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TOWN OF FAIRFAX

January 13, 2016

Honorable Renee Goddard  
Mayor  
Town of Fairfax  
142 Bolinas Road  
Fairfax, CA 94930

**RE: Junior Accessory Units**

Dear Honorable Goddard:

For more than 50 years the Marin Builders Association has served the construction industry by promoting high ethical and professional standards and providing quality services to our members. We work responsibly with the community for the enhancement of the building industry and our environment.

The Marin Builders Association strongly supports junior second units as a sustainable, flexible housing option that helps both homeowners and renters live more affordably in the community. We believe junior second units will add a significant number of small rental units to Marin County housing stock over time, allowing more of the people who work in Marin to live here as well. We applaud the work done by Planning Director Moore and the Planning Commission to craft a junior second unit ordinance that removes many barriers and offers a large number of homeowners the option of creating these units in their homes.

However, we are concerned about the three-year inspection provision in the proposed ordinance as we think it will deter homeowners from creating legal units. If we are going to ensure safe, stable housing for renters and secure income for homeowners, the permitting process needs to be reasonable and efficient.

Junior second unit ordinances in other jurisdictions do not include a three-year inspection provision. We support ordinance consistency throughout Marin's municipalities. The existing resale inspection seems to be adequate for verifying conformance to the development standards. Additionally, the owner occupation clause provides an avenue to inspect the property if neighbors report any disturbances.

We stand ready to partner with you and other interested parties to bring about thoughtful solutions that support and maintain a vibrant business community while protecting our environment. Thank you, and if you should have any questions please contact our office at 415-462-1220.

Sincerely,

Rick Wells  
Chief Executive Officer  
Marin Builders Association

SUPPLEMENT TO  
AGENDA ITEM # 11