

# Appendix F: Public Outreach Materials

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Town of Fairfax  
Community Workshop  
November 20th, 2021



*Welcome!*

**6th Cycle Housing  
Element Update**

- **Ben Berto, Director of Planning & Building Services**
- **Tamela Fish, Communication Specialist**
  - Ande Flower, Principal Planner EMC Planning Group
  - Lauren Hoerr, Associate Planner EMC Planning Group
  - Samantha Suter, Metta Urban Design
  - Rachel Cain, More Sky Less Ceiling
  - Kristin Masters, Santa Cruz Nonviolent Communication

# Agenda

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Introduction & Zoom Details (15 minutes)

## PART 1: What is the Housing Element?

Leading with Equity (15 minutes)

Introduction to Housing Element (Q&A) (30 minutes total)

Introduction to Sites Inventory (Q&A) (50 minutes total)

- 10 Minute Intermission -

## PART 2: Create your own Housing Plan

Plan Fairfax Housing Tool (1 hour)

Next Steps & Questions (30 minutes)

Optional Tech Support (30 minutes)

*Interactive  
Exercise!*

**Opportunities for  
feedback throughout  
presentation!**

*Be sure to take breaks, stretch, and take care of your personal needs throughout the Workshop.*

# Zoom Logistics: Chat



**How To:** write comments to other attendees



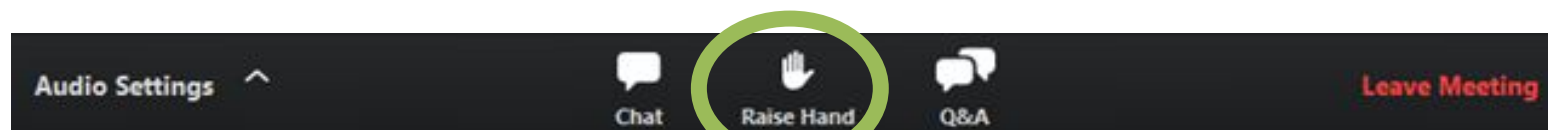
Click the “Chat” button

As an online attendee in this webinar you may chat with everyone in the group. Type your message into the text box and press enter.

# Zoom Logistics: Raise Hand



**How To:** join the virtual stage, and share your comments or questions



## Click the “Raise Hand” Button

The meeting organizer may recognize you and your mic will be enabled. Your virtual hand is now raised. If the meeting organizer recognizes you, the host will open audio. Please unmute yourself and speak. You may lower your hand by clicking the same button.

If you are calling in via telephone, press \*9 to raise your hand \*6 to unmute yourself.

Your microphone will be disabled after comment to limit background noise.

## How To: Communicate with Host and Panelist



### Click the “Q&A” Button

As an attendee you may ask questions and receive answers.

Enter your question in the Q&A text box and click Send.

The host may reply to your question live (out loud) or reply in the Q&A box.

Attendees may also “upvote” questions.

As an attendee you may also thumbs up other attendees' questions, making it more likely for the question to be answered out loud.

*Within this meeting, we are allowing attendees to ask questions anonymously, however questions that attack panelists, are deemed inappropriate, or questions that have already been answered will be removed from the list.*



# Ground Rules for Participation Today:

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- Speak from your own experience  
(and social location)
  - Share space with brevity:  
move-forward, move-back
  - Listen to understand what  
matters to each speaker
  - No right or wrong answers
  - Please, no interruptions.

We aim for an atmosphere that is respectful of each person's dignity.

*Anything you'd like to add?*

**Who's in the room?  
Which part of the home do  
you feel represents you  
today?**

# PART 1

# Housing Element



## Caring for your Neighbors

Ensure fellow residents can  
continue to live here

## Caring for your Community

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

## A shared understanding of the Housing Element process!

### Where we are



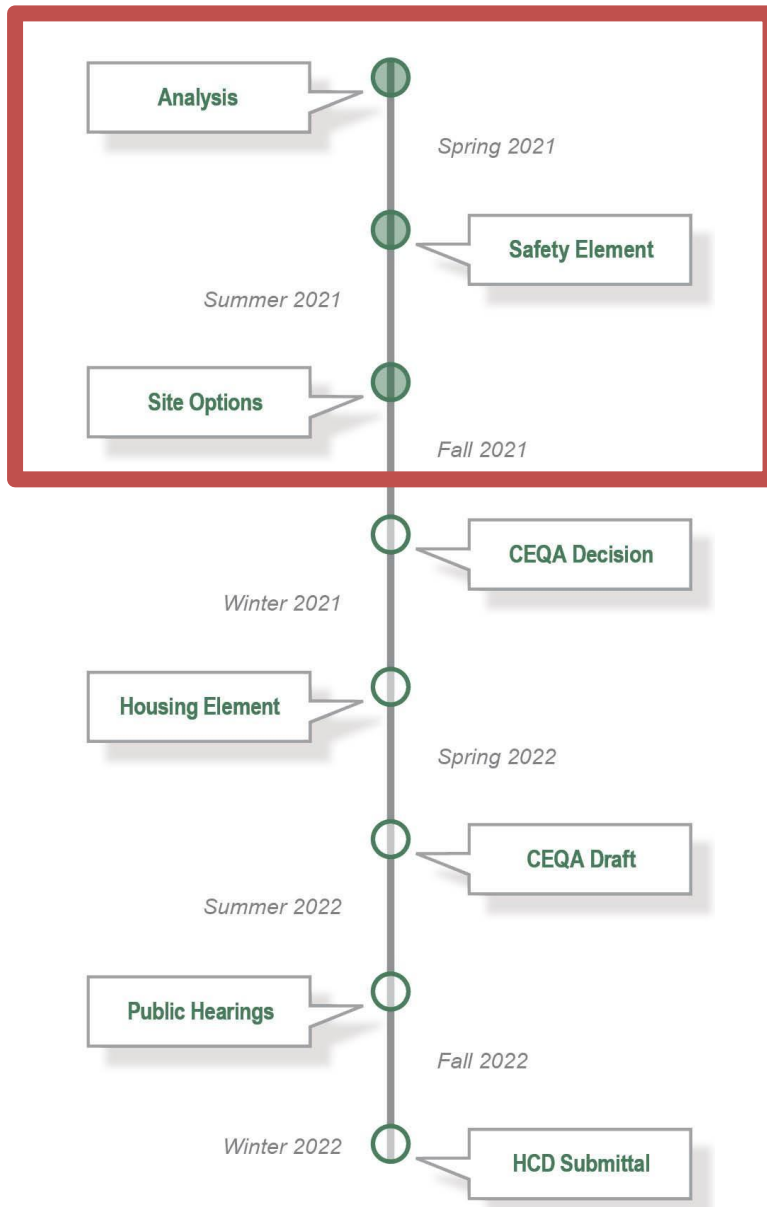
- What a Housing Element is
- Why it matters
- Equity in the Housing Element
- What the Sites Inventory is
- Your Role

### Where we're going...



... Next Steps

# Where are we in the process?



**Initial Goal =**  
**Clarity about sites**

- **Assess path for environmental review.**

*Once we know what sites will be included in the inventory, we can start the environmental review.*

**Future Discussions:**  
**Policy options and affordability.**

# 1.1 Leading with Equity



- **Affirmatively Furthering Fair Housing (AFFH)**
  - New law known as AB 686
  - Goal: **create a more inclusive Fairfax**
  
- **The Housing Element process must:**
  - consider the **impacts of past segregation**
  - Create **specific** programs and policies to address equity goals



# Your Participation

---



is essential to creating a plan that:

- Represents Fairfax's **core values**
- Represents Fairfax's **vision of future housing**
- Creates a more **inclusive Fairfax community**
- Meets regional and state-mandated **housing goals**



**How confident do you feel about  
your knowledge of the Housing  
Element Update process?**

1.2

Introduction to

# Housing Element



# What is a **Housing Element**?

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

## It is required by State law:

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

## Regional Housing Needs Allocation (RHNA)

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

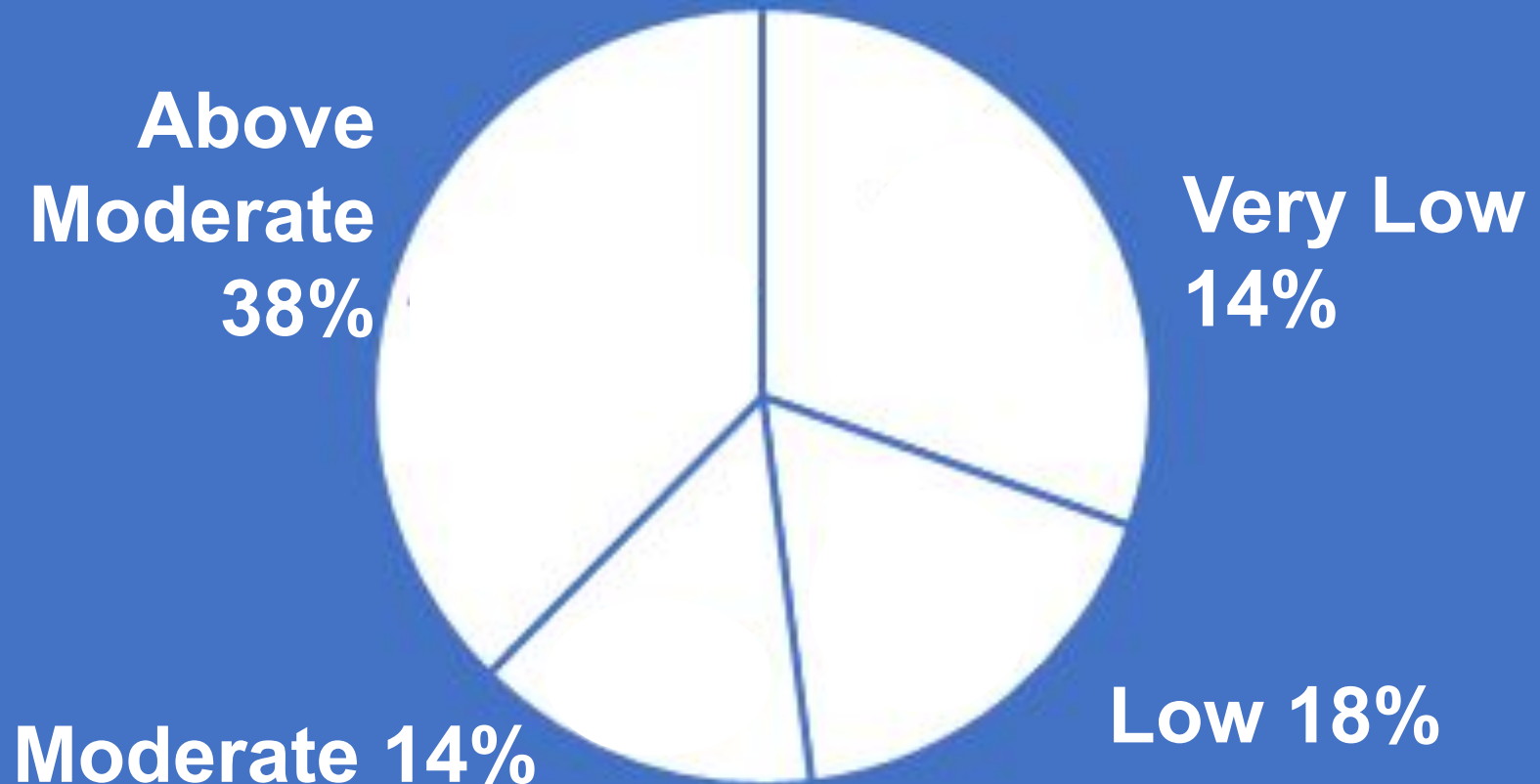
# How many future units?

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

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

# How many affordable future homes?

## FUTURE HOUSING INCOME DISTRIBUTION



# What's in a Housing Element?

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- Equity & public feedback
- Looking at Fairfax's housing needs
- Looking at challenges and opportunities
- Identifying sites
- Updating the existing housing plan for Fairfax
  - Specific goals, policies, and programs to create housing at various affordability levels



- Limited access to state funding
- Court-imposed fines (up to \$10,000 per day)
- Lawsuits and court mandated compliance
- Receivership (loss of local control)
  
- Past cases against state mandates:
  - Jurisdictions settled court cases by amending their housing element and/or zoning ordinance to accommodate more housing



**How comfortable do you feel about  
adding 490 housing units  
in Fairfax?**

# Your Questions!



**Do you have any questions  
about the  
Housing Element?**

# 1.3

## Introduction to Sites Inventory



# What is a Sites Inventory?

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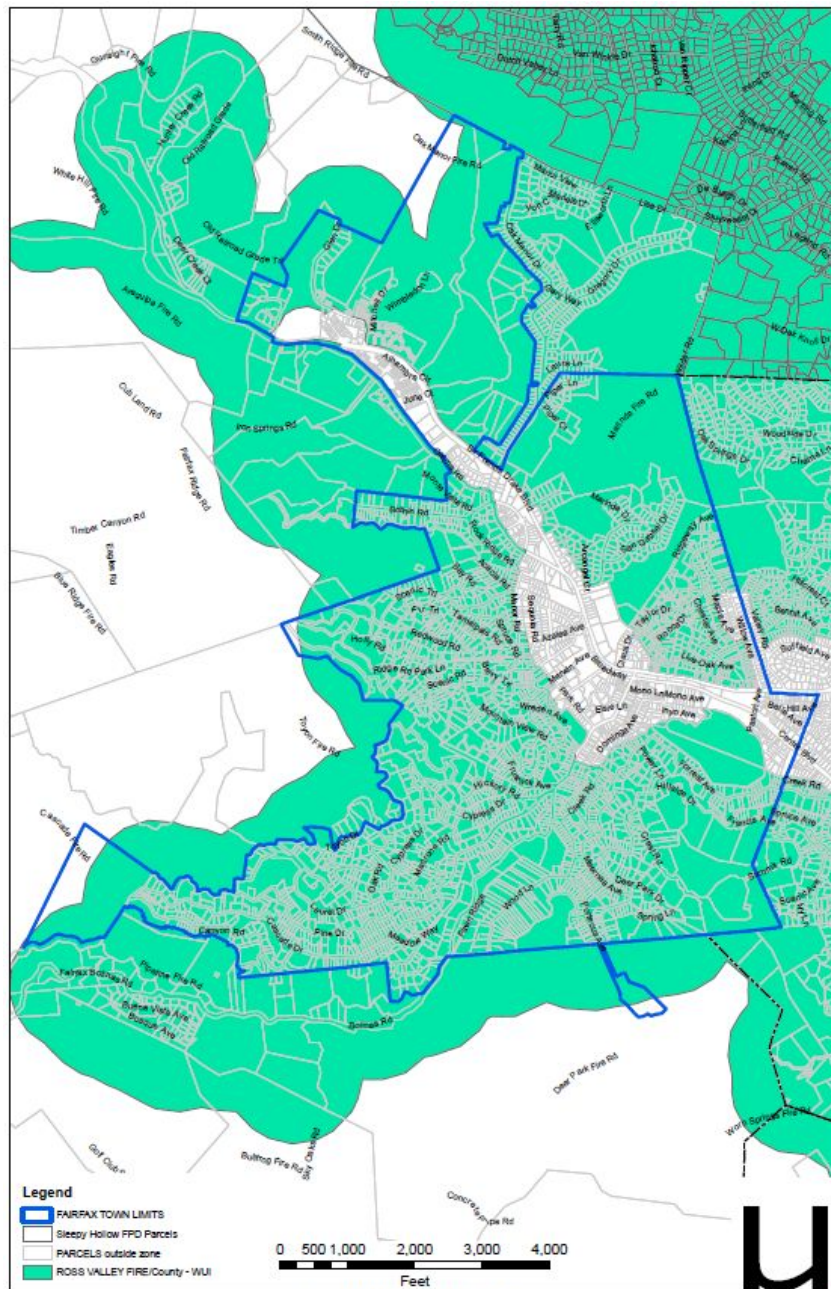
- **Purpose:**
  - identify specific sites that are **available and reasonable** for at least 490 housing opportunities from 2023-2031
- **Rezoning and/or adopting programs and policies will likely be necessary**

## “Everything is on the table”

- **Factors considered:**
  - **Public comments**
  - Environmental and safety constraints
  - Sites used in previous Housing Elements
  - Zoning capacity
  - Property owner intentions
  - Objective Design & Development Standards (ODDS)
  - ADUs opportunities throughout the Town

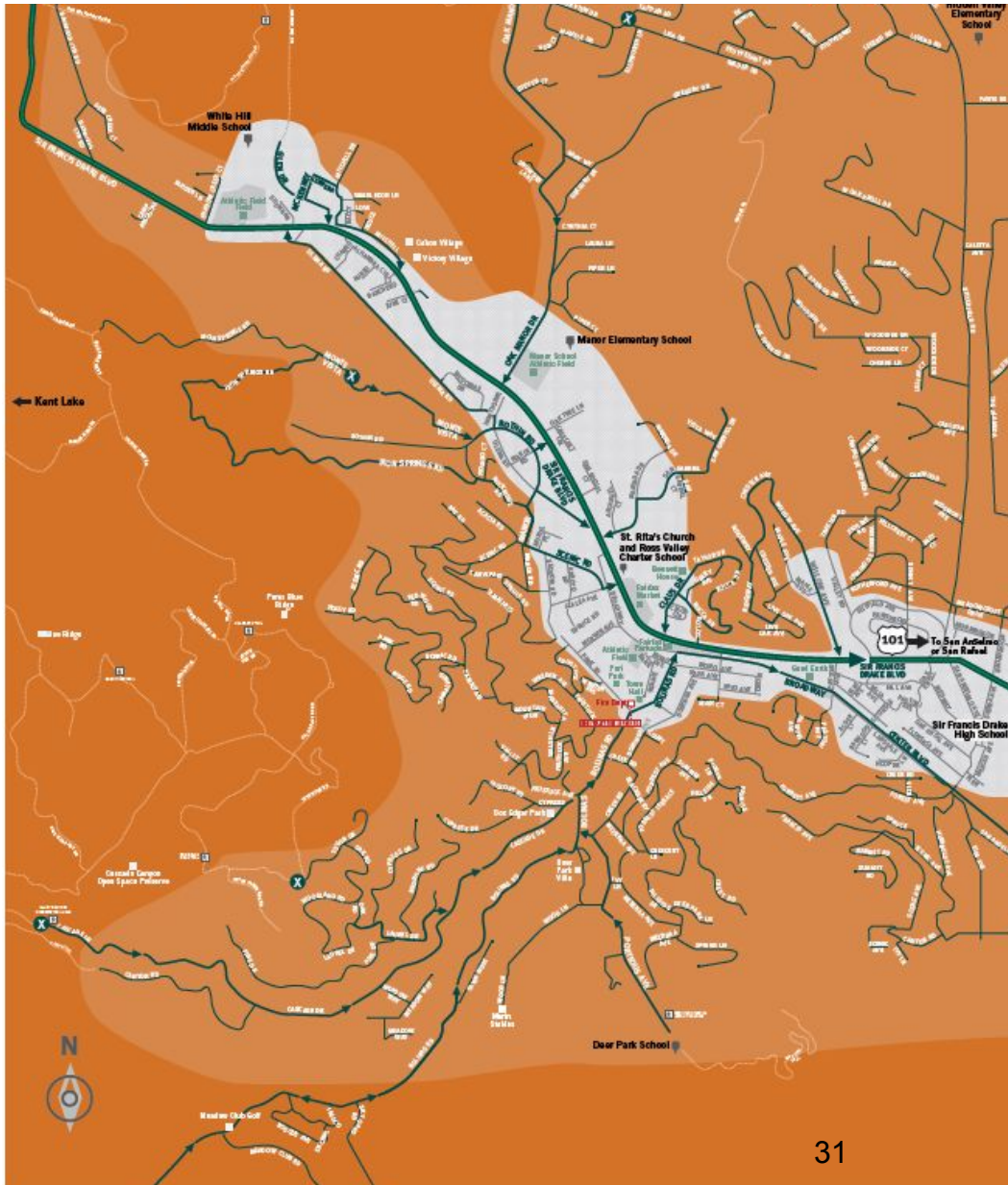
# Housing Element & Safety Element

- Required by State law
- Review of safety concerns throughout update process:
  - Fire hazard
  - Evacuation
  - Flood hazard



TOWN OF FAIRFAX  
Wildland-Urban Interface Zones

# Housing Element & Safety Element



SCAN THIS QR CODE TO  
DOWNLOAD THESE MAPS

## EMERGENCY NOTIFICATIONS

### EVACUATION ORDER

Moving community members out of a defined area due to an immediate threat to life and property from an emergency incident. An Evacuation Order should be used when there is potential or actual threat to civilian life within 1 to 2 hours or when the IC deems it necessary to protect civilians.

### EVACUATION WARNING

Alerting of community members in a defined area of a potential threat to life and property from an emergency incident. An Evacuation Warning may be issued when the potential or actual threat to civilian life is more than 2 hours away.

## Town of Fairfax

- Severe Fire Risk
- Fire Dept
- High Fire Risk
- Evacuation Routes
- Schools
- Safe Route  
EVEN IN TRAFFIC
- X Gate / No Access

ROSS VALLEY FIRE DEPT  
[www.rossvalleyfire.org](http://www.rossvalleyfire.org)

TOWN OF FAIRFAX  
[www.townoffairfax.org](http://www.townoffairfax.org)

**FIRE Safe**  
**MARIN**  
[www.firesafemarin.org](http://www.firesafemarin.org)

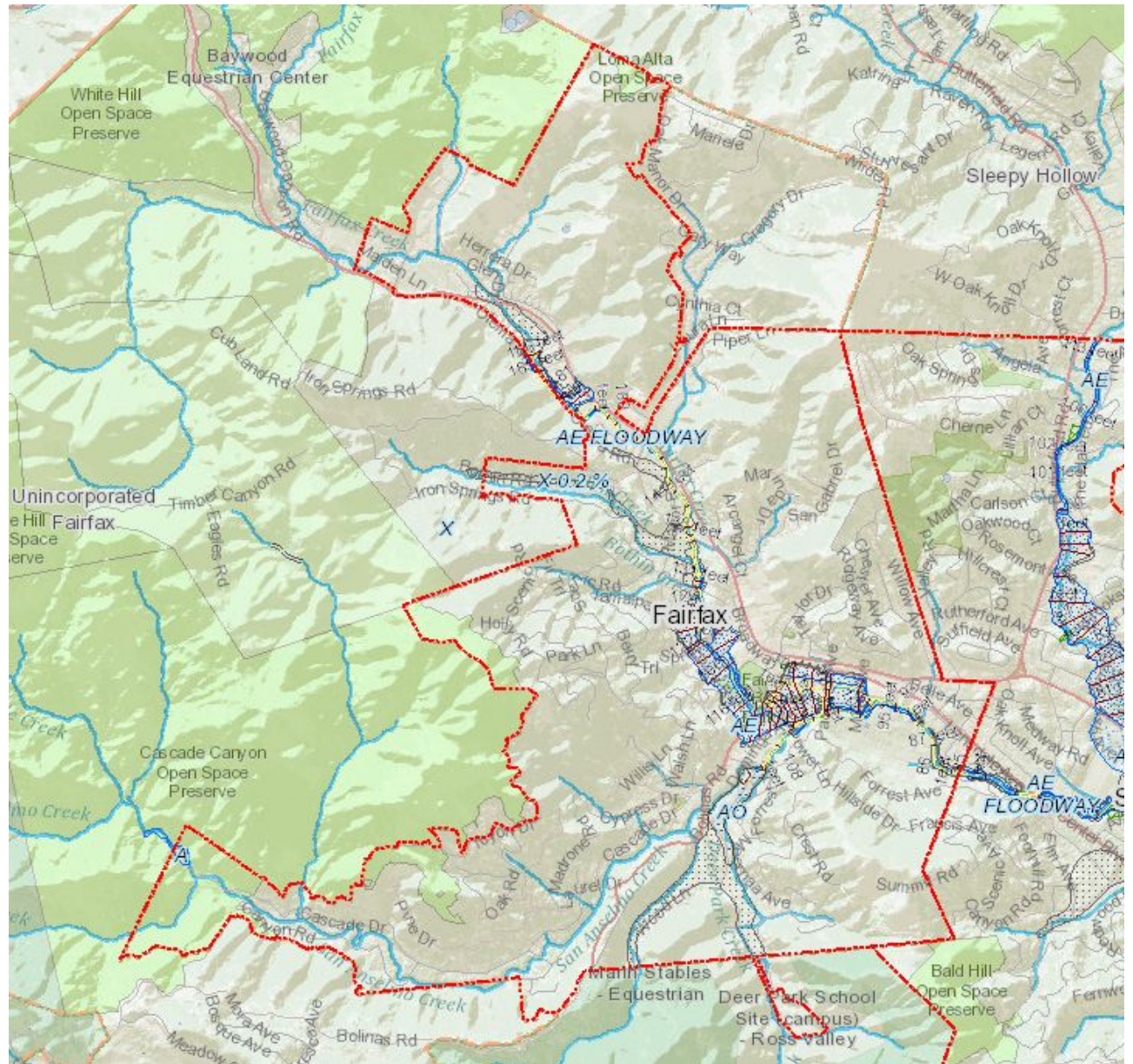


DESIGN AND FIRECLEAR MAP PROVIDED BY CLAUDINE JAENICHEN  
DESIGN NETWORK FOR EMERGENCY MANAGEMENT



# Housing Element & Safety Element (FEMA)

Most flooding concerns can be mitigated with design elements and building code requirements.



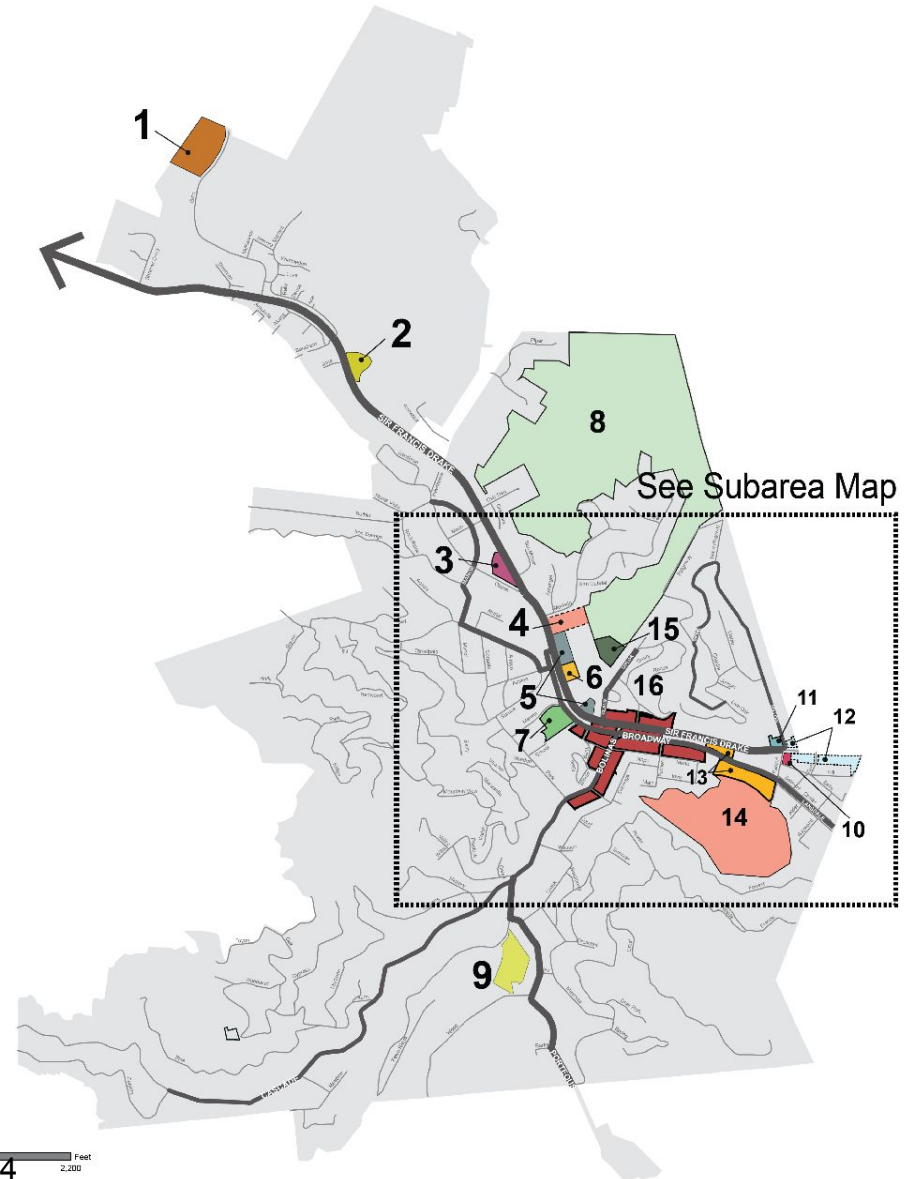
# Summary of Potential Sites

| # Site                               | Site Address  |
|--------------------------------------|---|
| 1 White Hill School                  | 101 Glenn Drive   |
| 2 Portion of Kingdom Hall            | 2600 Sir Francis Drake Blvd                               |
| 3 10 Olema Rd                        | 2170 Sir Francis Drake Blvd                               |
| 4 St. Rita's Church                  | 100 Marinda Dr  |
| 5 Westside Commercial                | 2100, 2096, 2094, 2090, 2084, 2082 Sir Francis Drake Blvd |
| 6 Fairfax Market                     | 2040 Sir Francis Drake Blvd                               |
| 7 School Street Plaza                | 6-12 School Street Dr                                     |
| 8 Marinda Heights, aka Wall Property | no address (large site)                                   |
| 9 Deer Park Villa                    | 367 Bolinas Road  |
| 10 Former Pancho Villa's             | 1625 Sir Frances Drake Blvd                               |
| 11 O'Donnell's Nursery               | 1700 Sir Frances Drake Blvd                               |
| 12 Eastside Commercial               | 1569 - 1599, 1616, 1620 Sir Frances Drake                 |
| 13 Fair-Anselm Shopping Center       | 701-760 Sir Francis Drake                                 |
| 14 Town and Country                  | 40 Pastori Avenue   |
| 15 Jolly Hill                        | Open space adjacent to 53 Taylor Ave (Bennett House)      |
| Central Commercial Downtown          | All sites zoned Central Commercial                        |
| 16 (all CC zoned sites)              | in the Downtown area                                      |
| ADUs/JADUs                           | Various locations   |

# Map of Potential Sites

## TOWN OF FAIRFAX Sites Inventory Map

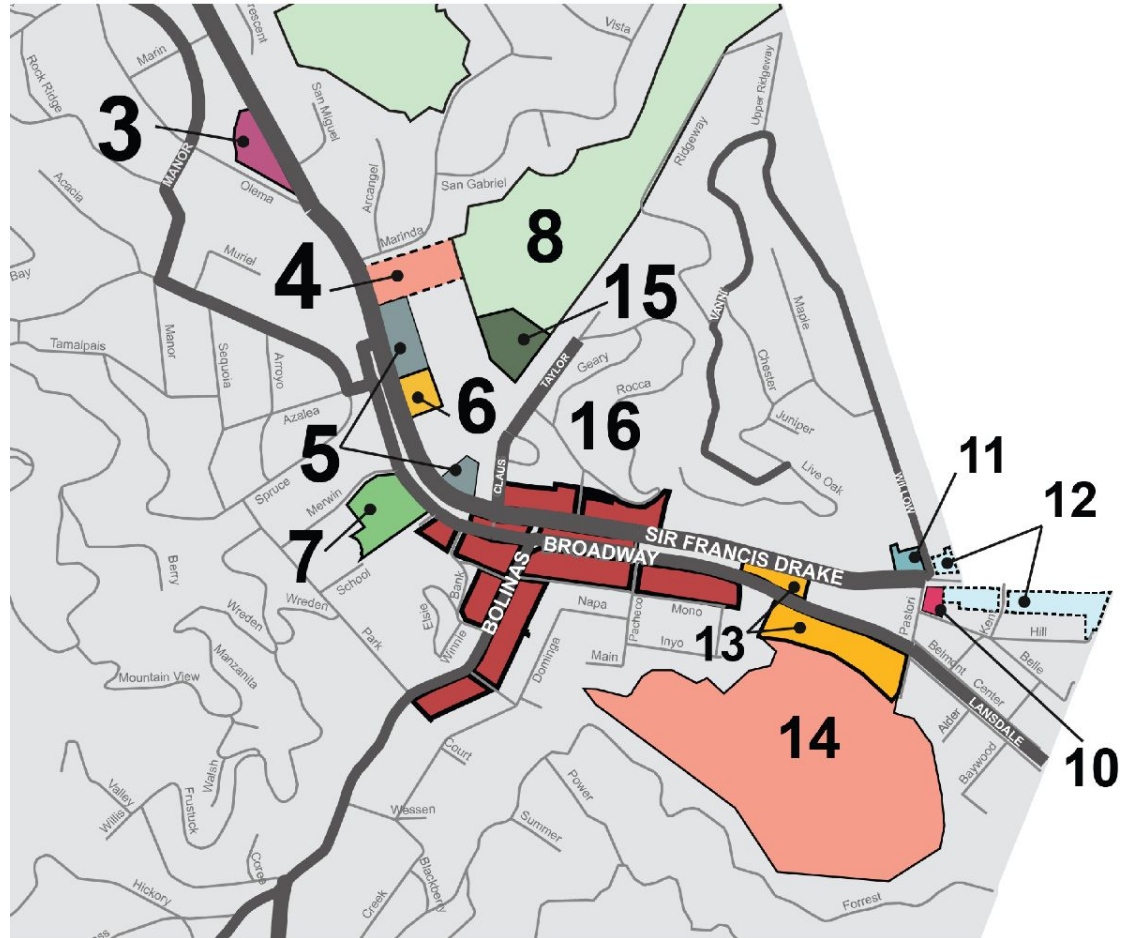
- 01 - WHITE HILL SCHOOL
- 02 - KINGDOM HALL (Portion of site)
- 03 - 10 OLEMA ROAD
- 04 - ST. RITA'S CHURCH
- 05 - WESTSIDE COMMERCIAL
- 06 - FAIRFAX MARKET
- 07 - SCHOOL STREET PLAZA
- 08 - MARINDA HEIGHTS (aka Wall Property)
- 09 - DEER PARK VILLA
- 10 - FORMER PANCHO VILLAS
- 11 - O'DONNELL'S NURSERY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



# Map of Potential Sites - Subarea Map

## TOWN OF FAIRFAX Sites Inventory Map

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



# Site 1: White Hill School

- 101 Glen Dr
- 50-80 possible units

## *Rationale:*

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

## *Constraints:*

- Potential fire safety and egress issues but can be addressed



# Site 2: Portion of Kingdom Hall

- 2600 Sir Francis Drake Blvd
- 15-25 possible units

## *Rationale:*

- Successful example of Victory Village in past
- May be an under-used site with potentially developable 1.3 acres

## *Constraints:*

- Re-zoning required



# Site 3: 10 Olema Road

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

## *Rationale:*

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

## *Constraints:*

- Floodplain regulations
- Possible historic resource



# Site 4: St. Rita's Church

- 100 Marinda Dr
- 40-60 possible units

## *Rationale:*

- About 2 flat acres of site (church, rectory, and meeting hall) that may be under-used
- No re-zoning needed

## *Constraints:*

- Existing and active Catholic church
- May need to design around historic designated buildings





# Site 5: Westside Commercial

- Multiple properties fronting on Sir Francis Drake Blvd
- 30-40 possible units

## *Rationale:*

- Long-standing vision for affordable housing
- Used in previous housing element updates

## *Constraints:*

- Avoid displacing existing commercial tenants
- Geological regulations
- May require re-zoning



# Site 6: Fairfax Market

- 2040 Sir Francis Drake Blvd
- 20-40 possible units

## *Rationale:*

- Long-standing vision for affordable housing
- Used in previous housing element updates
- Shared parking possible

## *Constraints:*

- Avoid displacing existing commercial tenants
- May require re-zoning



# Site 7: School Street Plaza

- 6-12 School Street Dr
- 100-140 possible units

## *Rationale:*

- High transit access
- Close to downtown commercial area
- Property owner interested in affordable housing
- No re-zoning needed

## *Constraints:*

- Avoid displacement of existing residential and live/work tenants



# Site 8: Marinda Heights, aka Wall Property

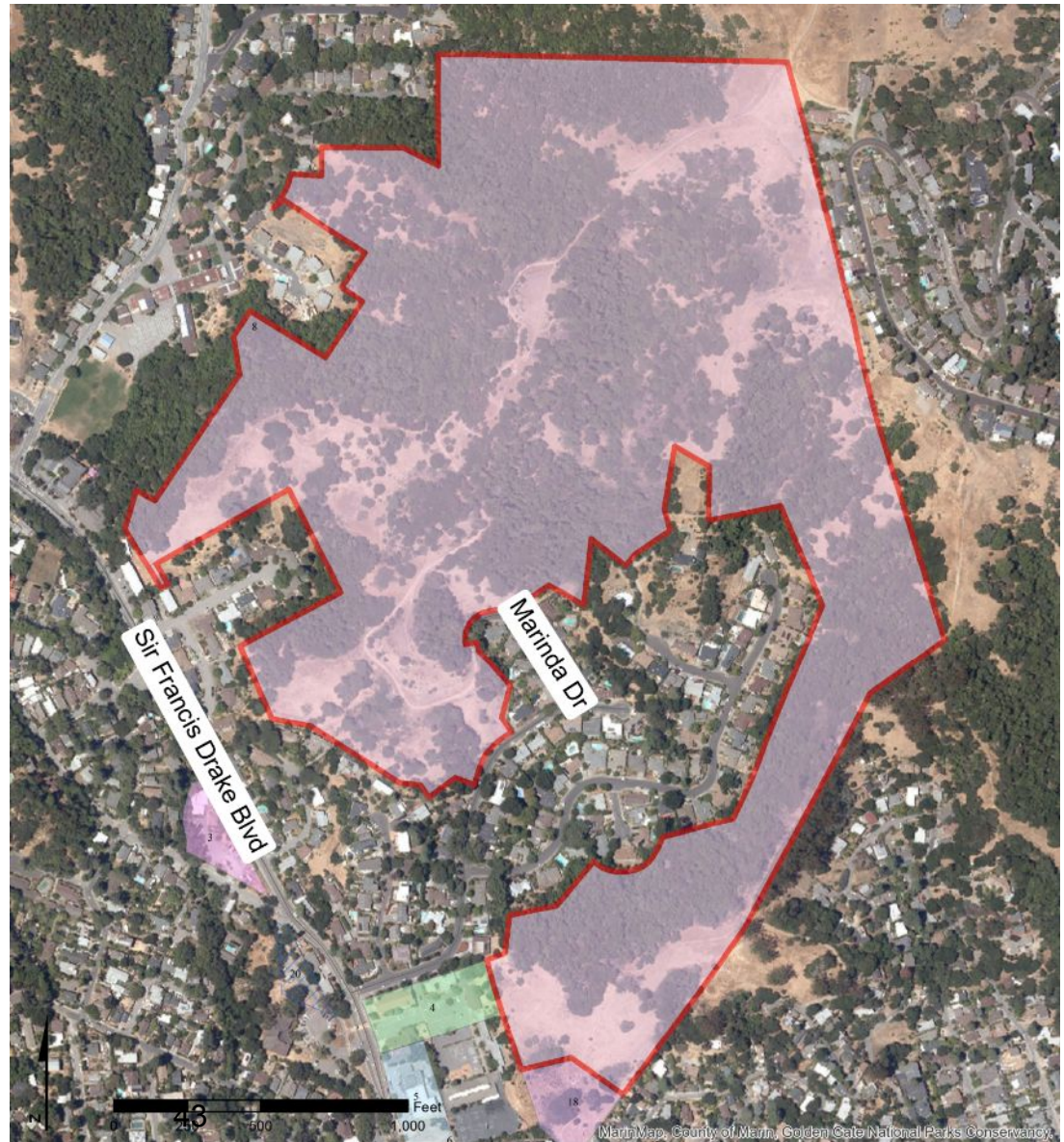
- Marinda Drive and Upper Ridgeway Ave
- 10-30 possible units

## *Rationale:*

- 10 lots possible
- Single-family home, and ADU and JADU could be on each lot
- Current application for development

## *Constraints:*

- Environmental and infrastructure challenges
- Requires Environmental Impact Report



# Site 9: Deer Park Villa

- 367 Bolinas Rd
- 30-70 possible units

## *Rationale:*

- Flat site with several developable acres
- No re-zoning required

## *Constraints:*

- Surrounded by existing residential zoning
- Egress limited to one-way-in/one-way-out



# Site 10: Former Pancho Villa's

- 1625 Sir Francis Drake Blvd
- 10 possible units

## *Rationale:*

- Vacant, flat, under-used site
- Walking distance to community amenities
- Bus stop in front of site
- Developers previously expressed interest

## *Constraints:*

- Relatively small site
- Re-zoning required



# Site 11: O'Donnell's Nursery

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

## *Rationale:*

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

## *Constraints:*

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



# Site 12: Eastside Commercial

- Sir Frances Drake Blvd east from Pastori Ave
- 20 possible units

## *Rationale:*

- Long-standing vision for additional housing
- Used in previous housing element updates

## *Constraints:*

- Avoid displacement of existing residential and commercial tenants
- Re-zoning required





# Site 13: Fair-Anselm Shopping Center

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

## *Rationale:*

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

## *Constraints:*

- Avoid displacement of existing commercial tenants.
- Re-zoning required



# Site 14: Town and Country

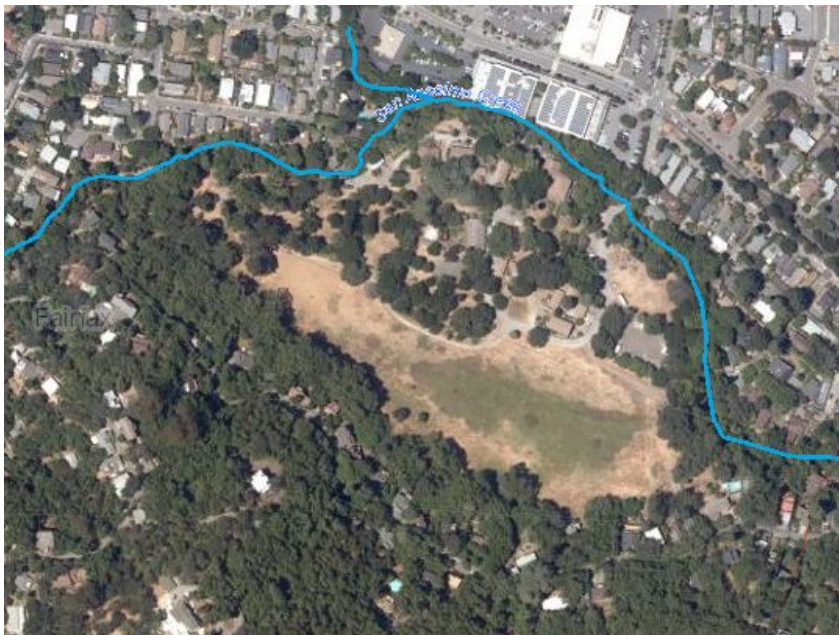
## *Rationale:*

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

- Area: Pastori Avenue
- 100-450 possible units

## *Constraints:*

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



# Site 15: Jolly Hill

- Open space adjacent to 53 Taylor Ave (Bennett House)

## *More Details:*

- Jolly Hill is **not currently being considered** as a potential site due to its open space status and potential as a park
- **If there is strong public support**, it could be added as a potential site



# Site 16: Central Commercial Downtown

- 10-30 possible units

## *Rationale:*

- Near services/amenities
- Direct access to transit
- Sites with possible upstairs housing

## *Constraints:*

- Few under-used sites
- Small parcel sizes
- Lack of onsite parking
- Needs careful design to match downtown visual styles





Raise Hand



Q&A

What questions do you  
still have about the  
**Sites Inventory?**

**3:50-4:00**

*10 MINUTE*  
**-INTERMISSION-**



# PART 2

# Create Your Own Housing Plan



# Eco-Village Ideas + Tiny Homes or Micro-units

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# Missing Middle Opportunities

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# Carriage House/ ADU

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# Main St. Building

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# 2.1

## Introduction to the

# Plan Fairfax

# Housing Tool



# What is the Plan Fairfax Housing Tool?

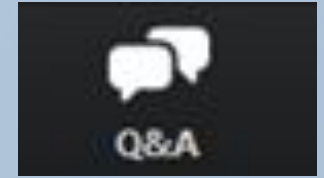
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A way for you to be an Ambassador to:

- See which sites Fairfax is considering
- Choose which sites you'd like to see future housing built
- Select how many units you'd like to see for each potential housing site
- Will be available through 12/4/2021

## 2.3

# Optional Support with Plan Fairfax Housing Tool



Do you have any questions  
about using the tool?

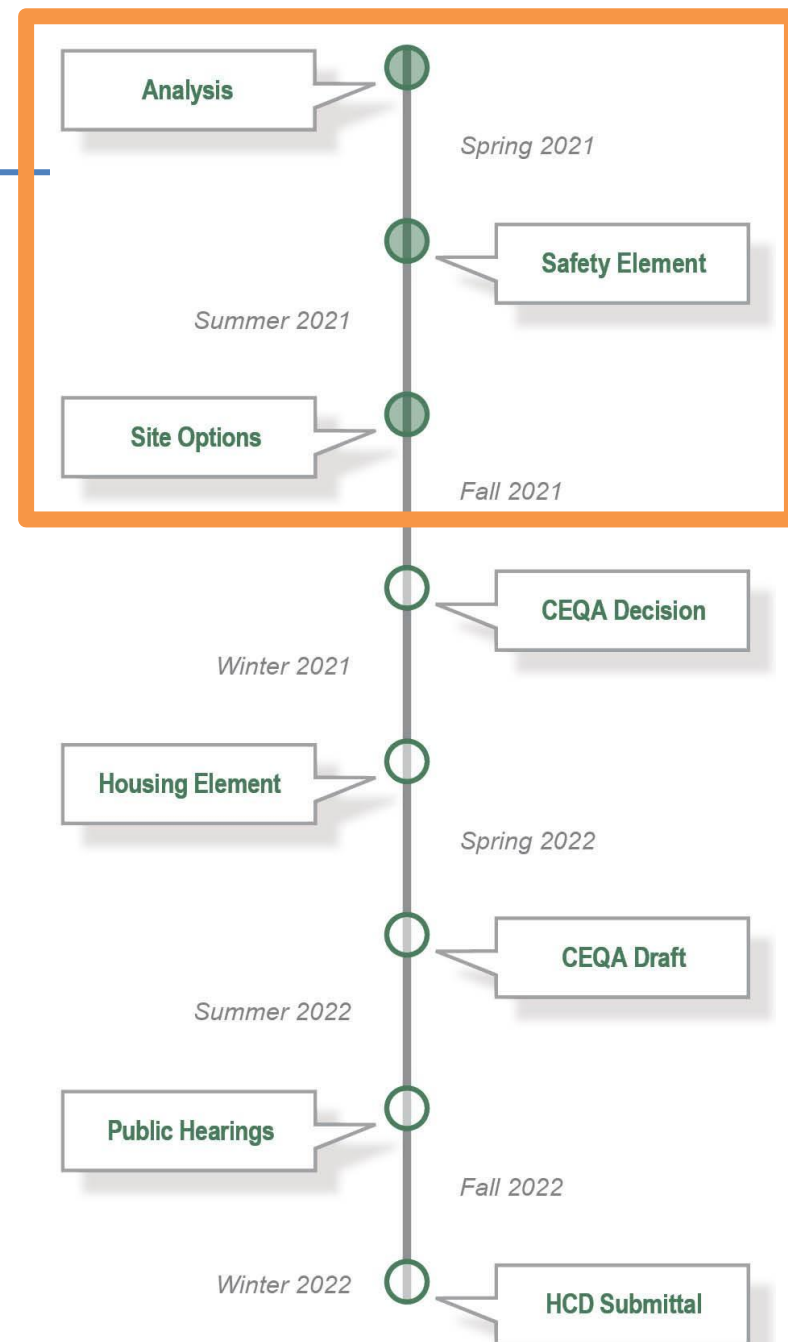
2.2

# Next Steps & Questions



# Next Steps

- The mapping exercise will be available through the next two weeks.
- After December 4<sup>th</sup>, we will collate all submitted plans.
- Updates on our sites inventory process will be on the website.
- A draft sites inventory report will be available.
- Town Council meeting for Safety Element & Sites Inventory December 15<sup>th</sup>.







**How confident do you feel about  
your knowledge of the Housing  
Element Update process?**

# When and How to Participate

---

- When: Next two weeks and throughout the year
- How:
  - Today's workshop
  - *FairfaxSpeaks.com* website
    - ◆ Polls, surveys, etc.
  - Look for a link to the Plan Fairfax Housing tool from the website! We'll send a follow-up invitation and share a link with social media.
  - Town Council, Planning Commission, and other public meetings
- More to come!



**Thank you for your  
participation!**

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

# Question & Answer Session



Heading out?  
Take our Exit Survey!

# Workshop Summary Report

## September 10, 2022



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[Agenda](#)

[Meeting Notes](#)

[Common Themes](#)

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## Agenda

1. **Welcome**
  2. **Overview of the Housing Element Update**
  3. **Breakout Group Discussion #1: Introductions & Racial Equity Exercise**
  4. **County of Marin Tenant Resources Panel + Q&A**
  5. **Breakout Group Discussion #2: Housing Discussion Prompts**
  6. **Wrap Up & Next Steps**
- 

## Meeting Notes

2. **Overview of the Housing Element Update**
  - a. Public Comments/Questions:
    1. Can you please make available all of the income requirements to qualify for affordable housing in Fairfax?
      - Note: the Housing Element Update project team will make this information available on the project website.
    2. Following up on the above, what are the rental rates for affordable units in Fairfax?
      - Note: the Housing Element Update project team will make this information available on the project website.
    3. It is important to include income guidelines within the Housing Element due to historical, systemic issues with people not meeting the requirements. It is important to include income levels and to prioritize units for those who are the most vulnerable.
    4. It is important for the Housing Element to have information about affordable housing and the differences between the various types of affordable housing. There are really different types of affordable

housing. For instance, sometimes it is affordable for families with multiple income streams but not for an individual with one source of income.

5. There are multiple definitions of affordable housing. It is important to be clear about what we in Fairfax mean by affordable housing in the Housing Element.
6. I would like to know the percentage of current renters in Fairfax so that figure can be directly represented within the new units being offered.
7. Is there a way to build into the plan preferences for those who have been living within Fairfax for a long time, so they are prioritized for the new affordable units?
8. Historically I have seen members of a community not want affordable housing units due to arguments with stereotypical and racist undertones. How do we talk about affordable housing in a way that respects the individual?
9. Marin County is grouped by HUD with San Francisco and other more affluent counties, so the Area Median Income for a very low income household is ~\$83,000/year in Fairfax. That is still very high.
10. Look at the new San Quentin affordable housing development. How did they get it done? We could use it as a model for development in Fairfax.
11. How do we ensure that new units are prioritized for specific populations or existing residents (i.e., local preference or workforce preference policies)?
12. Other communities have resisted affordable housing developments, citing untrue, negative narratives about their effect on the surrounding community. What legal or social strategies can we use to deal with that?
13. We should use the term “educator housing”, instead of “teacher housing,” in the Housing Element, to be inclusive of all educational institution staff, not just teachers.
14. Local residents are not excluded from accessing new housing units. We need to be clear about that in the Housing Element.
15. Is it still an option to set aside housing for specific workforce designations (e.g., educator housing, housing for healing arts practitioners)?

16. I am concerned about character. I want to keep this feeling/vibe of Fairfax. Are you looking at building height and design already? When will there be opportunities to provide feedback on design considerations?
17. What considerations will be given to the housing needs/design of persons living with disabilities?
18. Will Fairfax need to incorporate a buffer when trying to meet the mandated number of new housing units?
19. How are we proposing to reduce homelessness and also make the housing respectful for formerly homeless people? We need to include in the Housing Element how Fairfax will provide housing for persons living with illnesses, policies for construction on hazardous sites, and our commitment to increase environmental justice. You should engage and get direct feedback from persons living with illnesses about their housing needs and recommendations.
20. When does the 30-day public comment period begin for the draft Housing Element Update?

**5. Breakout Group Discussion #2: Housing Discussion Prompts**

**a. What are your housing needs?**

1. Affordable housing
2. Rent that is not burdensome
3. Inclusivity: address the local attitude toward folks who do not live here
4. Housing repairs
5. Contractors
6. Housing for retirement
7. Shorter housing waitlists (e.g., waitlist has been closed for 5 years)
8. Housing security
9. Home retention
  - Income and other support for repairs
  - Support for Accessory Dwelling Units (ADUs)
  - Landlord protections
10. Community members who need to be heard cannot attend these workshops
11. People who take care of one other, show kindness and solve injustices together

12. Better treatment for those experiencing homelessness
13. Greater accessibility within units

**b. What have been the challenges, obstacles and difficulties in getting your housing needs met in Fairfax?**

1. You have to have good credit in order to pass a background check
2. Discrimination based on race and age is rampant
3. Victory Village housing requires Section 8 vouchers, but no vouchers have been available since 2008
4. Housing availability
5. High move-in costs (i.e., first, last, current month = \$\$\$)
6. Application fees
7. I feel anger and frustration that we have not addressed the needs of low-income households and homeless residents
8. I am a commuter. I work in Fairfax but I do not live here. I hear locals ask “Do you live here?,” which is a real negative experience. I would love for us to figure out a way to be more inclusive in Fairfax. The attitude if you work here but do not live here is that there is something wrong with you
9. So many workers cannot afford to live here. Good Earth Natural Foods store employees are an example of this

**c. What policies, programs and resources could help Fairfax protect its tenants facing housing insecurity and at risk of displacement?**

1. Possibility of short-term affordable and/or subsidized housing for people with health challenges or in a training program
2. Concerns that rent control may/will diminish the housing supply
3. Funding to keep people where they are currently living instead of trying to find other locations (e.g., governmental rental assistance is not counted against Supplemental Security Income)
4. Renter protections
5. Registration on renter protections to get actual data. The Town Council is working on this now
6. Acknowledge the housing crisis and identify long-term housing needs in order to find sustainable solutions
7. Explore alternative funding models started by cities and towns. A Town Council committee is looking into funding



8. Rent control results in landlord cost increases rather than large rent increases when the unit vacates. I would like programs to recognize landlords as “mom and pop” small business owners
9. Tiers and policies for different categories of landlords (e.g., number of units, headquartered out of the area, large corporations different than local, small scale)
10. The housing issue is not one size fits all
11. Ordinances that are easily “amendable”
12. Hire a housing official/enforcer
13. Reduce burden of application fees
14. A place to list all available rentals - "Rooms for Rent”
15. Laws to protect landlords who rent one place versus a few places
16. Vacancy tax
17. Laws to protect renters/tenants
18. Finding out how many units are available and what obstacles keep them from being on the market
19. Changing the permit process to account for unique properties that do not meet the criteria for new units/developments
20. Greater use of the COVIA Home Match program
21. Include units for all income levels so all people have a chance to access housing in Fairfax
22. Subsidized rent to help people save up for homeownership
23. I am turning my garage into an Accessory Dwelling Unit (ADU) that is accessible to a person living with a disability. I want policies that will keep the ADU manageable and affordable for both the landlord and the tenant
24. I am a mom and I would love for my children, the next generation to be able to come back home and live in Fairfax
25. We need to make housing more affordable. Implement rent control (using the strongest standard set in San Francisco). We could control rents to not exceed increases in the cost of living index.
26. We should figure out how to start using land grant funders (municipal land trusts) for financing, instead of HUD and state funding
27. Explore tiny homes. There may be challenges with assessments

## **Common Themes**

- 1. Right size the amount of affordable housing units available with the demand/need**
- 2. Look into protections/policies that are advantageous for both landlords and tenants**
- 3. Look for ways to incentivize homeownership within Fairfax and Marin County**
- 4. Implement protections/policies that discourage discrimination and promote more inclusivity/equity/equality**



**TOWN OF FAIRFAX**  
**AFFORDABLE HOUSING COMMITTEE**  
**PUBLIC MEETING NOTICE and AGENDA**  
**2:00 PM, THURSDAY JANUARY 7, 2021**  
**MEETING VIA ZOOM WEBCONFERENCE**

**IMPORTANT NOTICE REGARDING PUBLIC MEETINGS**

Town of Fairfax public meetings will be conducted using teleconferencing or webconferencing consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

**The Town of Fairfax is not offering in-person meetings for the public until further notice.**

**How to observe and participate in the meeting:** In accordance with Executive Order N-29-20, the public may view the January 7, 2021 Affordable Housing Committee meeting only online.

**Members of the public may join or watch the meeting live using the following:**

Via **Zoom**: Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86319664655> Refer to Zoom Meeting ID Number **863 1966 4655**

**Call-in** option: 1 (669) 900-9128 or 1 (346) 248-7799 Refer to Zoom Meeting ID Number **863 1966 4655**

**Members of the public may provide public comment during the meeting using ONE of the following options:**

- On Zoom, select the Raise Hand function during the public comment time and you will be unmuted when it is your turn.
- If you are calling in, press \*9 during the public comment time to raise your hand and \*6 to be unmuted to speak.

Notice is hereby given that on Thursday, January 7, 2021, at 2:00 p.m. or as soon thereafter as the matter may be heard, the Fairfax Affordable Housing Committee will hold a public meeting to discuss the following topics:

**Agenda**

- Fairfax 2022-2030 Housing Element Update
- Inclusionary Housing
- Potential future housing sites

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**Conduct:** All interested persons are invited to participate. In order to give all interested persons an opportunity to be heard and to ensure the presentation of all points of view, members of the audience should: (1) Limit presentation to three minutes; and/or (3) Provide written comments prior to the meeting to the Town Hall front desk during normal business hours, addressed to the Affordable Housing Committee, or via email addressed to Ben Berto [bberto@townoffairfax.org](mailto:bberto@townoffairfax.org).

**Staff reports:** Any staff reports and associated materials will be available for public review on the Town website at [www.townoffairfax.org](http://www.townoffairfax.org) the Saturday before the meeting.

**Accommodation:** If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584 a minimum of 48 hours prior to the meeting.

I, Ben Berto, Director of Planning and Building for the Town of Fairfax, County of Marin, State of California, do hereby certify that I posted a copy of this notice at three public places in the Town of Fairfax, to wit: 1) Bulletin Board, Town Hall Offices; 2) Bulletin Board, Fairfax Post Office; and 3) Bulletin Board, Fairfax Women's Club and that each of the postings was completed on or before January 4, 2021.

Date: December 31, 2020

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Ben Berto



## Town of Fairfax

### AFFORDABLE HOUSING COMMITTEE MEETING

Conference Room Fairfax Town Hall – 142 Bolinas Road  
Thursday May 6, 2021, 3:00 – 5:00 p.m.

### AGENDA

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#### 3:00 PM – CALL TO ORDER

#### ROLL CALL

#### APPROVAL OF AGENDA AND AFFIDAVIT OF POSTING

#### REGULAR AGENDA

1. Introduction to the Housing Element process, and to EMC Planning – *Planning Director*
2. Site analysis process – *EMC Planning*
3. Fairfax Listens (goals for online platform and engagement) – *EMC Planning*
4. Committee Members' comments and/or requests.

#### ADJOURNMENT

#### AFFIDAVIT OF POSTING

I, Ben Berto, Director of Planning and Building Services for the Town of Fairfax, County of Marin, State of California, do hereby certify that I posted a copy of this Agenda at three public places in the Town of Fairfax, to wit: 1) Bulletin Board, Town Hall Offices; 2) Bulletin Board, Fairfax Post Office, and 3) Bulletin Board, Fairfax Women's Club and that each of said postings was completed on the 5th day of May, 2021.

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# Meeting Notes 01

## Town of Fairfax 6<sup>th</sup> Cycle Housing Element and Safety Element Update

### Affordable Housing Committee Meeting

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May 6, 2021

#### COMMITTEE MEMBERS:

Tamela Fish  
Barbara Coler  
Lisel Blash

Scott Hochstasser  
Renee Goddard  
Mallory Geitheim

#### ATTENDEES:

Ben Berto, Town of Fairfax Director of Planning and Building Services  
Richard James, EMC Planning Group  
Ande Flower, EMC Planning Group

#### FOCUS

Overview of the components of a Housing Element and the Town of Fairfax's existing housing stock and its needs.

#### IDEAS TO CARRY FORWARD

- 1) Incentives may be established for online participation.
- 2) Pursue ways to reach out/engage those who can't use the platform, including a street banner, post cards, fliers, bulletin board notices at several outlets including Good Earth, the library, post office, etc.
- 3) Need widespread notification to Fairfax community prior to the web launch.
- 4) Consider how to characterize housing income levels (i.e., "above moderate" may mean mansions).

#### COMMENTS

Ande Flower, with EMC Planning Group, presented to the committee an introduction of the site analysis process. Ande discussed Marin County's and the Town of Fairfax's regional housing needs allocation and how the Town's allocation is separated among income levels. Ande provided a brief overview of the components of updating a Housing Element, which requires examining demographic, employment and housing trends and conditions that affect the housing needs of the community. It was discussed how much of the older population of Fairfax are aging in place and that the Town exports workers especially those at higher income levels, based on the data provided by Association of Bay Area Governments (ABAG).

Several ideas were brought up about where notices about the General Plan updates can be placed (e.g., Town newsletter, downtown vendors, farmer's market, library, police office, post office, Chambers of Commerce, banners, Good Earth table, can use QR codes, etc.). Discussions also occurred trying to discover ways to incentivize participation by the community.

Since the 5<sup>th</sup> Cycle Housing Element, HCD designated Fairfax as "conditional" regarding compliance due to rezoning incompleteness, though they were impressed with the positive housing outcome with Victory Village.

During the meeting, it was mentioned not to use a “chat” feature during the AHC meetings due conflicts with the Brown Act. Determinations were also made to launch the information section to the public first and then follow with forums and additional items.

## **QUESTIONS**

- What progress has been done on each of the 22 sites identified as available in the previous housing element update?
  - Should participants be anonymous or identified? Can we keep the online platform a safe place from bots?
- Can tiny homes be a focus? Can family-focused housing be a focus in discussions?
- What is considered “senior” for the age group.
- Do the older homes meet the current Town needs?
- What does “other vacant” mean in Slide 26 of the presentation?
- How do we work towards building housing that complements what’s here in Fairfax?

## **CONSULTANT REPORTS**

None.

## **ANNOUNCEMENTS**

None.



**TOWN OF FAIRFAX  
AFFORDABLE HOUSING COMMITTEE  
PUBLIC HEARING AGENDA  
3:00 PM, TUESDAY JULY 13, 2021**

**VIA TELECONFERENCE ONLY**

Consistent with State of California Executive Order Nos. N-25-20 and N-29-20 there will be no in-person physical meeting location. The public will be able to view the meeting as follows:

- **Zoom: click on the following link: <https://us02web.zoom.us/j/83111347296>  
Zoom telephone call in: 1 669 900 6833 or 1 346 248 7799  
Webinar ID: 831 1134 7296**

**Members of the public may provide public comment during the meeting using ONE of the following options:**

- On Zoom, select the Raise Hand function during the public comment time and you will be unmuted when it is your turn.
- If you are calling in, press \*9 during the public comment time to raise your hand and \*6 to be unmuted to speak.

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**MEETING PROTOCOL**

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**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Anyone wishing to address the Committee on matters ***not on the agenda***, but within the jurisdiction of the Committee, must do so in person via Zoom in the manner described above. Presentations will be limited to **three minutes, or as otherwise established by the Committee.**

**Conduct:** All interested persons are invited to participate in public hearings. In order to give all interested persons an opportunity to be heard and to ensure the presentation of all points of view, members of the audience should: (1) Limit presentation to three minutes;

(2) Provide their comments by e-mail as described above; (3) State view and concerns succinctly; and (4) Submit any new documents to the Planning Staff, first, via e-mail to be entered into the record.

## **CONSENT CALENDAR**

There are no items on the consent calendar.

## **PUBLIC HEARING ITEMS**

1. Sites inventory strategy discussion
2. Safety Element update
3. AB 686 compliance discussion
4. Followup discussion items

## **COMMITTEE COMMENTS AND REQUESTS**

## **ADJOURNMENT**

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**Accommodation:** If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.





**TOWN OF FAIRFAX  
AFFORDABLE HOUSING COMMITTEE  
PUBLIC HEARING AGENDA  
3:30 PM, WEDNESDAY SEPTEMBER 8, 2021**

**VIA TELECONFERENCE ONLY**

Consistent with State of California Executive Order Nos. N-25-20 and N-29-20 there will be no in-person physical meeting location. The public will be able to view the meeting as follows:

- **Zoom: click on the following link: <https://us02web.zoom.us/j/89018670987>  
Zoom telephone call in: 1 669 900 6833 or 1 346 248 7799  
Webinar ID: 890 1867 0987**

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

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succinctly; and (4) Submit any new documents to the Planning Staff, first, via e-mail to be entered into the record.

## **CONSENT CALENDAR**

There are no items on the consent calendar.

## **PUBLIC HEARING ITEMS**

1. Sites inventory
2. "Missing Middle" housing approach
3. Outreach and engagement
4. AB 686 compliance discussion
5. Followup discussion items

## **COMMITTEE COMMENTS AND REQUESTS**

## **ADJOURNMENT**

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**Accommodation:** If you need accommodation to attend or participate in this meeting due to a disability, please contact the Town Clerk at (415) 453-1584.

# Meeting Notes 03

## Town of Fairfax 6<sup>th</sup> Cycle Housing Element and Safety Element Update

### Affordable Housing Committee Meeting

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September 8, 2021

#### COMMITTEE MEMBERS:

Councilmember Barbara Coler, Liesl Blash, Mallory Geitheim, Renee Goddard, Rick Hamer

#### ATTENDEES:

Ben Berto, Town of Fairfax Director of Planning and Building Services

Richard James and Lauren Hoerr of EMC Planning Group

#### PUBLIC ATTENDEES

Michelle Rodriguez, Chris Perrando

#### AGENDA ITEMS & PUBLIC COMMENT

##### Sites Inventory

##### *Site Inventory Table Discussion*

- Note that the Fairfax RHNA is 490 and we need to create buffer beyond that
- Which privately owned sites has Fairfax reached out to?
  - With the exception of O'Donnell Nursery, who we haven't heard back from, everyone on list has either been contacted or are already in previous housing element
- Add column if it needs rezoning for each site
- Higher densities than what I was expecting, in larger public forum, it will be important to understand that people are open to low and very low housing options rather than market rate
  - Ben: feedback from PC is that they'd like to see affordability as emphasis and priority (304/490 units required to be affordable), one of the ways to achieve that is to limit unit size
  - Combined with approach of ODDS, some of the higher density sites,
- Why is Schoolstreet Plaza 100-140 unit, people may be concerned based on previous experience
  - Ben: Schoolstreet has been interested in higher density designation, these are still details we'll need to work out in terms of floodplain and proximity to Fairfax creek
- Is there any consideration of public land to be used for housing?
  - Ben: public land for housing, with rare exceptions, public land is small and very hilly and therefore not viable for new housing. Jolly Hill is a larger site, adjacent to Bennett House affordable housing.
- Are there any thoughts of proactively reaching out to affordable housing developers to look at specific sites. Some years ago, O'Donnell mentioned being open to affordable housing, so will be interesting to see what he says now.
  - Ben: before reaching out to developers, will want to have site inventory more developed
- How have we factored in AB 9 and AB10, in terms of the content around increasing density in residential neighborhoods without obligation to be affordable

- we'll get further into integrating housing into residential neighborhoods which is related to potentially pending legislation
- SB 9 affects Fairfax, is similar to #13 on Table and does. Could allow for 6 units/ lot.
- There are a couple of newer definitions for "transit rich" that will be important to factor in.
- Isn't Glen Drive the one we rezoned and it limits the number?
  - Ben: yes, it is 1 per 5 or 1 per 10. Would need to rezone to get the density listed on the table.
  - we're talking about ordinance we put slope and density. How would we rewrite ordinance to allow for this without getting an immediate backlash from community?
  - this Glen Drive site is controversial and will get into credibility issue.
- Is artist studio between bike museum and Fairfax market included in Westside Commercial?
  - Ben will revise to make this edit. Sites in this item would cut off at gas station/auto store.
- Important to consider deed restrictions that may apply to some sites.
- Consider Deer Park Village and Jehovah's Witness site but not sure of size and zoning.
- How does potential inclusionary zoning ordinance play into Jehovah's Witness site?
- Fair Anselm Shopping Center: does haz mat apply to this?
  - Committee member: cannot clean it up enough for residence due to this and will be deed restricted.
- Committee member talked with guy on deed restriction, only cover the dry cleaners and 6500 vacant space, carve off from gym over including laundromat, but it looks like we might have potential on second floors above bike store and what's on that side.

### ***Potential Sites Map Discussion***

- Ben: this map represents a combination of things. It includes 12 sites that are specifically called out in table. It also reflects conversations we've had with Age Friendly Fairfax, Climate Action Committee, and Planning Commission. These potential developments show two levels of residential parcels. One of the questions for AHC: does your group recommend exploring the options shown on map to achieve more housing and getting more housing that Mr. Hammer is talking about like encouraging people to put in smaller units to be more affordable.
- greens and blues on map: are non-buildable ones removed or is this everything and we have to refine?
  - Ben: we'll need to refine it to update for non-buildable

### ***Public Comment/Discussion***

- Map should be paired with text, add street names. More details: existing zoning and proposed zoning. Duplex and quadplex concept: don't place on one way out, WUI, and protected species zone.
- Add distinction to table to show what's already on current HE and which ones are new and text that explains total units in table are over 700, but RHNA is 490, so this table includes a buffer.
- White Hill has some challenges due to one way out, intersection traffic, adjacent open space fire risk.
- 4,5, 6 are separately owned so would need to be separate projects, not one project.
- Likes that Bike Museum is not included, already intersection problems in this area.
- Fairfax Market is ideal site, has transit and flat lot, keep accessibility for senior use behind it.
- Suggests not touching Miranda Hill or give clear reasons for why due to geology and views.
- Additional non-historical downtown buildings: behind Mas Masa, or on top of dance studio

### ***Committee Response***

- inventory of units downtown, how are we handling that, not marked on potential RHNA sites
  - Ben: nuanced conversation, needs to be held with legal experts on implications of state statutes

- if we look for SF dwelling this would get us another 40 or so potential units
- could sell to SF home, in Michele's letter to group, how is appeal process factored into process, she explained timeline, there is real interest re: SB9 the definition of affordability, this will be key to implementing SB 9, we need to have a clear definition of what's affordable amongst us
- how will environmental constraints analysis refine map, this may be brought up at 9/22 meeting
  - Ben: Hazard map did affect the map shown today, PC has looked at map that lists streets showing One Way Out, example is we've taking out upper Willow area from consideration
- agrees with public comment to add "this list is for discussion purposes only" to table and map before 9/22 meeting, table needs total row at bottom, people will need to understand it's a brainstorming list and some sites will fall off, agrees with Michele about some downtown sites
- California law fire code update, what it says is developments with more than 50 units require two separate access routes, so the OWO will surely be a limit on development opportunities

### **"Missing Middle" Housing Approach**

- Lauren introduced the concept of the "Missing Middle" housing approach and how it could help Fairfax achieve implementing housing units that still keep the aesthetics and feel of existing neighborhoods.
- does this concept incorporate both rental and owner opportunities? Recent NPR article mentioned the nationwide issue of lack of starter homes.
- agree that drought of starter homes have become a real issue. Designs he likes for designs he doesn't like. Optico website has graphics of sites that look nice, but they're catered to sites wider than a single-family lot, and Fairfax has narrow lots. Some cottage complexes from past haven't aged well.
- Ben: Fairfax does have some multi-family buildings and a duplex zone district, but by and large the zoning is just set up for single family or multi-family, not fully allowing for house-scale massing and architectural details. Our zoning proposals would make it so that it is something you would want to live by.
- helpful to have pictures, stay away from acronyms at 9/22 meetings. Define ODDS.
- easement issue, if subdividing two lots, you need to have driveway. Can we make permeable pavement a pre-requisite for all these new driveways to prevent further stormwater runoff issues?
- have clear definition to prevent misunderstanding, it is a low-rise building, and ideas for locations, emphasize that it will be a walkable and near transit, will incorporate open space and build community
- Ben: Wall property, generically no progress on site, doesn't want to get into specifics.
- One challenge for these types of units is that typically impact fees are based on units. Agrees on importance of clarifying terms and providing visual examples at future meetings.

### **Outreach and Engagement**

- Ben: The City has made a concerted effort to reach out to different groups, can see 10 different groups represented in the staff report summary. The next step on Fairfax Speaks website is to roll out Balancing Act interactive tool to help public get a sense of the potential sites and garner their feedback. We are working with Chamber of Commerce and plan to take flyers to various businesses and make sure it is in Spanish, important to note website can self-identify as renters to have a private group discussion
- in terms of registration on Fairfax Speaks, we do really need people to register. For the Banner advertising the website, it says Q&A, we need to change so that people don't think we already have a prescribed path, we want people to feel their input matters, let's focus attention on making sure we think about how to get people to commit to engagement.

- suggest with farmer's market or The Picnic (9/18), ideal to have Balancing Act ready to demonstrate if the tool is ready. Even if not ready, demonstration of how it works would allow for ease of access at the Picnic or the farmer's markets which closes at end of October.

### **AB 686 (Affirmatively Furthering Fair Housing) Compliance discussion**

- sites on CDBG (Community Development Block Grants) committee, which is for HUD funds/grants, and there are some important milestones to highlight within Housing Element Update:
  - Fairfax was the first City to bring anti-discrimination for renters on Section 8
    - 2019 just cause eviction and mandatory mediation for rental increases over 10%/year
    - Housing Authority made agreement with work on voucher program to get more landlords to accept section 8 voucher holders like paying for any repairs after people move out
- thought articles were interesting, extremely important for disability rights as well, would like to know general schedule on AB686 and how to make this a community discussion
- how would AB 686 be implemented and what exactly would they require for a small town like Fairfax:?
- request to look at language in General Plan, make sure to delete any reference to "character," which has traditionally an exclusionary way to pick certain populations
  - Ben: We will avoid terminology that construes or alludes or refers to discriminatory language
- using San Anselmo as a template does work but not perfect, don't use Ross as an example, go West for templates and don't use more wealthy places or more populated places
- Online interaction is good, but Fairfax does tend to lean towards in-person interaction. This is especially important when we build affordable housing, as it is usually houses people who have historically been excluded from typical public engagement efforts.
- final thought on 686, we want to avoid consolidating more segregation in the county, what we want to do is attract folks to come to Fairfax from more diverse areas, reduce commute times, how to retain younger folks who leave because Fairfax is not as affordable. Make sure to expand outreach to people outside of Fairfax as well.



**TOWN OF FAIRFAX  
AFFORDABLE HOUSING COMMITTEE  
PUBLIC HEARING AGENDA  
3:00 PM, TUESDAY NOVEMBER 9, 2021**

**VIA TELECONFERENCE ONLY**

Consistent with State of California AB 361 and Fairfax Town Council Resolution 21-40, there will be no in-person physical meeting location. The public will be able to view the meeting as follows:

- **Zoom: click on the following link: <https://us02web.zoom.us/j/84927974496>  
Zoom telephone call in: 1 669 900 6833 or 1 346 248 7799  
Webinar ID: 849 2797 4496**

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**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**MEETING PROTOCOL**

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## **CONSENT CALENDAR**

There are no items on the consent calendar.

## **PUBLIC HEARING ITEMS**

1. Needs analysis
2. AB 686 followup
3. Outreach and engagement
4. November 20 workshop
5. Followup discussion items

## **COMMITTEE COMMENTS AND REQUESTS**

## **ADJOURNMENT**

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