



TOWN OF FAIRFAX

STAFF REPORT

November 5, 2014

TO: Mayor and Town Council

FROM: Jim Moore, Director of Planning & Building Services

SUBJECT: Discussion/consideration of 2015 – 2023 (5th Cycle RHNA) Housing Element Update

RECOMMENDATION

Direct staff to continue with the 2015 – 2023 (5th Cycle RHNA) Housing Element Update process, including CEQA review, in order to meet the State Department of Housing & Community Development (HCD) “fast-track” January 31, 2015 deadline for submittal.

BACKGROUND

The 5th Cycle Regional Housing Needs Allocation (RHNA) for the Town of Fairfax for the 2015 – 2023 planning period is as follows:

Very Low	Low	Moderate	Above Moderate	Total Units*
16	11	11	23	61

**Please see attached table for FY 2014 Marin County Income Limits (HUD)*

Importantly, HCD has established a “fast-track” schedule for submitting 2015 – 2023 (5th Cycle RHNA) Housing Element (H.E.) Updates. Whereby, jurisdictions that meet the January 31, 2015 submittal deadline for updated Housing Element(s) will:

- (1) Be guaranteed that they will receive responses from HCD within two months; allowing sufficient time for modifications (if any are required by HCD) and/or resubmittal in time to make the 5th Cycle RHNA final deadline of May 31, 2015; and
- (2) Be relieved of an additional update at a four year interval in 2019, with no further update required until 2023. This would save the Town the additional cost (est. \$30,000-\$40,000) and time required to update the H.E. in 4 years

Toward that end, staff has devised a “strategy” for meeting the 5th Cycle RHNA that includes:

- a. Revising the Second Unit sections of the Zoning Ordinance, and/or including “Junior” Second Units (a new “infill” concept that utilizes existing unused housing stock);
- b. Two New Opportunity Sites (1 acre parcel at 340 Olema Rd. and Deer Park Villa) for infill housing; and
- c. Modifications to one of the current Opportunity Sites contained within the 2010 H.E.

Staff presented the details of this strategy to the Affordable Housing Committee (AHC) on September 24, 2014, and to the General Plan Implementation Committee (GPIC) on October 9, 2014 - receiving tacit approvals from both bodies. Likewise, upon direction by Town Council, staff intends to present the strategy to a joint public session of the Planning Commission & Affordable Housing Committee later this month of November. After which, staff will bring recommendations back to Town Council on December 3, 2014 for further public discussion – and then to Town Council on January 14, 2015 for final adoption and submittal to HCD.

FISCAL IMPACT: The current, Cycle 5 HE update will cost approximately \$30,000 and is included in the Planning and Building Services FY 2014/15 budget.

ATTACHMENTS: FY 2014 Marin County Income Limits (HUD)

AGENDA ITEM # 21

FY 2014 Marin County Income Limits (HUD)

Household size	Extremely low -30% of Median	Very low	Low	Median	Moderate
1	23,250	38,750	62,050	68,000	81,600
2	26,600	44,300	70,900	77,700	93,250
3	29,900	49,850	79,750	87,400	104,900
4	33,200	55,350	88,600	97,100	116,500
5	35,900	59,800	95,700	104,900	125,900
6	38,550	64,250	102,800	112,650	135,200
7	41,200	68,650	109,900	120,400	144,500
8	43,850	73,100	117,000	128,200	153,850

The "30% of Median," "Very Low Income" and "Low Income" schedules shown above were published by the U.S. Dept. of Housing and Urban Development (HUD), effective 12/18/2013. The "Median Income" schedule shown above is based on the FY2014 median family income for Marin County, CA of \$97,100 for a four-person household, issued by HUD effective 12/18/2013, with adjustments for smaller and larger household sizes. The "Moderate Income" schedule shown above represents 120% of median income. For additional information, you may consult the HUD website at www.huduser.org/datasets/il.html.