

**TOWN OF FAIRFAX
GENERAL PLAN IMPLEMENTATION COMMITTEE (GPIC)
AND
AFFORDABLE HOUSING COMMITTEE (AHC)
JOINT MEETING MINUTES**

DATE, TIME, PLACE: Thursday, September 13, 2012, 7:00 PM, Fairfax Women's Club

PURPOSE OF MEETING: Joint Meeting

ATTENDANCE:

GPIC MEMBERS PRESENT:

Chair Bruce Ackerman, Community; Vice Chair Ted Pugh, Volunteer Board; Mimi Newton and Ruth Horn for Secretary Jacob Feickert, Open Space Committee; Diane Causey, GPAC (Adjourned); Shelly Hamilton, Planning Commission; John Reed, Town Council

GPIC MEMBERS ABSENT:

None

AHC MEMBERS PRESENT:

Larry Bragman, Town Council; Roxanne Ezzet-Lofstrom; Tony Gardner; Phil Green; Pam Hartwell-Herrero, Town Council

STAFF:

Jim Moore, Planning Director; Larry Kennings, Consultant

GUESTS:

Pastor Terry Hamilton-Poore, Christ Luthern Church; Alicia Klein, Senior Project Manager, Resources for Community Development (RCD), Berkeley, developer chosen for Christ Lutheran Church "Peace Village" project; John Lovell, Assistant Project Manager, RCD; Bruce Burman, Jazz Builders; Cassidy DeBaker; Joe Wahnsiedler, 10 Olema Road

1. CALL TO ORDER

Chair Ackerman called the meeting to order at 7:07 PM.

2. INTRODUCTIONS

Introductions were made.

3. APPROVAL OF AGENDA

The agenda was approved.

4. PUBLIC COMMENTS

Cassidy DeBaker attended to observe GPIC.

5. PRESENTATION BY RCD RE: PEACE VILLAGE PROJECT (CHRIST LUTHERAN CHURCH)

Pastor Hamilton-Poore provided a brief background of the church, school, and project and concluded by saying that it has been a latent dream to build housing on the church property and that they are moving things forward by contracting with RCD. Alicia Klein provided background on RCD and a presentation of several of its projects. RCD's goal is to make something that is more than the sum of its parts. It creates and preserves affordable housing, and its projects are designed to encourage community building. It takes a long-term perspective approach by including property management and maintenance, asset management, funding, research, environmental sustainability, architecture, green building, community needs, and a project's goals. Peace Village will be its first project in Marin County. The vision at this initial stage of the project is senior housing (55+ years of age) consisting of 40 one-bedroom units and a community room. Affordability is targeted for 30-50% of area median income and may include some Section 8; Special Needs housing is not part of the project. The relationship with the school is important and creating shared activities and spaces is a factor. Cascade School, a co-educational K-8 school, shares the property with the church. Pastor Poore envisions the mutual benefits that might be gain from providing a shared community environment for these two distinct populations.

Synopsis of answers to questions and comments following the RCD presentation:

- This is a senior affordable housing project targeted to rent at 30-50% of area median income. Special Needs is not part of the current plan. If a single dollar of federal money is part of the financing, then tenant applicants would go through the affordable housing process and HUD would approve zip code targeting. The housing may not be made available solely to existing residents of Fairfax.
- It is too early to provide a cost/unit figure. Total financing is estimated at \$15 million. Financing sources could include: low income housing tax credits, the county, conventional sources, foundations, and unconventional sources. The project would begin before the total financing is obtained; it is common that funding goes in stages.
- 2015 is a possible start date for construction, depending on funding. Funding used to take 1-2 years to obtain, but it generally takes longer now. Funding is scarce.
- RCD will own the building; the church will own the land and will be granting a 99-year ground lease.
- Parking may be the toughest challenge.
- Measures will be taken to mitigate the impact of construction on the school and to address safety concerns.

6. PLANNING DIRECTOR REPORT

Planning Director Moore stated that the Housing Element is part of the General Plan and that combining the undertakings of AHC with GPIC makes sense, would be mutually beneficial, and will reduce efforts and costs to manage two separate meetings. He urged members to look towards how the two committees can work together.

Planning Director Moore reported that on September 14th he delivers the General Plan Housing Element to the State in Sacramento. He noted that in about two years time, it will be time to start on a new housing element; they are required every five years. He also recently learned that the 64-unit requirement from the 2005 quota is in addition to—not included in—the 108-unit requirement from the 2010 quota. He believes that after modeling for environmental analysis that 32 units can be gained in the rezoning of the town's bookends from Highway Commercial (HC) to Commercial Center (CC) and that 32 units could be gained from second units. He estimates that Fairfax could have 300-700 informal second units. The structure of a new second-unit amnesty program is critical to entice applicants and make the conversions.

He noted that Peace Village represents the largest, single development for Fairfax. Ten Olema is currently being targeted for 20 units of workforce housing on its one-acre site.

7. COMMITTEE MEMBERS COMMENTS, QUESTIONS, AND REQUESTS

Chair Ackerman opened this agenda item by stating that time precludes the GPIC meeting scheduled to follow the joint meeting, and opened up the remaining time for questions, comments, and requests.

AHC member, Tony Gardner, commented that there are 14 housing programs in Novato, San Rafael, and Corte Madera. As of the last census, there are 2-3,000 homeless people in Marin and an estimated 155 homeless families. By September 2013, it is estimated that a 2-bedroom apartment in Marin will rent for \$2,000 per month. He believes that housing is critical for a successful town and that AHC and GPIC have similar goals.

8. ADJOURNMENT

The meeting was adjourned at 9:05 PM.

RESPECTFULLY SUBMITTED by Acting Secretaries, Diane Causey and Mimi Newton

DISTRIBUTION:

Approved minutes email to: Planning Director, Town Manager, Town Clerk