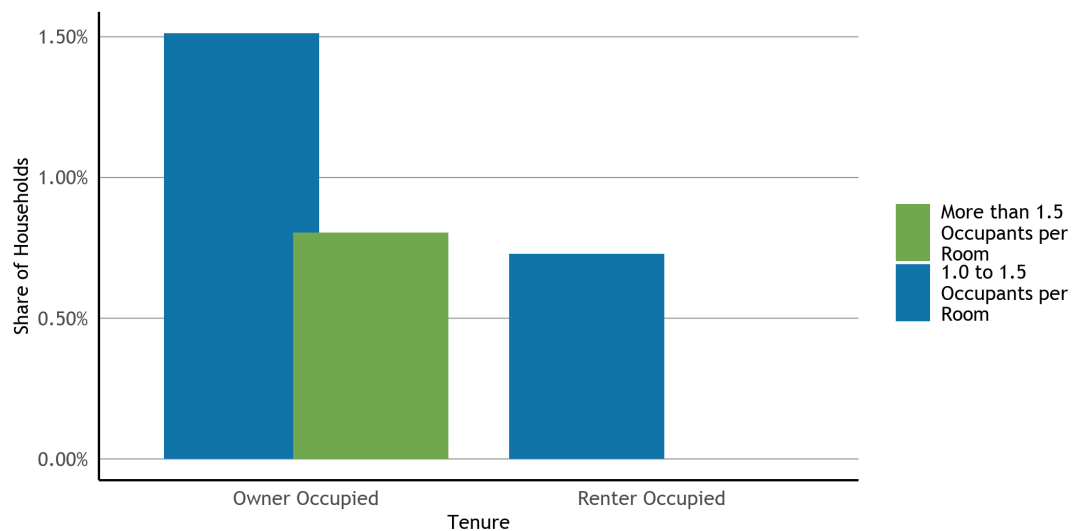
Notes

- The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014

Renters tend to experience overcrowding more often than owners. However, as shown in Chart B-24, no households that rent in Fairfax were severely overcrowded, compared to 0.8 percent of households that are owner-occupied.

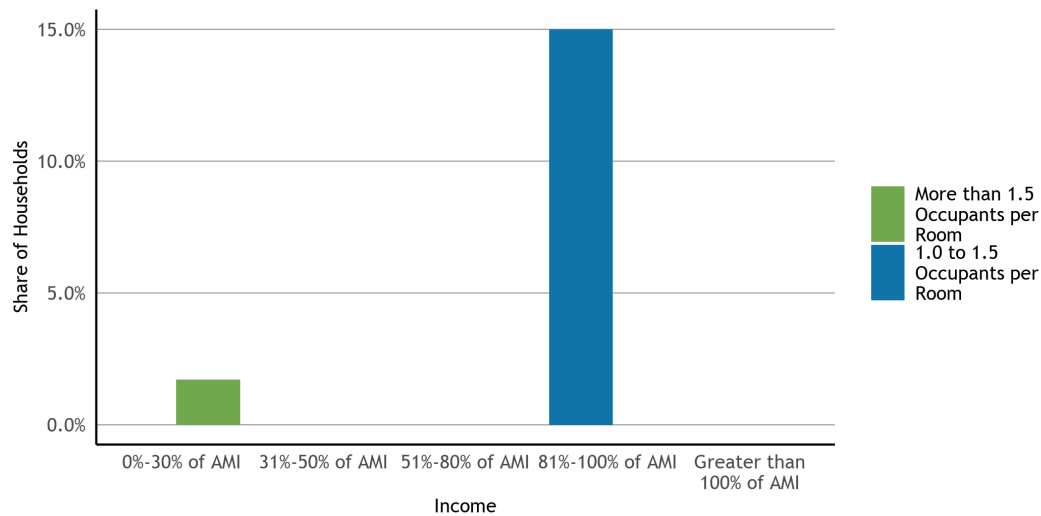
Chart B-24: Fairfax Overcrowding by Tenure and Severity



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Lower-income households in Fairfax (those making less than 80 percent of AMI), generally tend to have higher rates of overcrowding. In Fairfax, as shown in Table B-25, among extremely-low-income households (i.e., those making less than 30 percent of AMI) only about 2 percent are considered severely overcrowded. Among households making between 81 to 100 percent of AMI about 15 percent are considered overcrowded.

Chart B-25: Town of Fairfax Overcrowding by Income Level and Severity

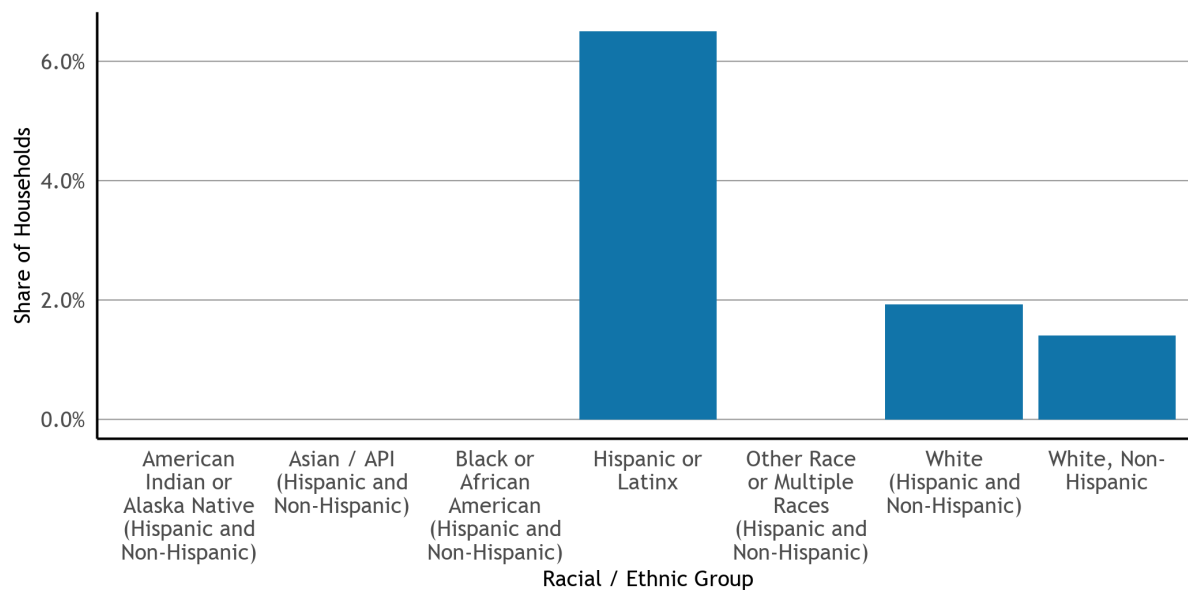


Source: U.S. Department of Housing and Urban Development (HUD), *Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.*

Like tenure, rates of overcrowding are unevenly distributed by race/ethnicity. Chart B-26 below demonstrates the breakdown of overcrowding within various racial/ethnic groups. According to the Census Bureau, it “does not disaggregate racial groups by Hispanic/Latinx ethnicity. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here.” In addition, “[t]he racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled ‘Hispanic and Non-Hispanic’ are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.”

Overcrowding is most prevalent among Hispanic or Latinx, White (Hispanic and non-Hispanic), and White, non-Hispanic households as approximately 6.0, 2.0, and 1.8 percent of each group experiences overcrowding, respectively.

Chart B-26: Fairfax Overcrowding by Race/Ethnicity, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014.

COST BURDEN

Cost burden, or overpayment, is defined as monthly shelter costs in excess of 30 percent of household income. Severe cost burden is defined as paying over 50 percent of household income for shelter costs. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated monthly cost of utilities). HUD Comprehensive Housing Affordability Strategy (CHAS) data provides estimates of cost burden by tenure and income category. Estimates use the HUD Area Median Family Income (HAMFI) to determine overpayment. HAMFI is the median family income calculated by HUD for each jurisdiction in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HAMFI is not necessarily equivalent to other median income calculations due to a series of adjustments made by HUD.

According to 2013-2017 CHAS estimates, a total of 530 households in Fairfax experienced cost burden (17.0 percent) while an additional 715 households experienced severe cost burden (23.0 percent). The means that approximately 40.0 percent of all Fairfax households experience some level of cost burden. Of the 1,245 households experiencing some level of cost burden, 245 of them are considered moderate- or above-moderate-income and 1,000 are considered lower-income. This indicates that housing affordability is a particularly pressing issue for lower-income households in Fairfax.

Further, renters are particularly impacted by cost burden since renters are limited to the rental market while owners can build equity with their homes. Renters in Fairfax tend to have higher rates of cost burden than owners – for instance, 53.5 percent of all renters experience some level of cost burden while only 32.1 percent of owners do. Rates are further unevenly distributed between renters and owners by income level, as shown in Table B-22 below.

Table B-22: Cost-Burdened Households in Fairfax by Income and Tenure¹

Income Category	Renters		Owners		Total Households ²	
	Number	Percent	Number	Percent	Number	Percent
Extremely-Low-Income (Under 30% HAMFI³)						
No Cost Burden/Not Computed	150	13.04%	30	1.53%	180	5.79%
Cost Burden	30	2.61%	10	0.51%	40	1.29%
Severe Cost Burden	230	20.00%	135	6.89%	365	11.74%
Very-Low-Income (30% - 50% HAMFI)						
No Cost Burden/Not Computed	20	1.74%	80	4.08%	100	3.22%
Cost Burden	35	3.04%	10	0.51%	45	1.45%
Severe Cost Burden	85	7.39%	95	4.85%	180	5.79%
Low-Income (50% - 80% HAMFI)						
No Cost Burden/Not Computed	55	4.78%	170	8.67%	225	7.23%
Cost Burden	135	11.74%	65	3.32%	200	6.43%
Severe Cost Burden	85	7.39%	85	4.34%	170	5.47%
All Lower-Income (Under 80% HAMFI)						
No Cost Burden/Not Computed	225	19.57%	280	14.29%	505	16.24%
Cost Burden	200	17.39%	85	4.34%	285	9.16%
Severe Cost Burden	400	34.78%	315	16.07%	715	22.99%
Moderate- and Above-Moderate-Income (Over 80% HAMFI)						
No Cost Burden/Not Computed	310	26.96%	1,050	53.57%	1,360	43.73%
Cost Burden	15	1.30%	230	11.73%	245	7.88%
Severe Cost Burden	0	0.00%	0	0.00%	0	0.00%
All Income Groups						
No Cost Burden/Not Computed	535	46.52%	1,330	67.86%	1,865	59.97%
Cost Burden	215	18.70%	315	16.07%	530	17.04%
Severe Cost Burden	400	34.78%	315	16.07%	715	22.99%

Notes:

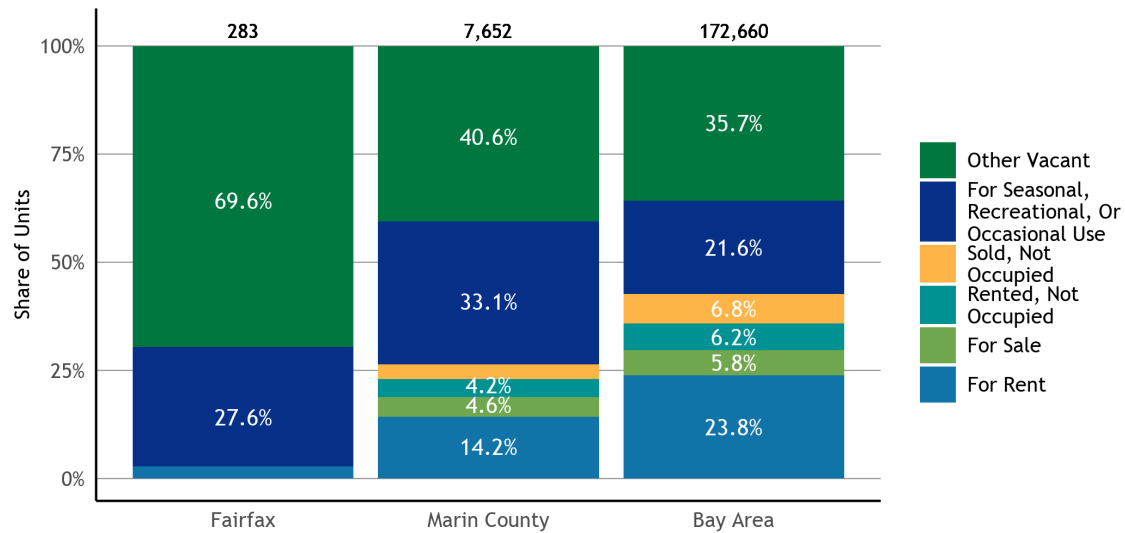
1. According to HUD, households spending 30 percent or less of their income on housing expenses have no cost burden, households spending 31 to 50 percent of their income have cost burden, and households spending 51 percent or more of their income have severe cost burden.
2. Discrepancies in sums are due to rounding errors.
3. HUD Area Median Family Income (HAMFI).

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

HOUSING VACANCY

Housing vacancy rates provide one metric to assess the balance between the supply and demand of housing in a region. Low vacancy rates occur when demand outpaces the supply of housing, while high vacancy rates indicate an oversupply of housing. Housing costs also tend to be higher with low vacancy rates. Estimates from the 2015-2019 ACS indicate that 283 (9.3 percent) out of the 3,350 housing units in the Town were vacant, which is slightly higher than in the county (6.7 percent), as shown in Chart B-27. This may warrant exploration of a Vacancy Tax to combat high vacancy rates.

Chart B-27: Town of Fairfax Vacant Units by Type

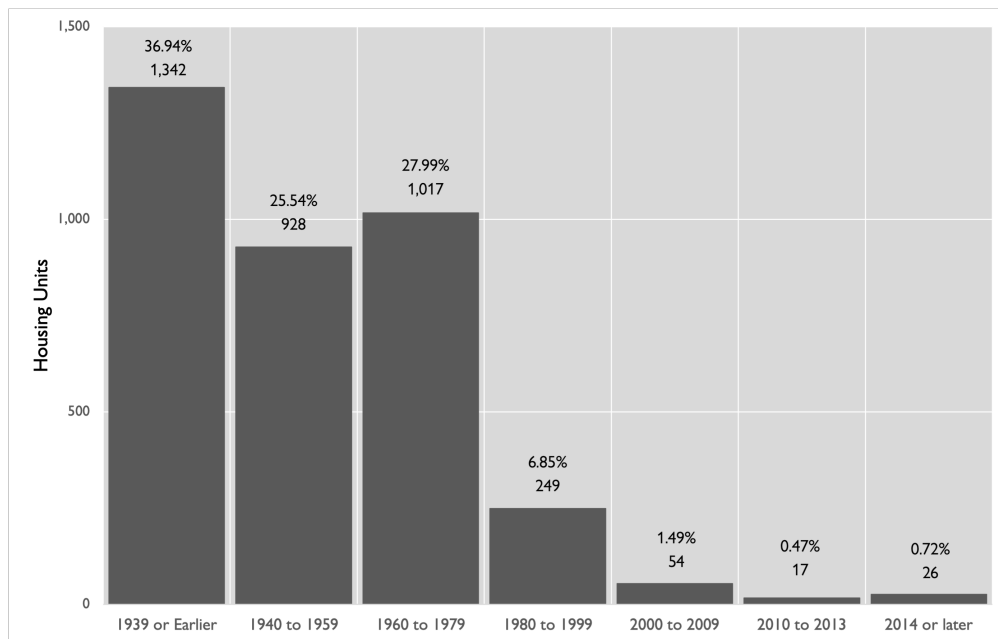


Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.

HOUSING CONDITIONS

The condition of the housing stock, including the age of buildings and units that may be in substandard condition, is also an important consideration in a community’s housing needs. In Fairfax, about 90.5 percent of the housing stock was constructed prior to 1980 and is over 40 years old, with approximately 37.0 percent of units constructed before 1940. Only about 9.5 percent of the housing stock has been constructed since 2000, with only 1.2 percent constructed since 2010. See Chart B-28 for the age of Fairfax’s housing stock as of 2020.

Chart B-28: Age of Fairfax Housing Stock, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

A high proportion of older buildings, especially those built more than 30 years ago, may indicate that substandard housing conditions may be an issue. Housing is considered substandard when physical conditions are determined to be below the minimum standards of living, as defined by Government Code Section 17920.3. A building is considered substandard if any of the following conditions exist:

- Inadequate sanitation
- Structural hazards
- Nuisances
- Faulty weather protection
- Fire, safety or health hazards
- Inadequate building materials
- Inadequate maintenance
- Inadequate exit facilities
- Hazardous wiring, plumbing or mechanical equipment
- Improper occupation for living, sleeping, cooking, or dining purposes
- Inadequate structural resistance to horizontal forces
- Any building not in compliance with current fire standards in Government Code Section 13143.2

According to 2020 ACS, as shown in Table B-23 about one percent of owners lack complete kitchen facilities while zero percent of renters do. Further, approximately 1.0 percent of owners lack complete plumbing facilities while zero percent of renters do. In total, there are 22 occupied housing units with incomplete kitchen facilities, 39 occupied housing units with incomplete plumbing facilities, and 78 units with no telephone service available.

Table B-23: Fairfax Substandard Housing Issues, 2019

<i>Building Amenity</i>	<i>Owner</i>		<i>Renter</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
Incomplete Kitchen Facilities	22	1.04%	0	0.00%
Incomplete Plumbing Facilities	39	1.84%	0	0.00%
No telephone service available	39	1.84%	29	2.35%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

B.6 Housing Costs and Affordability

Several housing market characteristics, like high levels of cost burden or overcrowding, may indicate high housing costs and a lack of affordability within a community. This section summarizes housing costs in Fairfax and assesses the extent to which housing is affordable for residents of the Town.

HOUSING AFFORDABILITY BY HOUSEHOLD INCOME

Housing affordability can be estimated by comparing the cost of renting or owning a home in Fairfax with the maximum affordable housing costs to households at different income levels. In evaluating affordability, the maximum affordable price refers to the maximum amount that could be afforded by households in the upper range of their respective income category. Households in the lower end of each category can afford less in comparison. The maximum affordable home and rental prices for residents of Fairfax are shown in Table B-24. This table shows what type of household can afford what size and type of housing.

The affordability of the Town's housing stock by tenure and income group is discussed below. HCD has estimated the 2022 median Marin County AMI to be \$166,000, which is an increase of 70.96 percent from the 2014 median income of \$97,100.

Table B-24: Town of Fairfax Housing Affordability by Income Group

Household Size	AMI Limits ¹	Affordable Monthly Payment ²		Housing Costs			Maximum Affordable Price	
		Renter	Owner	Utilities		Taxes & Insurance	Renter	Owner ⁵
				Renter ³	Owner	Owner ⁴		
Extremely-Low-Income (<30% AMI)								
1 Person (Studio)	\$39,150	\$979	\$979	\$336	\$336	\$343	\$643	\$55,288
2 Person (1 Bedroom)	\$44,750	\$1,119	\$1,119	\$356	\$356	\$392	\$763	\$68,384
3 Person (2 Bedroom)	\$50,350	\$1,259	\$1,259	\$407	\$407	\$441	\$852	\$75,762
4 Person (3 Bedroom)	\$55,900	\$1,398	\$1,398	\$459	\$459	\$489	\$939	\$82,909
5 Person (4 Bedroom)	\$60,400	\$1,510	\$1,510	\$514	\$514	\$529	\$996	\$86,137
Very-Low-Income (31%-50% AMI)								
1 Person (Studio)	\$65,250	\$1,631	\$1,631	\$336	\$336	\$571	\$1,295	\$133,586
2 Person (1 Bedroom)	\$74,600	\$1,865	\$1,865	\$356	\$356	\$653	\$1,509	\$157,887
3 Person (2 Bedroom)	\$83,900	\$2,098	\$2,098	\$407	\$407	\$734	\$1,691	\$176,424
4 Person (3 Bedroom)	\$93,200	\$2,330	\$2,330	\$459	\$459	\$816	\$1,871	\$194,593
5 Person (4 Bedroom)	\$100,700	\$2,518	\$2,518	\$514	\$514	\$881	\$2,004	\$207,043
Low-Income (51%-80% AMI)								
1 Person (Studio)	\$104,400	\$2,610	\$2,610	\$336	\$336	\$914	\$2,274	\$250,849
2 Person (1 Bedroom)	\$119,300	\$2,983	\$2,983	\$356	\$356	\$1,044	\$2,627	\$291,889
3 Person (2 Bedroom)	\$134,200	\$3,355	\$3,355	\$407	\$407	\$1,174	\$2,948	\$327,211
4 Person (3 Bedroom)	\$149,100	\$3,728	\$3,728	\$459	\$459	\$1,305	\$3,269	\$362,163
5 Person (4 Bedroom)	\$161,050	\$4,026	\$4,026	\$514	\$514	\$1,409	\$3,512	\$387,940
Moderate-Income (81%-120% AMI)								
1 Person (Studio)	\$139,450	\$4,067	\$4,067	\$336	\$336	\$1,220	\$3,150	\$356,031
2 Person (1 Bedroom)	\$159,350	\$4,648	\$4,648	\$356	\$356	\$1,394	\$3,628	\$412,010
3 Person (2 Bedroom)	\$179,300	\$5,230	\$5,230	\$407	\$407	\$1,569	\$4,076	\$462,319
4 Person (3 Bedroom)	\$199,200	\$5,810	\$5,810	\$459	\$459	\$1,743	\$4,521	\$512,396
5 Person (4 Bedroom)	\$215,150	\$6,275	\$6,275	\$514	\$514	\$1,883	\$4,865	\$549,978

Notes

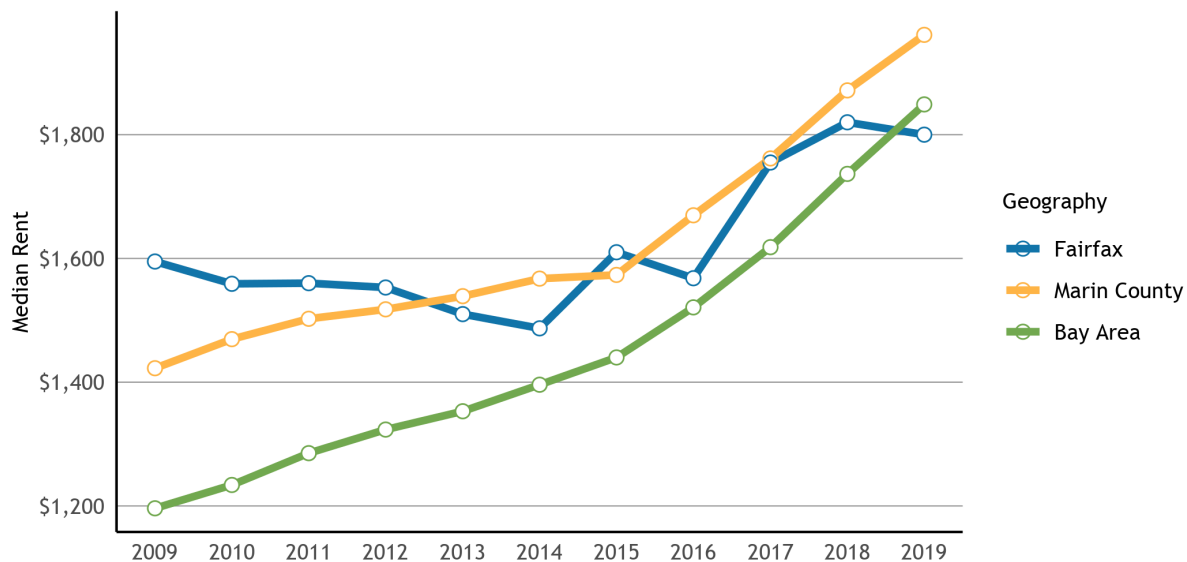
1. AMI limits based on 2022 HCD State Income Limits for Marin County, other assumptions are derived from Zillow estimates (as of January 2022) and the National Association of Realtors. The 2021 Marin County AMI is \$149,600.
2. Affordable monthly payment for renters and owners is assumed to be one-twelfth of 30% of median income applicable for the number of bedrooms. The exception is moderate-income owners, whose affordable payment is assumed to be one-twelfth of 35% of median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).
3. Utilities are estimated according to the 2022 Marin County Housing Authority Utility Allowance Schedule. Estimates are based on the combined average cost of gas and electric heating, cooking and water heating, as well as other electric, water, trash collection, sewer, air conditioning, refrigeration and range/microwave across all unit types (i.e., High-Rise/Garden/Apartment/Row House/Townhouse/Semi-Detached/Duplex, Detached House/Mobile Home).
4. Taxes and insurance are assumed to be 35% of monthly affordable housing costs for owners.
5. Assumed 30-year amortization, 5.84% interest rate, 6.0% down payment and closing costs equal to 2% of the sale price.

Source: HCD State Income Limits, 2022; Marin Housing Authority Utility Allowance Schedule, 2022; Zillow Mortgage Rates, January 2022; National Association of Realtors Research Group, Downpayment Expectations & Hurdles to Homeownership, April 2020; Dyett & Bhatia, 2022

RENTER COSTS

In 2019, according to ACS estimates, the median contract rent in Fairfax was \$1,800. According to the Census, contract rent is the monthly rent agreed upon regardless of any furnishings, utilities or services that may be included. Data regarding contract rent excludes units for which no cash rent is paid. Chart B-29 illustrates changes in rent between 2009 and 2019. Since 2009, the median rent has increased by 12.9 percent in Fairfax, from \$1,480 to \$1,800 per month. In Marin County, the median rent has increased 25.1 percent, from \$1,560 to \$1,960. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54.0 percent increase.

Chart B-29: Fairfax and and Regional Area Rents, 2009-2019

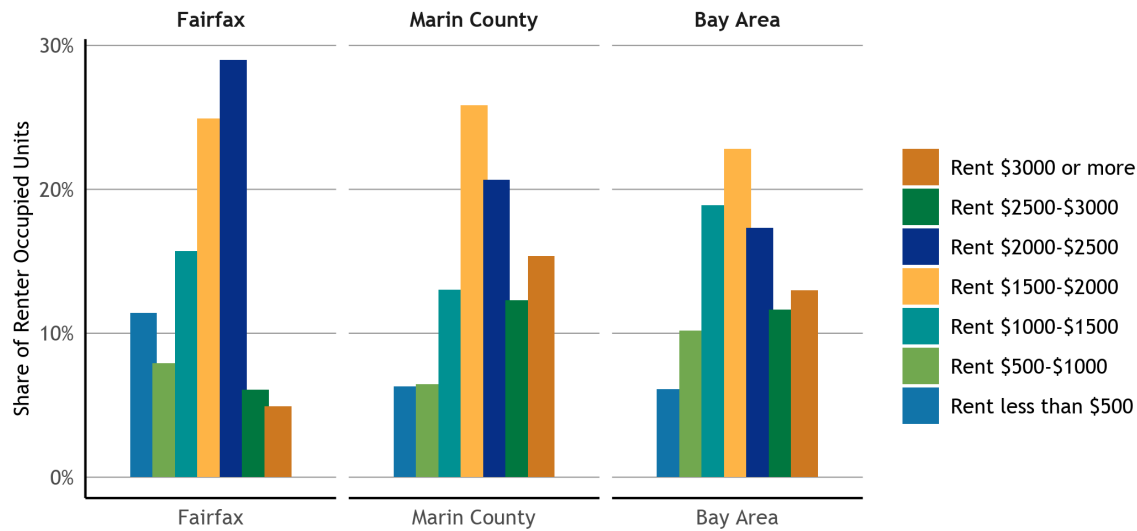


Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas).

Notes: County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year. For unincorporated areas, median is calculated using distribution in B25056.

The distribution of contract rent by region is also provided by the ACS for 2019. As shown in Chart B-30, the largest proportion (29.0 percent) of renter-occupied units had contract rents between \$2000-\$2500, followed by 24.9 percent of units with contract rents between \$1500-\$2000. In both the County and the region, the largest share of units had contract rents between \$1500-\$2000. 59.2 percent of units in Fairfax have contract rents below \$2,000, compared to only 49.4 percent in Marin County.

Chart B-30: Contract Rents for Renter-Occupied Units, 2019

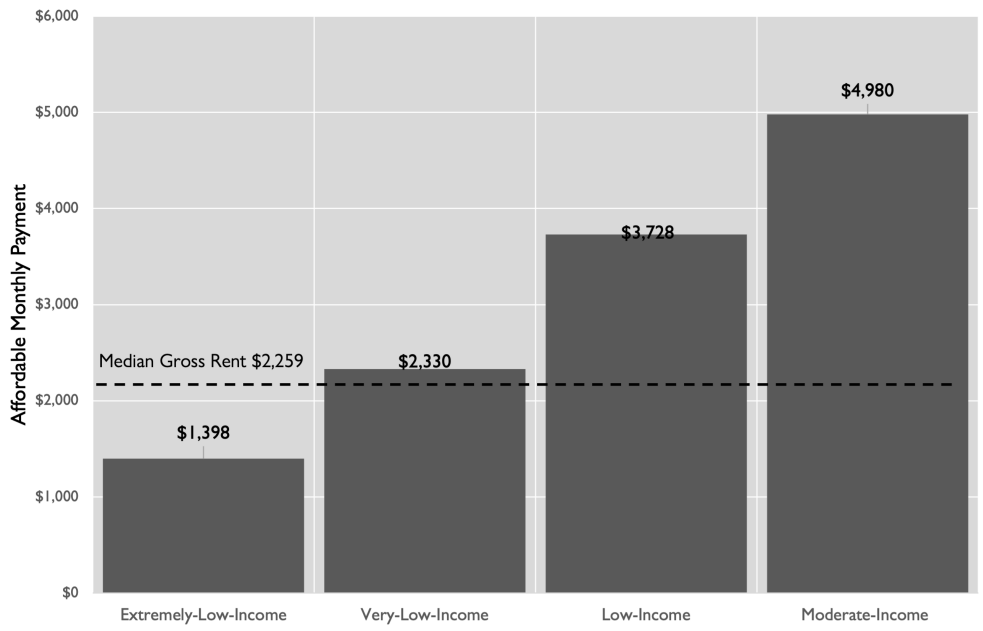


Source:

U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056.

According to the gross rental estimates (i.e., including utilities and other costs) from Table B-24 above and monthly affordable payments presented in Chart B-31 below, extremely-low-income households in Fairfax would not be able to afford to rent an appropriately sized unit. However, larger extremely-low-income households could afford to rent a unit with fewer bedrooms – for instance, a four-person household could afford to rent a two-bedroom unit. All other income levels, including low- and very-low-income households, would be able to afford to rent an appropriately sized unit. Chart A-8 demonstrates this affordability gap for the typical extremely-low-income household, which may require subsidies to ensure housing affordability.

Chart B-31: Rental Affordability Gap for the Typical Household



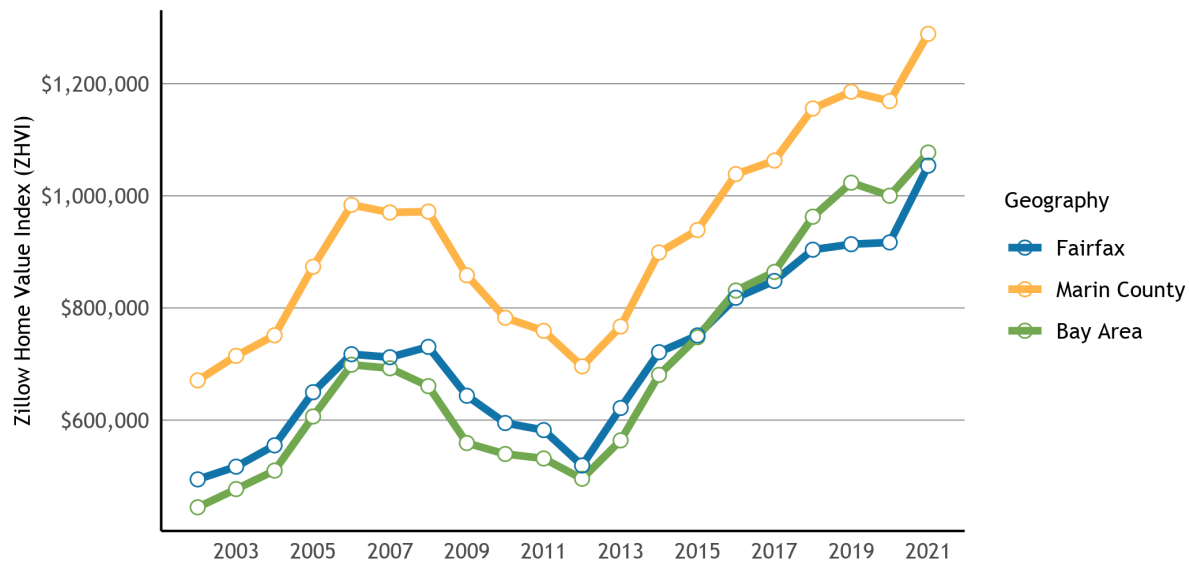
Note: The typical household is a four-person, three-bedroom housing unit.

Source: HUD Income Limits 2022; Dyett & Bhatia 2022

OWNERSHIP COSTS

Like many cities in the California, housing costs in Fairfax have continued to rise over the last two decades. Home values are tracked using the Zillow Home Value Index (ZHVI), which is a smoothed, seasonally adjusted measure of the typical value for homes in the 35th to 65th percentile range. The regional ZHVI estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF’s E-5 series. As demonstrated in Chart B-32, the typical home value has increased 113.2 percent in Fairfax since 2001 from \$494,280 to \$1,053,770. This change is higher than the increase for Marin County, and less than the percent change for the Bay Area. However, Fairfax home values appear to track closely with Bay Area home values for the time period.

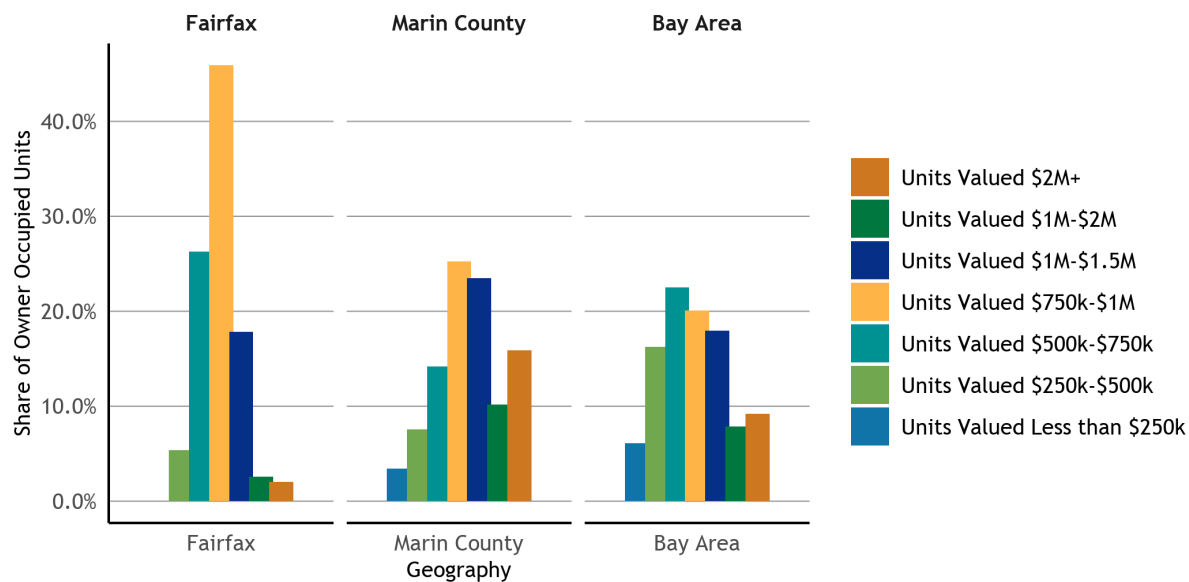
Chart B-32: Fairfax and Region Zillow Home Value Index (ZHVI)



Source: Zillow, Zillow Home Value Index (ZHVI) 2003-2021

In addition to the ZHVI, ACS provides estimates of home values for owner-occupied units. Shown in Chart B-33, this data confirms the similarity in home value across the region as indicated by the ZHVI, with the caveat that Fairfax has a relatively larger percentage of homes valued between \$750,000 and \$1,000,000, with fewer very highly priced units. The ZHVI estimates the typical household is valued at approximately \$1,053,770 and the ACS similarly indicates that about 22.4 percent are valued at \$1,000,000 or more. Both Marin County and the region demonstrate greater distribution across owner-occupied unit values, while 46.0 percent of home values range between \$750,000 and \$1,000,000. Given that housing costs have risen since the 2019 ACS, the 2019 ZHVI will be used to estimate housing value in the Town of Fairfax—although it should be noted that this may slightly overestimate housing cost.

Chart B-33: Fairfax and Regional Area Owner-Occupied Unit Values, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075.

The ZHVI tracks a variety of types of owner-occupied housing units, including both single-family homes and condominiums. Table B-25 provides a breakdown of the ZHVI by housing type and size between 2011 and 2022. In total, housing value has increased by about 85.4 percent between 2011 and 2021. One-bedroom units in particular have seen a high increase in value by about 94.5 percent during the period. As of 2021, the highest value housing type in Fairfax is a five-bedroom or greater housing unit at \$1,588,680.

Table B-25: Fairfax Zillow Home Value Index (ZHVI), 2011 – 2022

Jurisdiction	January 2011 ZHVI	January 2021 ZHVI	Percent Change (2011-2021)
Total	\$575,302	\$1,066,561	85.39%
Single-Family	\$645,746	\$1,083,467	67.79%
Condo	-	n/a	n/a
1 Bedroom	\$440,835	\$857,411	94.50%
2 Bedrooms	\$542,585	\$926,590	70.77%
3 Bedrooms	\$665,411	\$1,111,027	66.97%
4 Bedrooms	\$850,103	\$1,316,673	54.88%
5+ Bedrooms	\$1,160,924	\$1,588,680	36.85%

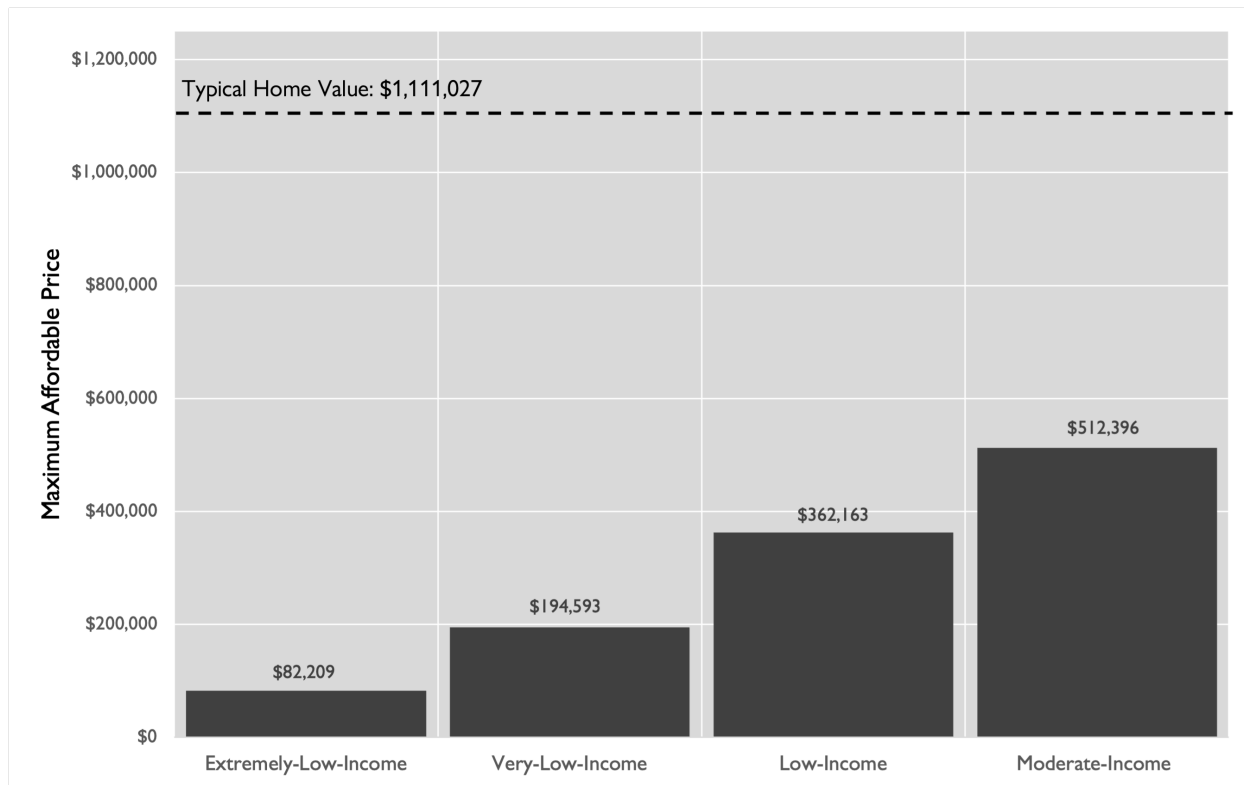
Notes: Data unavailable for condos in Fairfax

Source: Zillow Home Value Index, January 2011 and January 2022

Given the ZHVI estimates provided above and housing affordability levels from Table 2-24, it is apparent that no lower-income household can afford a home at an appropriate size in Fairfax. For instance, a four-person low-income household would be able to afford a \$362,163 unit, which would not be sufficient to purchase a one-bedroom unit per the ZHVI. Moderate-income households would also not be able to afford a home at an appropriate size. This demonstrates a serious affordability gap for all households in the Town, as households generally would not be able to afford to buy a home without significant subsidy.

Increased housing production for a range of housing types would also help to increase affordability, but this analysis shows that housing ownership is generally only affordable to household making more than 100 percent of AMI. Chart B-34 visualizes the affordability gap for the typical household, which is defined as a four-person household living in a three-bedroom housing unit.

Chart B-34: Ownership Affordability Gap for the Typical Household



Note: The typical household is a four-person, three-bedroom housing unit.

Source: ZHVI Home Value Index January, 2021; Dyett & Bhatia 2022

B.7 Assisted Housing at Risk of Conversion

State Housing Element law requires that communities identify the status of assisted low-income rental units that are “at risk” of conversion to market rent status within ten years of the statutory mandated update of the Housing Element (from January 2023 to January 2031). Table B-26 shows that while all units in Fairfax and most units in Marin County are at low risk of conversion, there are 56 units (2.29 percent) at high risk and 17 units (0.70 percent) at very high risk. While California Housing Partnership’s Preservation Database is the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table.

Table B-26: Fairfax and Regional Assisted Units at Risk of Conversion, 2021

Risk Level ¹	Fairfax		Marin County		Bay Area	
	Number	Percent	Number	Risk Level ¹	Number	Percent
Low	160	100.00%	2,368	97.01%	110,117	94.60%
Moderate	0	0.00%	0	0.00%	3,375	2.90%
High	0	0.00%	56	2.29%	1,854	1.59%
Very High	0	0.00%	17	0.70%	1,053	0.90%

1. California Housing Partnership uses the following categories for assisted housing developments in its database:

- Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.
- Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Source: California Housing Partnership, Preservation Database, 2021

Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at risk of converting to market rate uses to supplement the aggregate numbers provided in Table B-26. The assisted housing inventory is available in Table B-27 below.

Table B-27: Fairfax Assisted Housing Inventory

Project Name	Project Address	Project Type	Total Units	Affordable Units	Date Constructed	Affordability End Date
Fairfax Vest Pocket – Converted to low income family units from shared housing in 2015/2016	82 Park Road	Low-income	19	19	1996	Unknown
Piper Court	101 - 197 Piper Court	Low-income	27	26	1962	At least 55 years after 2017 (2072)
Bennet House	53 Taylor Dr.	Senior/low-income (Section 8)	70	69	1987	Unknown
Creekwood	2401-2403 W Sir Francis Drake Blvd	Disabled/Special Needs Housing	12	12	Unknown	Unknown
Live Oak	139 Live Oak	Low-income (Below 80% AMI)	2	2	Unknown	Unknown

Table B-27: Fairfax Assisted Housing Inventory

<i>Project Name</i>	<i>Project Address</i>	<i>Project Type</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Date Constructed</i>	<i>Affordability End Date</i>
Victory Village	2626 Sir Francis Drake Blvd.	Senior/low-income (Section 8)	54	53	2020	Unknown
Total			184	181		

Sources: Marin Housing Authority; California Tax Credit Allocation Committee; Project Staff Reports; Affordable Housing Online

State law requires the analysis of at-risk housing to identify “the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments.” The typical development cost of affordable housing projects in the Town of Fairfax is about \$552,941 per unit. Estimates are derived from the average projected development costs per unit provided in recent California Tax Credit Allocation Committee (TCAC) project tax credit applications. There are no units in Fairfax identified as being at risk of conversion; if there were, the total replacement costs could be projected as costing \$552,941 per unit.

Table B-28: Typical Development Costs of Affordable Housing

<i>Project Name</i>	<i>TCAC Application Year</i>	<i>Per Unit Cost¹</i>
Piper Court Apartments	2017	\$573,431
Victory Village	2018	\$481,805
Bennett House	2019	\$603,589
Average		

Notes

1. Derived from stated “true cash per unit cost” or “per unit costs”, where applicable, in TCAC project applications.

Source: California Tax Credit Allocation Committee, Project Staff Reports

The cost of preservation for the typical affordable housing project can be estimated by finding the difference between fair market rent and affordable rent. As shown in Table 2-24 the affordable monthly rental payment for a very-low-income, four-person household in Fairfax is \$1,871. In fiscal year 2021 the HUD Fair Market Rent (FMR), or gross rent estimate, in the San Francisco, CA HUD Metro FMR area for a three-bedroom unit was \$4,567. The difference between these two prices is \$2,696. Given this gap, the total cost of preserving all 160 low-risk units through covenants would be approximately \$431,360 per month or \$5,176,320 per year. This translates to a cost of \$51,763,200 over the 10-year period, or \$323,520 per unit, which is less than the cost per unit of a new affordable housing development, as seen on Table B-28.

RESOURCES FOR PRESERVATION

There are two primary resources available for preserving at-risk units – public agencies, nonprofit housing corporations, and tenant groups; and public financing or subsidy programs. HCD maintains a current list of all “qualified entities” across the state, which are nonprofit or for-profit organizations or individuals that agree to maintain the long-term affordability of affordable housing developments. Table B-29 provides the list of all qualified entities for Marin County. The Town would work with these organizations to preserve the housing units in danger of conversion.

Table B-29: Qualified Entities in Marin County

<i>Qualified Entity</i>	<i>City</i>	<i>Contact</i>
Housing Authority of the County of Marin	San Rafael	(415) 491-2530
Canal Community Alliance	San Rafael	(415) 454-2640
Affordable Housing Foundation	San Francisco	(415) 387-7834
Northern California Land Trust, Inc	Berkeley	(510) 548-7878
Volunteers of America National Services	Sacramento	(916) 917-6848
L + M Fund Management LLC	Westchester	(347)393-3043

Source: HCD, December 2022

B.8 Energy Conservation

The Town of Fairfax aims to build a community that is both resource and energy efficient, and that housing can be made more affordable through reducing energy costs. As such, the Town provides opportunities to directly affect energy and resource use within its jurisdiction by enforcing energy-efficiency requirements of applicable building codes, encouraging residents to participate in energy-efficiency programs offered by the local utility, and identifying land use patterns that encourage people to live within close proximity to transit and other local services. The following opportunities in the Town promote residential energy conservation.

GREEN BUILDING STANDARDS

The Town requires all new residential development to comply with California's Energy Efficiency and Green Building standards. Additionally, Fairfax waives permit fees for residential upgrades for installation of solar PV.

PROPERTY ASSESSED CLEAN ENERGY FINANCING

The Town of Fairfax participates in 6 statewide property assessed clean energy (PACE) financing programs including California FIRST, California HERO, Ygrene Works, Figtree, and AllianceNRG, California FIRST is a financing option for Fairfax homeowners to make building improvements that save energy or water, such as new windows, insulation, solar panels, energy-efficient heating, ventilation and air conditioning equipment, drip irrigation systems, and more. The other programs offer similar financing with different options for payments and services. PACE is an affordable, long-term financing option for energy, water, and renewable energy upgrades to buildings and homes that residents can repay on their property taxes over a time period up to 20 years. This special assessment on local property tax bill remains with the property in the event of sale. Property owners receive 100 percent financing of improvement costs and projects can be cash-flow positive from day one. No upfront cash investment is required.

MARIN CLIMATE AND ENERGY PARTNERSHIP

The Town of Fairfax also participates in the Marin Climate and Energy Partnership, working together with other communities in Marin County to reduce greenhouse gas emissions. Through the Marin Climate and Energy Partnership, the Town will develop strategies to reduce and conserve energy (see Marin-climate.org).

MCE COMMUNITY CHOICE ENERGY

The Town of Fairfax is a “Deep Green” participating jurisdiction and one of the founding members of MCE, California’s first Community Choice Aggregation program, which is a not-for-profit electricity provider that gives customers the choice of having 60% to 100% of their electricity supplied from clean, renewable sources of electricity such as solar, wind, bioenergy, geothermal and hydro at competitive rates. Fairfax has the largest participation rate for Deep Green (100% renewable) of all MCE member jurisdictions and was one of the first jurisdictions to participate in 2009.

B.9 Summary of Key Findings

1. Findings Regarding Statutorily Defined Special Needs Groups.

- **Extremely-Low Income Residents:** Asian and API non-Hispanic residents are most likely to fall below 30 percent AMI, while only making up 4.34 percent of the Fairfax population. They are followed by Hispanic or Latinx residents. Overall, Fairfax has a lower poverty rate (5.4 percent) compared to the County (7.2 percent), both of which are significantly lower than the poverty rate in California (13.4 percent).
 - **Older Adult Residents:** 23 percent of Fairfax’s population is older than 65, and the proportion of older adults aged 65-74 has tripled since 2000. Approximately 44 percent of older adults are considered extremely-low, very-low, and low-income. 30 percent of older adults experience are considered cost burdened, whether renters or owners.
 - **Persons with Disabilities:** There is a similar proportion of people with disabilities in the Town (9.1 percent) and the County (9.6 percent). About three-quarters of the population with a developmental disability live at the home of a parent/family/guardian.
 - **Large Families:** Large families make up a smaller percentage of households in the Town (1.7 percent) compared to the County (6.9 percent). All large households in Fairfax were over 100% AMI. Both the Town and the County have a similar share of single-person households at 30.0 and 29.0 percent.
 - **Female-Headed Households:** Female-headed households made up about 8.8 percent of the household population in Fairfax. These households are more likely to rent than own and approximate 15.0 percent of female-headed households with children fell below the poverty line.
 - **Persons Experiencing Homelessness:** The share of the homeless population in Fairfax and Marin County is not substantial at approximately 0.002 and 0.1 percent respectively. However, the percent of homeless persons in Marin County has increased approximately 19.0 percent since 2019. This represents a need to address homelessness in the County.
 - **Farmworkers:** While farmworkers still only represent about 0.49 percent of the County’s population, the number of permanent and seasonal farm workers has increased in Marin County since 2002. Given the seasonal nature of this work for at least a portion of this group, the special needs of this segment of the population should be considered.
- **Demographics:** Both Fairfax and Marin County have experienced much slower overall growth since 2016 than the Bay Area as a whole. Fairfax’s population has continued to age since 2000. While the proportion of adults aged 45 and 64 years old has decreased since 2000, this age group still makes up 32.5 percent of the population. The population of older adults is overwhelmingly White at 93.8 percent. Meanwhile, the proportion of White and Black or African American non-Hispanic residents has decreased marginally since 2000, while the proportion of Hispanic or Latinx, Asian residents has increased from 2.0 and 5.7 percent to 4.3 and 9.4 percent respectively.

- **Income.** Household income is generally similar to both Marin County and the Region, where approximately 50 percent of each area makes greater than 100 percent of AMI. However, larger proportions of the Fairfax population are low-income and extremely-low income. In addition, Asian/API and Hispanic/Latinx households are disproportionately lower income, while only making up 5.7 and 9.4 percent of the total population.
- **Cost Burden:** The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered “severely cost-burdened.” In Fairfax, 16.1 percent of owners and 18.7 percent of renters spent 30 percent-50 percent of their income on housing, while 16.1 percent of owners and 34.8 percent of renters were severely cost burden, using the majority of their income for housing.
- **Overcrowding:** Overall, the rate of overcrowding in Fairfax (1.7 percent) is lower than the County (5.7 percent). While making up a smaller share of the overall population, Hispanic or Latinx households are most likely to experience overcrowding.
- **Housing Quality:** Over 90 percent of the housing stock in Fairfax is over 40 years old, constructed before 1980. As such, programs to assist with maintenance and repair should be considered. However, the percentage of households living in substandard conditions in Fairfax is very low, indicating that, overall, housing is generally in good condition.
- **Housing Tenure:** Homeowners represent a significant proportion of households in Fairfax (63.1 percent), which has held steady since 2000. Paired with demographic information of aging residents and aging housing stock, this indicates that many residents are staying put in Fairfax.
- **Vacancy:** Housing vacancy (9.3 percent) is slightly high in Fairfax relative to the County (6.7 percent), which may warrant the exploration of a Vacancy Tax.
- **Production and Need at Various Income Levels:** Housing production between 2010 and 2020 has been low according the California DOF, with only 20 units built during the time period. Generally, in Fairfax, the share of the housing stock that is detached single family homes was above that of other jurisdictions in the region. Additionally, around 50-75 units have been built between 2010 and 2022 that are not represented by this DOF figure. Incentivizing housing production, especially of smaller and more affordable units, will be critical in meeting Fairfax’s housing needs going forward.
- **Housing Affordability:** Home values have increased 85.4 percent between 2011 and 2021, with 1-bedroom units experiencing the steepest increase at 94.5 percent. This indicates a mismatch of supply and demand, especially considering the small number of units built in the past 10 years. Home ownership is out of reach for all income levels in Fairfax, with typical home value at \$1,111,027. Contract rent has also increased 12.9 percent since 2009, though has not isolated all income groups from affordability. Even very-low income and low-income groups would be able to afford median gross rent in the Town, though remains beyond reach for extremely low-income households.