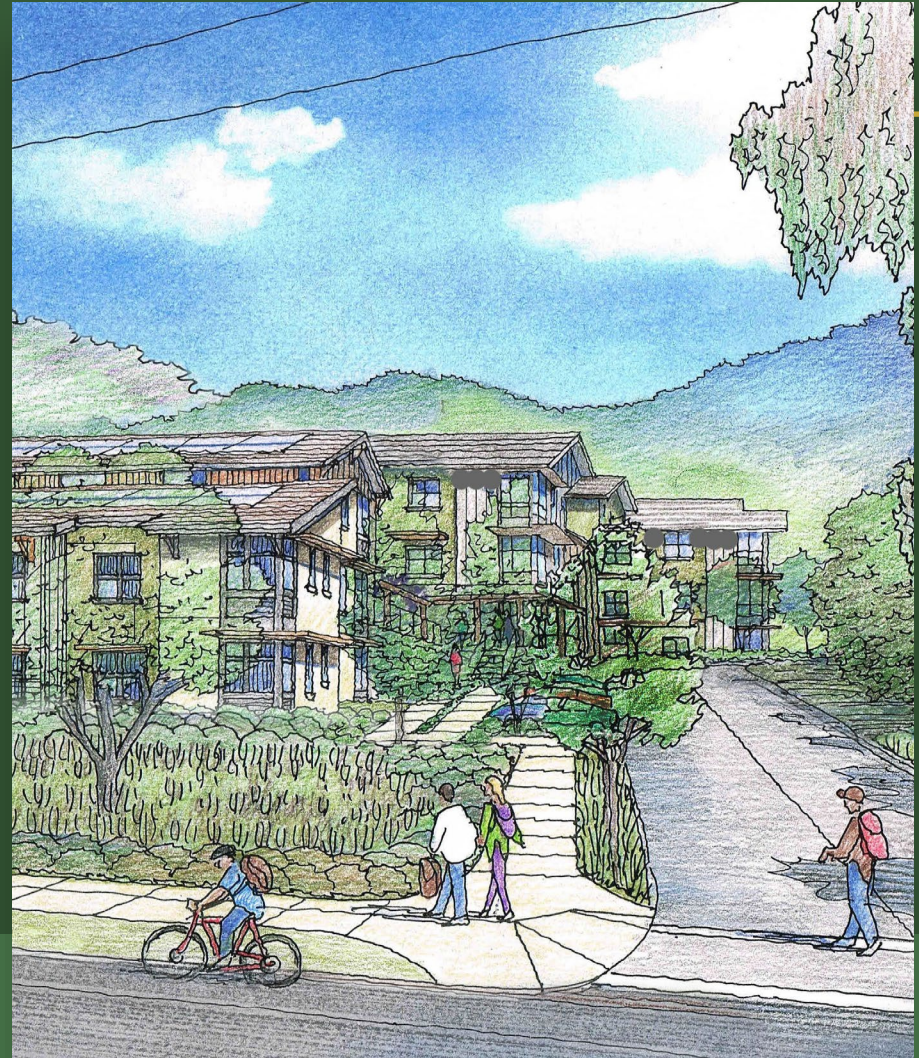


Town of Fairfax Housing Element Update Project

Special Town Council Meeting
April 19, 2023



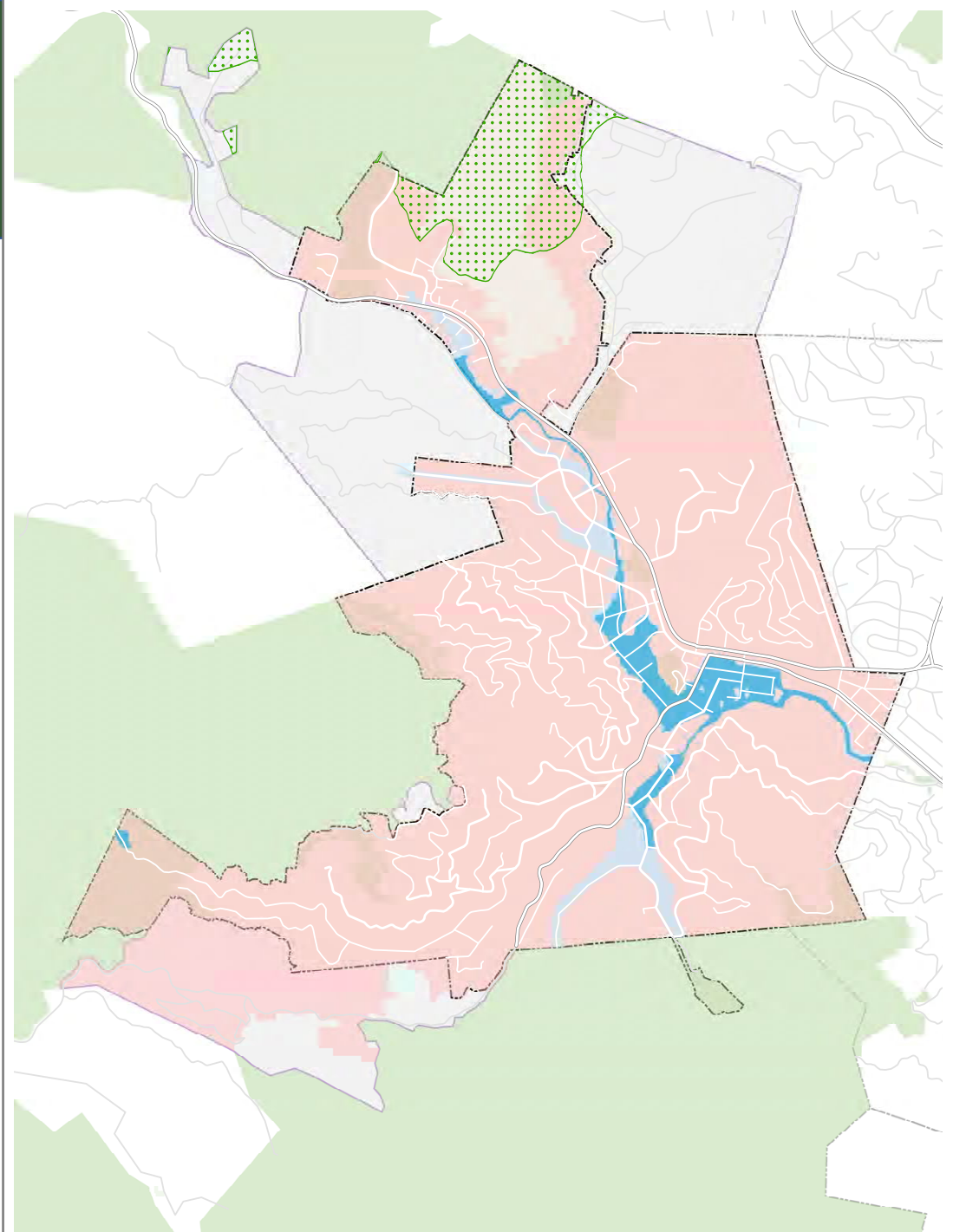
Presentation Outline:

1. Process Recap
2. Housing Element Background
3. Overview of Content
 - Inventory
 - Action Plan
4. Next Steps



— Process Recap

- 2021-2 outreach and background work
- Background report finalization
- Ground-truthing housing sites inventory
- HCD consultation
- Property owner outreach
- Subcommittee meetings
- Public review Draft Housing Element released
March 31, 2023



Housing Element Background

— What is a Housing Element?



- State-mandated element
- Town's plan for addressing local housing needs
- Updated on an 8-year cycle
- Subject to statutory requirements
- Mandatory review by Dept. Housing & Community Development (HCD)

Key Housing Element Components

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



— What is RHNA?

- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that Town must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
 - Very Low < 50% area median income (AMI)
 - Low 50 – 80% AMI
 - Moderate 80 – 120% AMI
 - Above Moderate > 120% AMI
- Marin County AMI = \$115,246



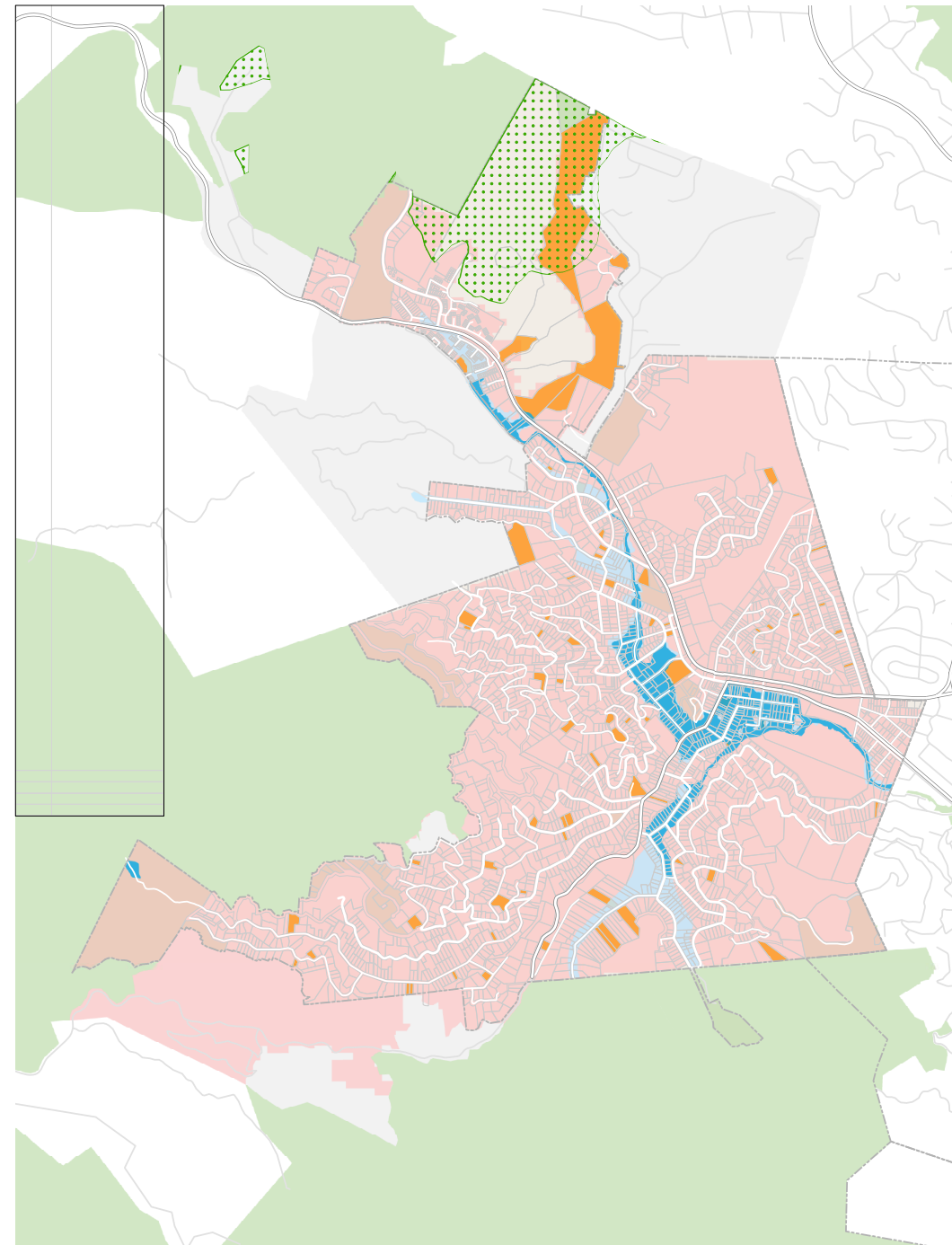
2023 - 2031 RHNA Allocations

- Fifth Cycle RHNA was lower than previous cycles, accounting for Great Recession
- Sixth Cycle RHNA significantly higher due to new State laws

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
MARIN COUNTY					
Belvedere	49	28	23	60	160
Corte Madera	213	123	108	281	725
Fairfax	149	86	71	184	490
Larkspur	291	168	145	375	979
Mill Valley	262	151	126	326	865
Novato	570	328	332	860	2,090
Ross	34	20	16	41	111
San Anselmo	253	145	121	314	833
San Rafael	857	492	521	1,350	3,220
Sausalito	200	115	114	295	724
Tiburon	193	110	93	243	639
Unincorporated Marin	1,100	634	512	1,323	3,569

— Site Suitability

- Town is required to zone for sufficient capacity to meet RHNA
- Special requirements for lower income RHNA sites
 - Site size parameters
 - Absence of environmental constraints
 - Proximity to transit
 - Availability of utilities
- Past performance to demonstrate viability



Overview of Draft Housing Element Content

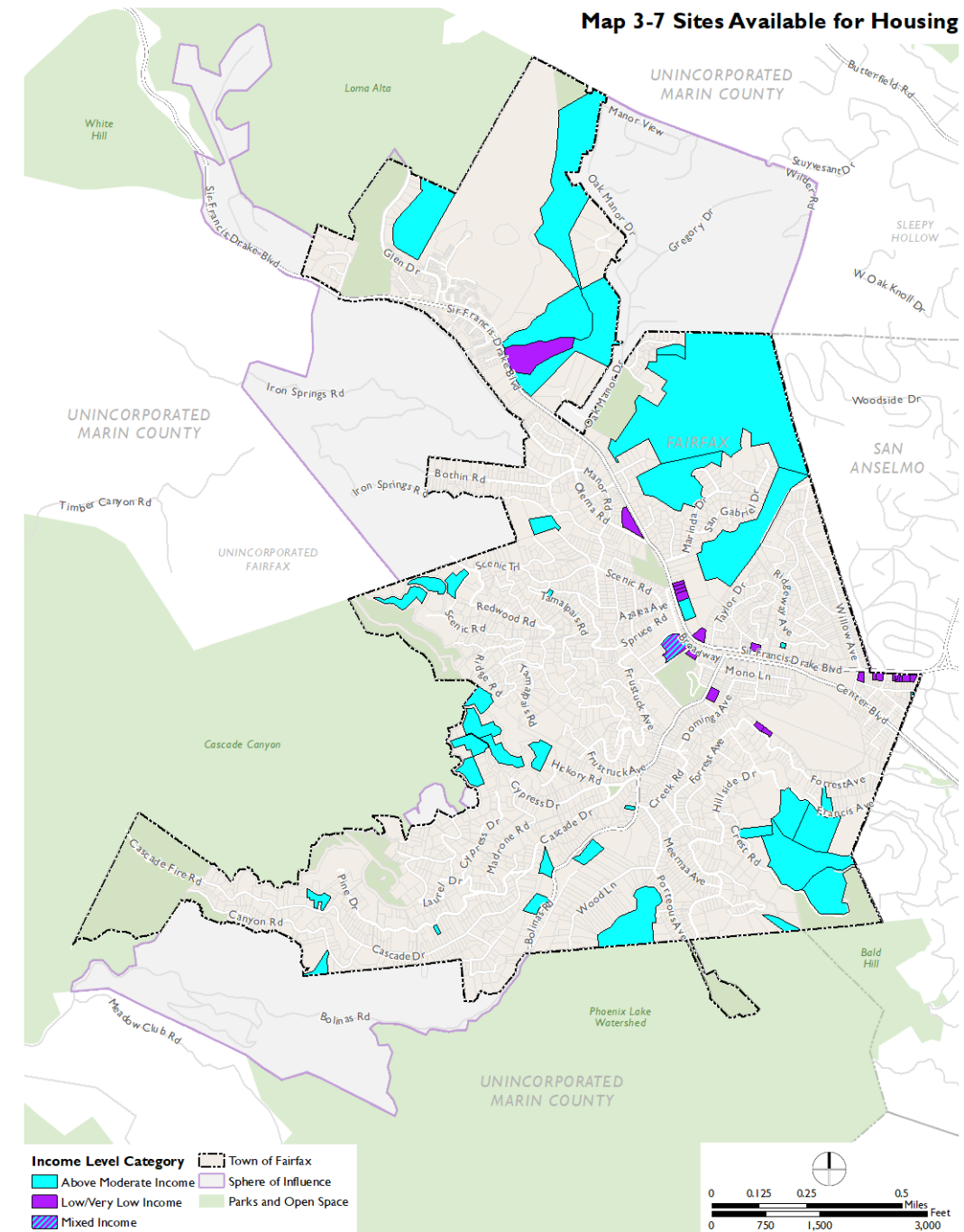
DRAFT SITES INVENTORY

Revised Sites Inventory

	Total Units	Low/Very Low	Moderate	Above Moderate
Vacant Single-Family Sites	60			60
Pipeline Projects				
School Street Plaza	175	35		140
Fairfax Market	8			8
Various Single Family	11			11
Town-Owned Sites (002-123-17/144-01)	10	10		
Underutilized Commercial Sites	159	129	30	
ADU/JADU Projection (@20/yr)	160	96	48	16
Total	583	270	78	235
RHNA	490	235	71	184
Buffer	93	35	7	51

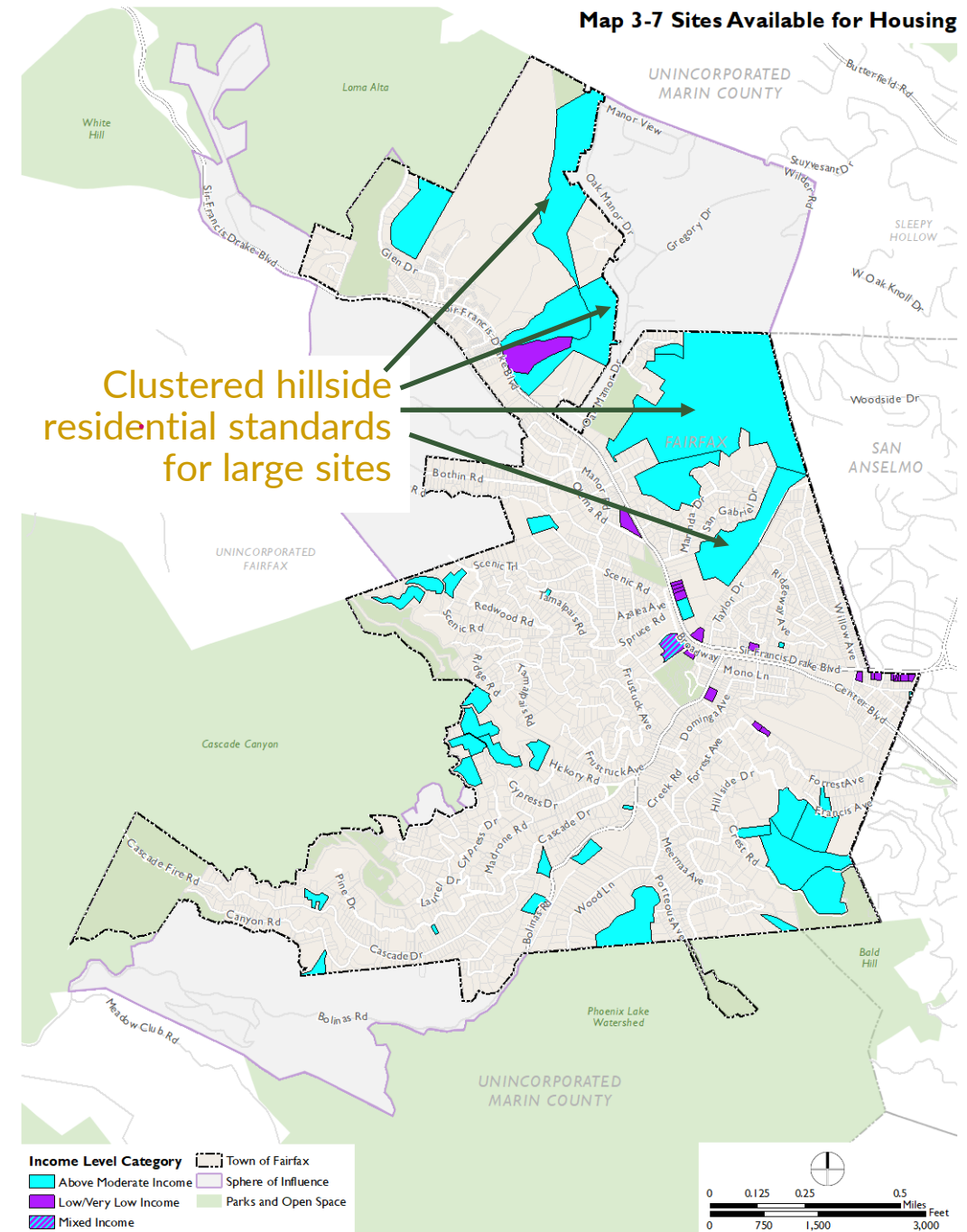
- Inventory demonstrates capacity for 583 new housing units
- Sufficient to meet RHNA with a 16% buffer
- Buffer needed to ensure compliance with “no net loss” provisions of State law

Map 3-7 Sites Available for Housing



Vacant Residential Parcels

- Projected capacity for 71 new single-family homes on vacant residentially zoned parcels
- 11 pipeline projects currently under review or recently approved
- 60 vacant lots with single-family zoning
- Develop and adopt standards to permit clustered single-family housing on large sites while preserving large areas of open space and protecting ridgelines (Program 2-D)



Pipeline Projects

- 11 single-family residential projects currently under review or recently approved
- 8 multi-family apartments on northern portion of the Fairfax Market site
- 175 multi-family units on School Street Plaza site
- Program 1-B: School Street
 - Establish objective design and development standards
 - Meet quarterly with the property owner
 - Work with the property owner to identify incentives for affordable housing onsite
 - Accommodations for residents of existing live/work units



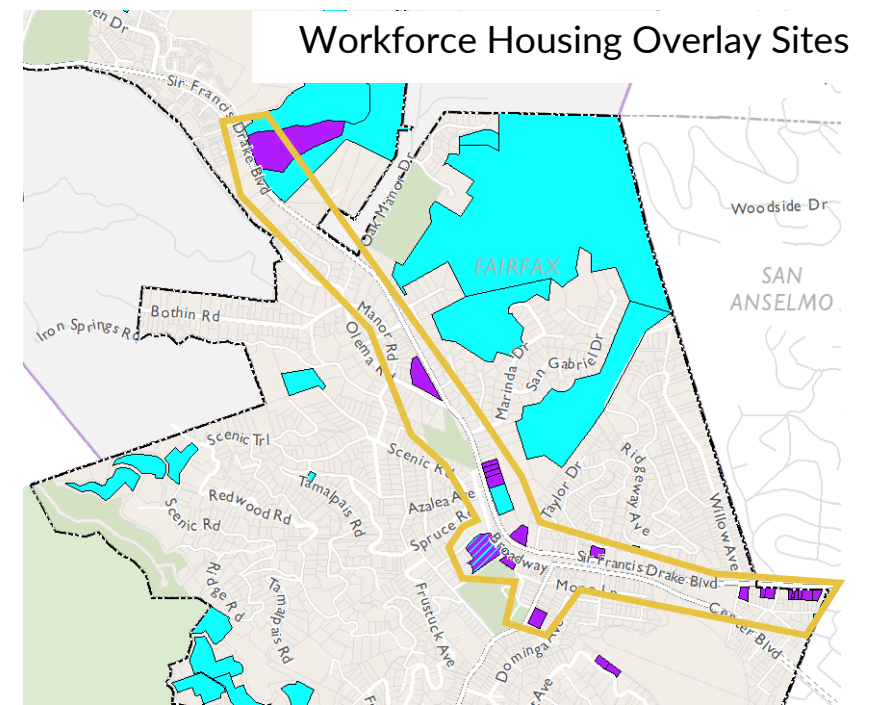
Accessory Dwelling Units (ADUs)

- ADUs and JADUs can count toward RHNA
- State guidance allows projection based on the annual rate of permits issued since 2018
- Town has permitted 11 units/year since 2018 on average
- With a strong suite of programs in the Action Plan, projection of 20 ADUs and JADUs per year through 2031



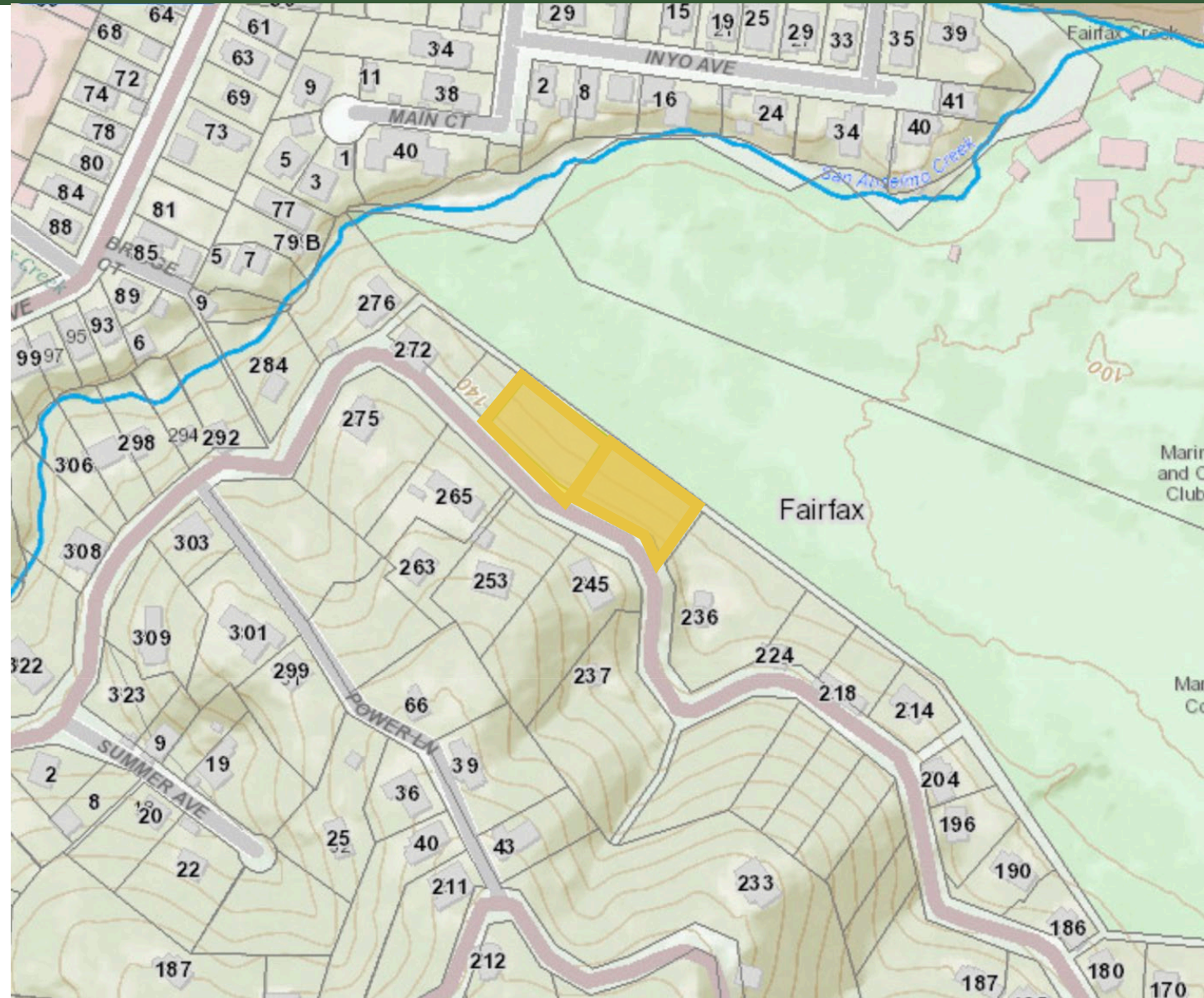
Underutilized Commercial Properties

- Projected capacity for 352 multi-family homes on underutilized sites, primarily in Town Center and along Sir Francis Drake
- Sites in locations with good access to transit and services per State law
- New State law (AB2011/SB6) already allows for housing development on commercial and office sites, subject to design standards set by the State
- Program 2-A would create a Workforce Housing Overlay to provide the option to develop with multi-family housing
- Because certain sites must be reused from 2015 Housing Element, they must be rezoned to allow housing "by right"



Workforce Housing on Town-Owned Sites

- Two adjacent Town-owned sites identified for workforce housing (APNs 002-123-17; 002-144-01)
- Total site size: 0.5 acres
- Current zoning: RS-6 Single Family Residential
- Objective: provide housing for restaurant employees, service workers, teachers, public servants and others who work in Fairfax and earn less than 80% AMI
- Program 1-C: Partner with a non-profit developer to build 10 units



Overview of Draft Housing Element Content

DRAFT ACTION PLAN

Housing Action Plan - Goals

1. Increase the range of housing options to meet the housing needs for all economic segments of the community.
2. Address housing affordability by addressing regulatory, process, and market factors that limit housing production and preservation in Fairfax.
3. Promote suitable and affordable housing for special needs populations, including housing for lower income households, large families, single parent households, the disabled, older adults, and people experiencing homelessness.
4. Foster equal housing opportunity for all residents of Fairfax, regardless of race, religion, sex, marital status, ancestry, national origin, color, or ability.
5. Monitor the effectiveness of housing programs to ensure that they respond to housing needs.

Goal 1: Increase the range of housing options for all economic segments

- Supported by 5 policies and 13 programs

Key Implementing Actions

- Town Center Plan
- School Street Plaza
- Housing on Town-Owned Sites
- Home Sharing and Tenant Matching
- Innovative and Non-Traditional Housing

- ADU/JADU Informational Campaign
- Pre-Approved ADU Floor Plans
- Technical Assistance
- Fee Discounts
- Financial Assistance Program
- Zoning Incentives

Goal 2: Address housing affordability by addressing regulatory, process, and market barriers

- Supported by 7 policies and 10 programs

Key Implementing Actions

- Workforce Housing Overlay
- By Right Rezoning
- Establish Objective Standards for Multi-Family and Mixed Used Development
- Clustered Hillside Development Standards
- Streamlining Processing and Permit Procedures
- Focused Geologic Study in the Town Center Area

Goal 3: Promote suitable and affordable housing for special needs populations

- Supported by 4 policies and 5 programs

Key Implementing Actions

- Code amendments for compliance with State law
- Residential care facilities
- Transitional and supportive housing
- Low-Barrier Navigation Centers
- Reasonable accommodations for people with disabilities
- Consider adopting inclusionary zoning requirements and/or a commercial linkage fee

Goal 4: Foster equal housing opportunity for all residents

- Supported by 4 policies and 6 programs

Key Implementing Actions

- Affirmative marketing
- Expand use housing choice vouchers
- Information on fair housing, tenant rights, and mediation
- Anti-Discrimination and Fair Housing Training
- Support for people with disabilities, partnership with the Marin Center for Independent Living

Goal 5: Monitor the effectiveness of housing programs

- Supported by 3 policies and 4 programs

Key Implementing Actions

- Annual review and reporting
- ADU/JADU Monitoring
- Staff Housing Specialist

Next Steps

Legally Mandated Timeframes

- Public review of Draft Housing Element 30 days
- HCD review of Draft Housing Element 90 days
- EIR Scoping Period 30 days
- Public review of Draft EIR 45 days

Preliminary Timeline & Next Steps

- 30-day public review period ends Apr 30
- Town Council Review of Draft Housing Element May 3
- Submittal to HCD May 8
- HCD review ends Aug 6
- Housing Element Adoption Hearing Aug 22
- Zoning amendments adopted Jan 31

Penalties for Non-Compliance

- Town is legally required to adopt a Housing Element that complies with State law
- Failure to do so can result in fines and penalties:
 - Limited access to State funding, including for local roadway maintenance and capital improvements
 - Court imposed fines of up to \$600,000 per month
 - Court mandated compliance
 - Court suspension of local control on building matters
 - Court approval of housing developments, with payment of plaintiff attorney fees mandated

Comments

Housing Element Update

Scoping Meeting

Special Town Council Meeting
April 19, 2023



Presentation Outline

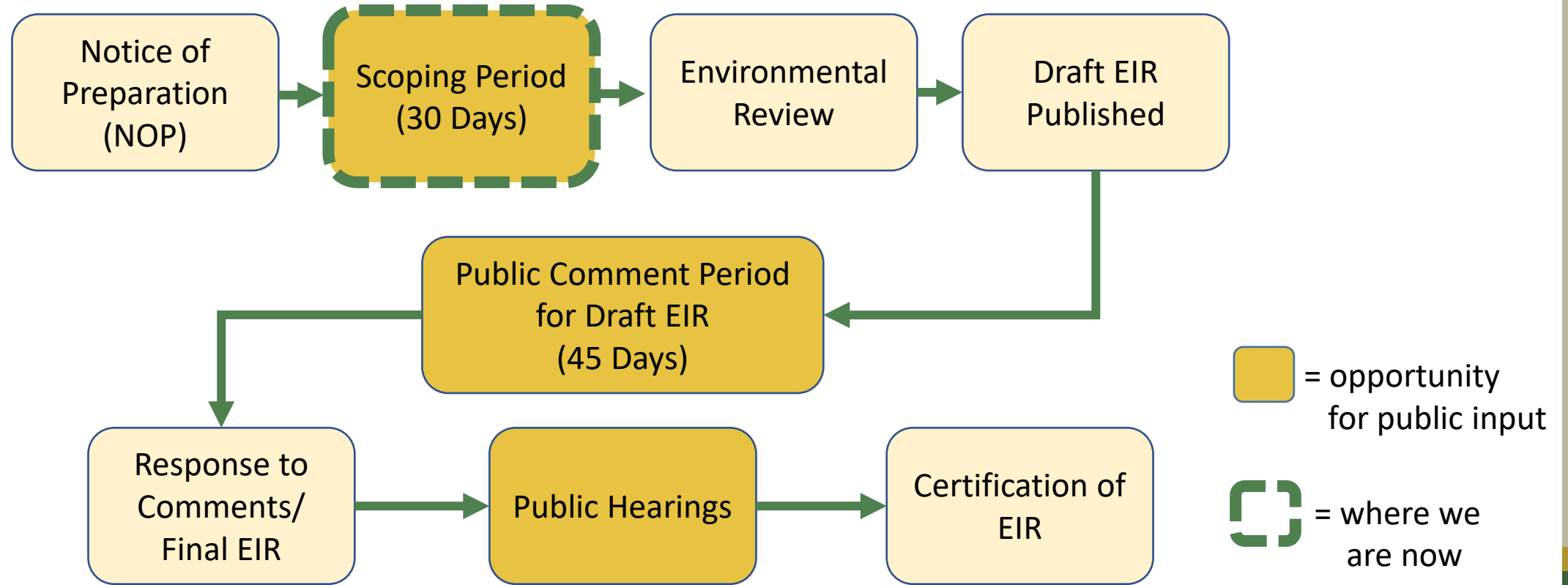
1. Environmental Review Process Overview
2. Environmental Resource Categories Addressed
3. Likely Environmental Impacts
4. Public Comment

Purpose of EIR

- Programmatic EIR
- Inform decision-makers and the public
 - Describe the “proposed plan”
 - Identify existing setting
 - Describe environmental effects
 - Prevent significant, avoidable damage to the environment
 - Define mitigation or policies that serve to avoid or reduce significant environmental effects



Environmental Review Process



CEQA Requirements: Resource Categories

- Aesthetics
- Agriculture and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Likely Environmental Impacts

- Air Quality:
 - Increase in operational emissions through new vehicle trips
- Biological Resources:
 - Extensive resources throughout Fairfax (e.g., San Anselmo Creek, scenic hills)
- Geology and Soils:
 - Areas of high liquefaction and landslide risk
- Transportation:
 - Development-induced vehicle miles travelled (VMT)
- Water Supply:
 - Net increase in water demand
- Wastewater:
 - Development may require new wastewater conveyance facilities
- Wildfire:
 - Almost all land in town classified as a High Fire Hazard Severity Zone

Scoping Comments

Town would like to know:

- Do you have information that will be beneficial as the EIR is being prepared?
- Are there concerns related to CEQA topics that should be considered in the EIR analysis?
- What actions, if any, could be taken to address concerns?



Opportunities For Comment

- Oral comments at this meeting
- Written comments after this meeting
 - By mail or email
 - Comments due by 5:00pm May 2, 2023
- Submit comments to:

Heather Abrams, Town Manager
142 Bolinas Road, Fairfax, CA 94390

E-mail: habrams@townoffairfax.org