

FW: Fairfax Council Agenda Item - ADU's

Heather Abrams

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To:Christine Foster <cfoster@townoffairfax.org>

Regards,

Heather Abrams

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From: Mary Vidal <mairfax@gmail.com>

Sent: Saturday, July 8, 2023 3:16 PM

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Subject: Fairfax Council Agenda Item - ADU's

Hello.....

First, having attended a recent town council meeting, I want to thank you for your fortitude and endurance. The meetings are long and no doubt require moments of patience. And wonderfully, it is our democracy at work.

I will not be at this week's meeting, but would like to comment on the Grand Jury's report on ADU's. I would urge caution in approving ADU's that may not provide long term rentals at all. Unfortunately, recent Bay Area reports indicate that many are being used for pool houses, home offices, and Airbnb's, rather than meeting housing needs.

So, as the fervor and push continues for housing development - either by ADU's, apartments, condominiums on parcels not directly adjacent to public transportation, or by use of the "builder's choice," I urge careful

consideration of the long term impacts these developments will have for decades to come. Additionally, my issue with "builders choice" is that it circumvents a more reasonable approach of adequately evaluating density, its impact on nearby communities, and the environment in order to satisfy the State's housing mandate regardless of the ultimate, long term outcome.

I believe more immediate solutions are available by regulating the number of Airbnb's in Fairfax as well as revising rent control so landlords do not fear the inability to remove difficult tenants. Unfortunately, the result is long term rentals are being removed and further adding to the housing shortages.

I support more accessible housing for our community. No argument that the need is there! But the rush to overly develop our town without ensuring that it will result in affordable housing, rather than more short-term rentals, requires careful planning and consideration. As discussed in previous town meetings, it certainly seems the former Marin Town and Country Club would be a preferable site to add a reasonable number of moderate and low income units. It is a flat, buildable parcel, located close to transportation and services, and allows for safer evacuations in an emergency.

Thank you.

Respectfully,
Mary Vidal
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