



RHNA Appeal – Town of Fairfax

Ben Berto – Director of Planning and Building Services

THREE APPEAL BASES:

- Fire risk and evacuation factors are inaccurate and incomplete
- Jobs-housing ratio will not be improved
- Water supply is inadequate

RHNA REDUCTION REQUESTED

- The draft 6th cycle Regional Housing Needs Allocation for Fairfax is 490 housing units. Fairfax is requesting a reduction to 370 housing units.
- The draft 6th cycle RHNA is an over 800 percent increase in the Town's current RHNA housing number.

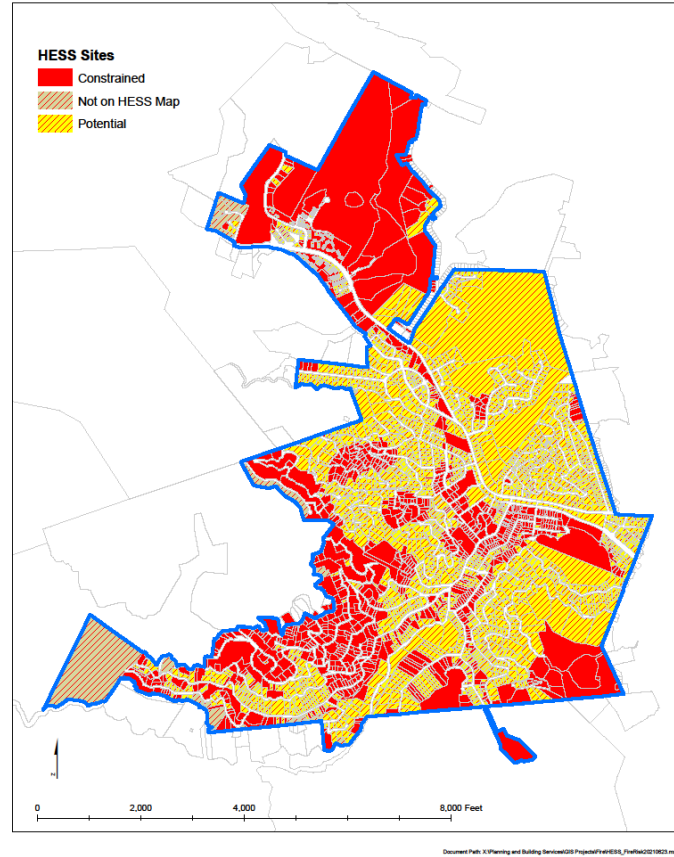
FAIRFAX SUPPORTS HOUSING

- Fairfax is on schedule to build enough housing to double its current 5th cycle Regional Housing Needs Allocation.
- Fairfax has already doubled its current RHNA for very low-income and low-income housing.
- RHNA reduction requested is only 20%. The requested 6th cycle RHNA (370 housing units) will still increase current 5th cycle RHNA by over 500%.

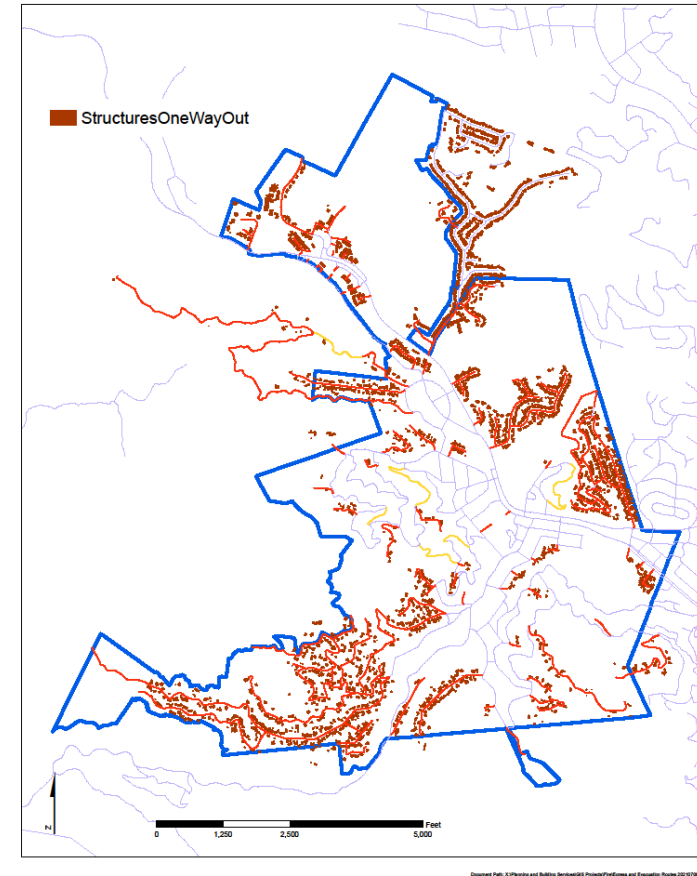
1. FIRE AND EVACUATION

- ABAG's HESS (Housing Element Site Selection) tool inaccurately depicts a high percentage of Fairfax as "potential" housing sites. CalFire fire risk maps document that the entire Town is "constrained" with respect to severe fire risk.
- Fairfax has uniquely hazardous evacuation circumstances. A large percentage of the Town's roads are narrow (less than 20 feet wide), hilly, winding, and one-way in and out. The Town has the longest and most congested evacuation in Marin.

3. (HESS) Constrained Sites Per CalFire High Fire Hazard Severity Zone



One Way Out Roads and their Structures DRAFT



2. JOBS-HOUSING RATIO

- ABAG's data documents that Fairfax has a jobs-housing ratio that is one-third the overall Bay Area, and one-half that of the rest of Marin
- Fairfax is a bedroom community. Over 90% of employed residents commute outside the community to their jobs.
- The largest destination (by a large margin) of outcommuting Fairfax residents is San Francisco.
- Significant additional housing will worsen traffic congestion and pollution.
- Fairfax remains committed to creating truly affordable housing to address the severe housing shortage for employees who work in Fairfax.

Start Base Map Selection Results

Save Load Feedback Previous Extent Hide Tabs Hide Chart/Report

Inflow/Outflow Analysis

enter your own subtitle

Display Settings

Labor Market Segment Filter [All Workers](#)

Year 2018

Map Controls

Color Key

Flow Overlay ☒

Selection Outline ☒

[Identify](#) [Zoom to Selection](#)

[Clear Overlays](#) [Animate Overlays](#)

Report/Map Outputs

[Detailed Report](#)

[Export Geography](#)

[Print Chart/Map](#)

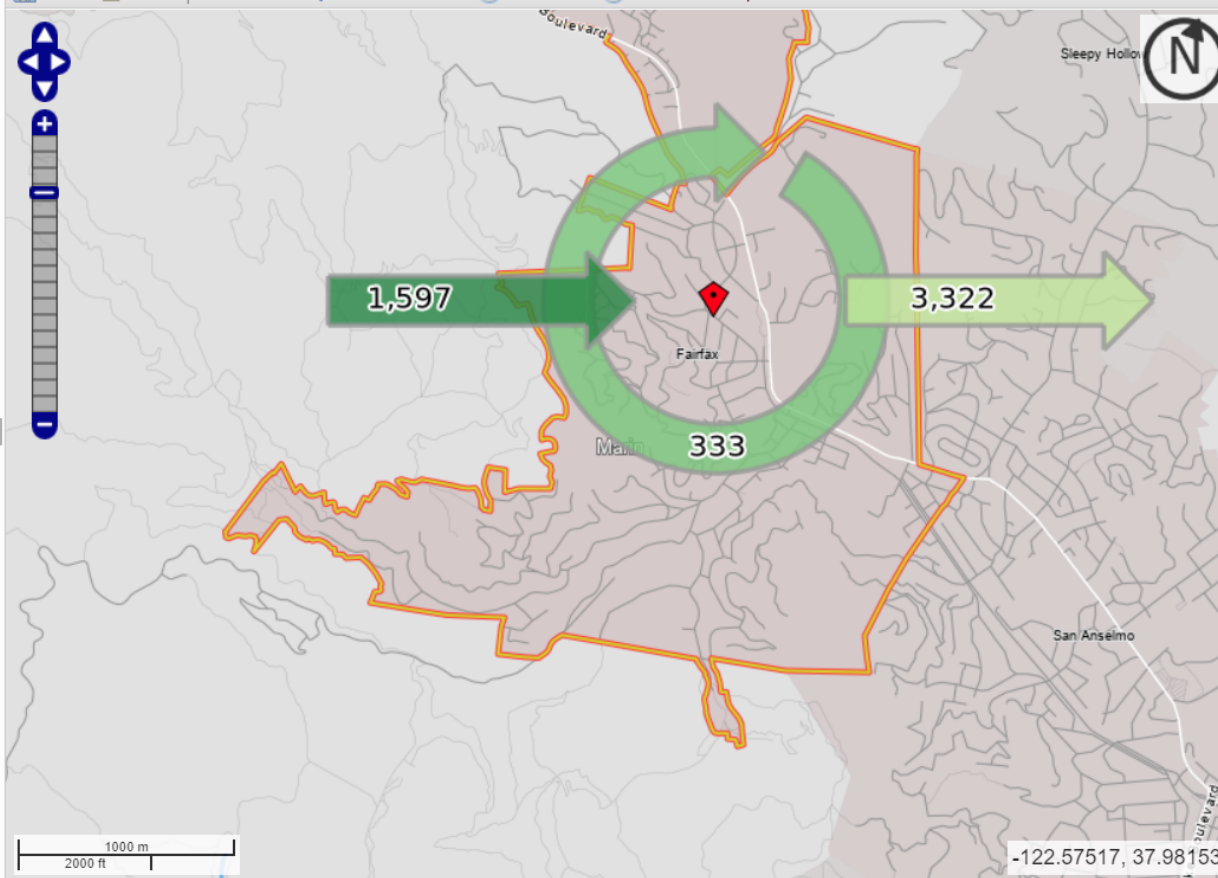
Legends

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

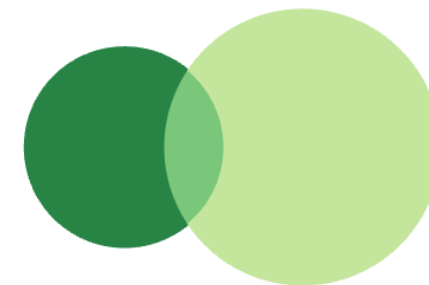
 Employed and Live in Selection Area

 Employed in Selection Area, Live Outside

[Change Settings](#)



Inflow/Outflow Job Counts in 2018



1,597 - Employed in Selection Area, Live Outside
3,322 - Live in Selection Area, Employed Outside

Inflow/Outflow Job Counts (All Jobs) 2018

	Count	Share
Employed in the Selection Area	1,930	100.0%
Employed in the Selection Area but Living Outside	1,597	82.7%
Employed and Living in the Selection Area	333	17.3%
Living in the Selection Area	3,655	100.0%
Living in the Selection Area but Employed Outside	3,322	90.9%
Living and Employed in the Selection Area	333	9.1%

Start Base Map Selection Results

Save Load Feedback Previous Extent Hide Tabs Hide Chart/Report

Work Destination Analysis by Places (Cities, CDPs, etc.)

Display Settings

Labor Market Segment Filter All Workers
Number of Results Top 10
Year 2018

Map Controls

Color Key
Thematic Overlay ☒
Spoke Overlay ☐
Selection Outline ☒
 Identify Zoom to Selection
 Clear Overlays Animate Overlays

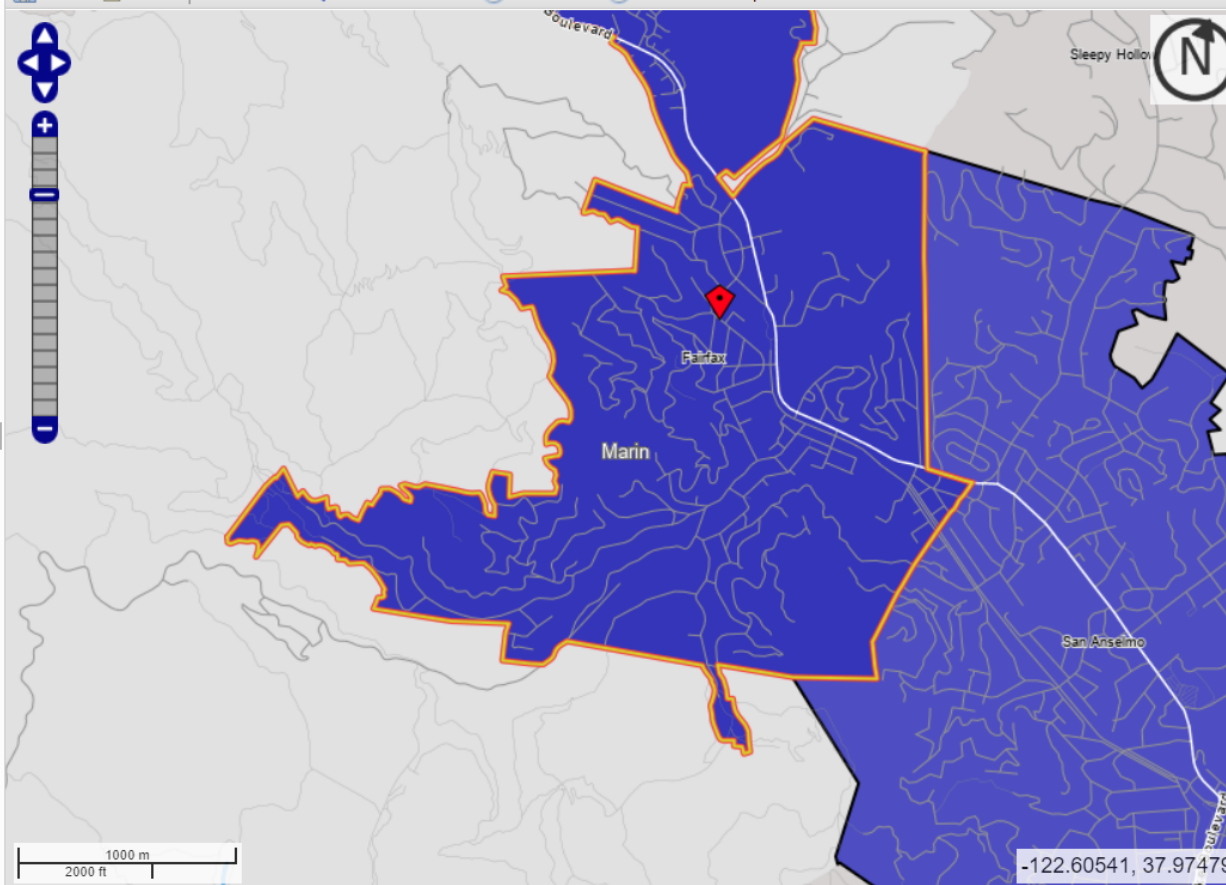
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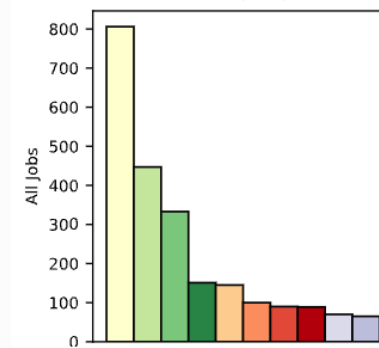
Legends

806 Jobs
 447 Jobs
 333 Jobs

[Change Settings](#)



Job Counts by Work
Places (Cities, CDPs, etc.) in 2018
All Workers



View as Bar Chart

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - All Jobs

2018

	Count	Share
All Places (Cities, CDPs, etc.)	3,655	100.0%
San Francisco city, CA	806	22.1%
San Rafael city, CA	447	12.2%
Fairfax town, CA	333	9.1%
San Anselmo town, CA	151	4.1%
Novato city, CA	145	4.0%
Oakland city, CA	100	2.7%
Kentfield CDP, CA	90	2.5%
Larkspur city, CA	89	2.4%
Corte Madera town, CA	70	1.9%

3. SEVERE WATER SHORTAGE

- The County like much of the State is in a severe drought.
- The County, unlike most of the State derives most of its water from its local watersheds. There isn't another, larger user – e.g. agricultural - that can be fallowed and water reallocated.
- Adding 15% to the Town's overall housing stock in the next 8 years ignores a fundamental limit to growth.

Local water supply: Nicasio Reservoir in mid-August



CONCLUSION

- Fairfax remains committed to providing its fair share of new housing, as demonstrated in the current RHNA housing cycle.
- The amount of housing proposed for Fairfax in the draft RHNA is not supported by ABAG data and housing goals.
- The requested reduction is from 490 to 370 housing units.



- Questions?