



TOWN OF FAIRFAX

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June 29, 2012

Mr. Mark Luce, President
Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94607-4756

RE: Town of Fairfax Comments on Draft Methodology
Regional Housing Need Assessment 2014-2044

Dear Mr. Luce:

Thank you for the opportunity to comment on the draft Regional Housing Need Assessment (RHNA) Methodology 2014-2022 as recommended in the letter we received dated May 29, 2012 from Mr. Ken Kirkey, ABAG Director of Planning and Research. At a special meeting this morning, the Fairfax Town Council voted to authorize me to write this letter for consideration at your Executive Board meeting on July 19, 2012.

First, we understand how arduous a process this is for all concerned to come up with equitable allocations for various regions, let alone for subregions like ours here in the physically constrained upper end of the Ross Valley – which is solely dependent upon the Sir Francis Drake Boulevard corridor (a corridor that is operating at extremely low levels of service already). Likewise, we understand and appreciate the need to accommodate housing needs throughout the region – particularly for all income groups within our communities.

However, having reviewed the RHNA allocations, we have some concern on the numbers and methodology of calculation and request that when reviewing the draft RHNA please keep in mind just how our particular Town is nearly built-out with almost all remaining undeveloped land, either very steeply sloped or constrained from development for other reasons. For example, the Town of Fairfax lies at the outer western edge of the “built environment” of Marin in a predominately Wild-lands Urban Interface (WUI) area – at the gateway to west Marin’s protected open space.

Thank you again for your consideration of our unique housing constraints. We invite you to visit our Town’s webpage to view our newly adopted 2010-30 General Plan within which the new Housing Element has strived to address these physical limitations by utilizing the few remaining developable parcels for senior housing, workforce housing, new second units and mixed use infill (TPP) development in the heart of Town near our transit hub.

Sincerely,

James M. Moore, Planning Director
Town of Fairfax

cc: Mayor and Town Council members
Interim Town Manager