

**TOWN OF FAIRFAX
STAFF REPORT**

To: Planning Commission, General Plan Implementation Committee, and Affordable Housing Committee

From: Jim Moore, Director of Planning & Building Services

Date: August 27, 2013

Subject: Consideration, discussion and approval of the Draft Amendments to the 2010 Housing Element in order to gain compliance with the conditions of the State Housing and Community Development Agency.

RECOMMENDATION

1. Open the public hearing.
2. Close the public hearing.
3. Move to adopt by motion all staff recommended amendments to the 2010 Housing Element, and direct staff to submit the amended 2010 Housing Element to HCD for certification.

BACKGROUND

On April 4, 2012 the Town of Fairfax adopted the 2010 – 2030 General Plan: including the 2010 Housing Element covering the 2009 – 2014 planning period (please note that this document is available on the Town's website).

On December 13, 2012 the Town of Fairfax received a formal letter from the State Department of Housing and Community Development (HCD) describing revisions needed to comply with State housing element law (attached as **Exhibit A**).

DISCUSSION

Staff has been working diligently with the Town's primary planning consultant, LAK & Associates, and their sub-consultants, PMC World, drafting "narrative" amendments to the 2010 Housing Element necessary to gain "certification" from HCD (the 2010 Housing Element with the draft amendments with track changes is attached as **Exhibit B**)

ATTACHMENTS

Exhibit A – HCD Letter dated December 13, 2012

Exhibit B – 2010 Housing Element with draft amendments