

Measure W Community Housing Working Group

KICK-OFF MEETING

Tuesday, January 18, 2022

Photo Credit: Jeff Wong



Community Development Agency
Housing and Federal Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6279
www.marincounty.org/federalgrants

Virtual Hearing Zoom

HOUSEKEEPING ITEMS FOR PUBLIC HEARING

- The meeting is being **recorded**.
- Attendees are on mute. We request that **attendees stay on mute** when not speaking.
- Technical issues joining audio or viewing the presentation? **Please try leaving the event and rejoining**.
- Use **Zoom Chat** tool to communicate with meeting co-hosts for **technical assistance**.
- We will use **Zoom's Raise Hand for comment/questions** for portions of the hearing. We will attempt to answer Zoom Chat questions verbally. We will unmute participants in order of Raised Hands to allow them to ask questions.
- For Users joining **audio by phone**, you can raise your hand or mute your phone with the phone keypad.
 - **Raise hand = *9**
 - **Mute = *6**



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Agenda

ACTION ITEMS FOR JANUARY 18, 2022 KICK-OFF MEETING

1. Welcome and Introductions
2. Data Presentation
3. Review Priorities
4. Determine Priority and Allocation Revisions
5. Next Steps



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Welcome and Introductions

County of Marin Staff

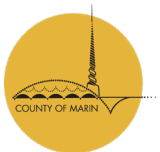
- Aline Tanielian
- Chelsea Hall
- Leelee Thomas
- Molly Kron

Working Group Members

- Arianne Dar*
- Ashley Harriman
- David Sherwood
- Elizabeth Hollis*
- Owen Clapp
- Scott Hochstrasser*
- Stacey Laumann
- Tamara Hicks
- Yareli Cervantes

**previously served on the Working Group*

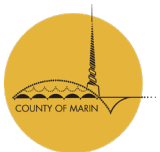
Icebreaker: Your favorite way to spend an afternoon in West Marin.



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Data Package

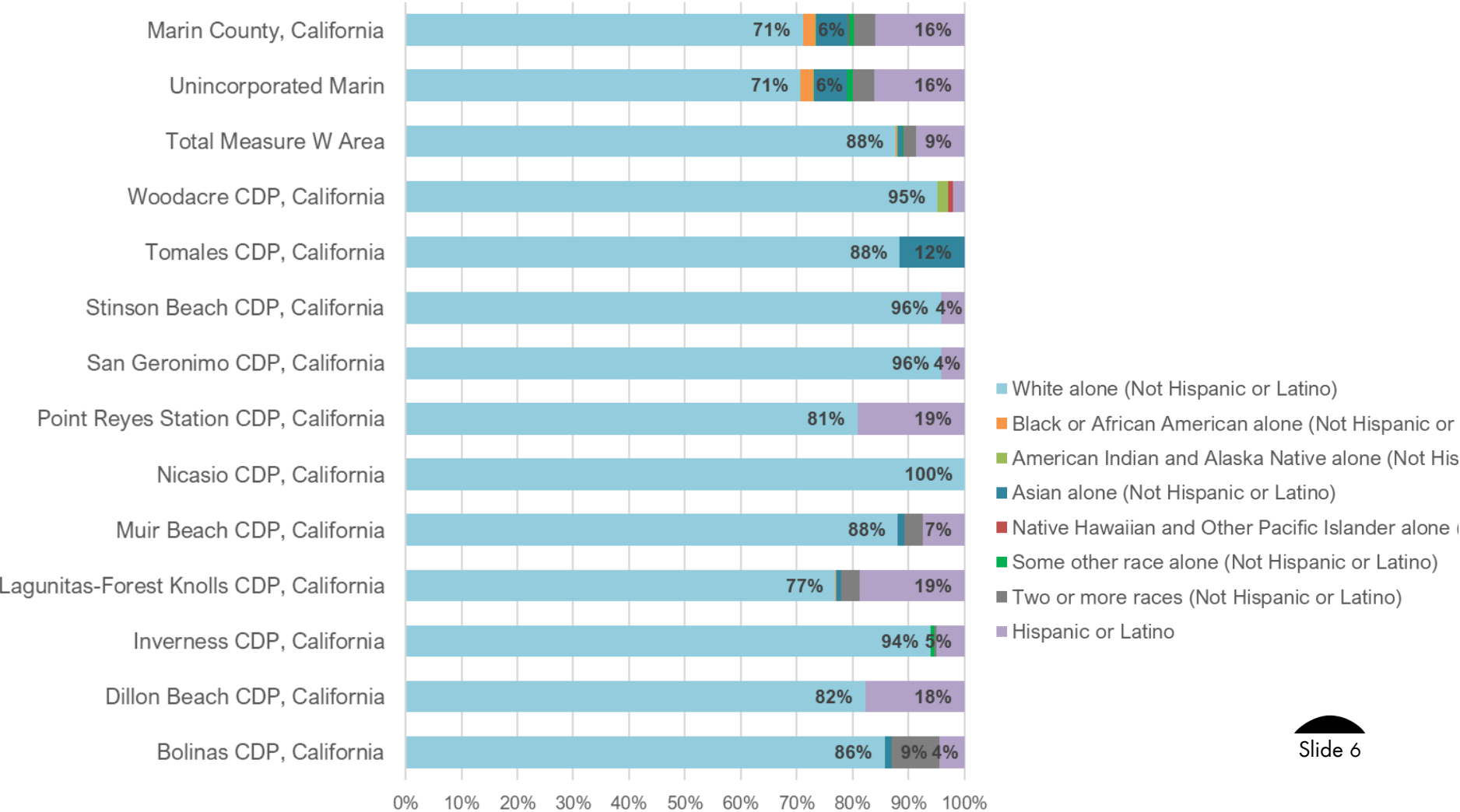
- Sources included:
 - 2023-2031 County of Marin Housing Element
 - Marin County Rental Assistance Program
 - U.S. Census Bureau
 - U.S. Department of Housing and Urban Development (HUD)
 - Center for Disease Control and Prevention (CDC)
- The packet is focused on providing data at the smallest level of geography available and includes information about the following:
 - Community racial demographics and language
 - Income and poverty data
 - Housing cost-burden data
 - Housing tenure data
 - Worker and employment data



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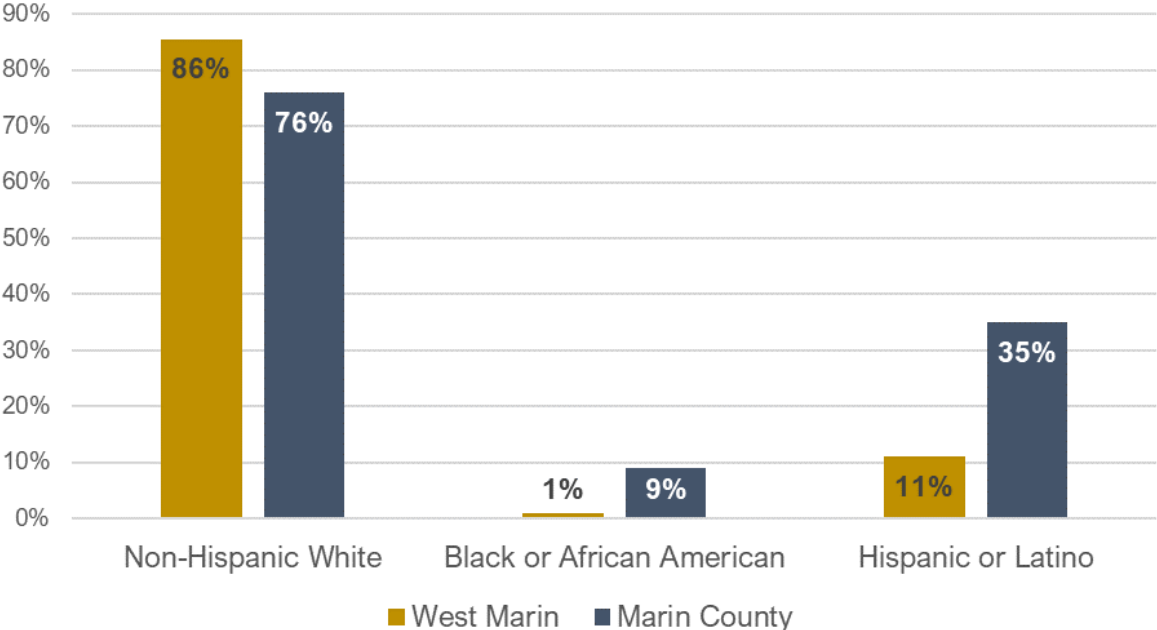
Data Package

RACE AND ETHNICITY



Data Package

RACE AND ETHNICITY – INDEX OF ISOLATION



The index of isolation measures degree to which a certain demographic group is “isolated” within a neighborhood of people of the same demographic group. This figure ranges from 0% to 100% - higher values indicate more isolation of the group with its own members.

The average non-Hispanic White person in West Marin lives in a neighborhood that is 86% percent non-Hispanic White.

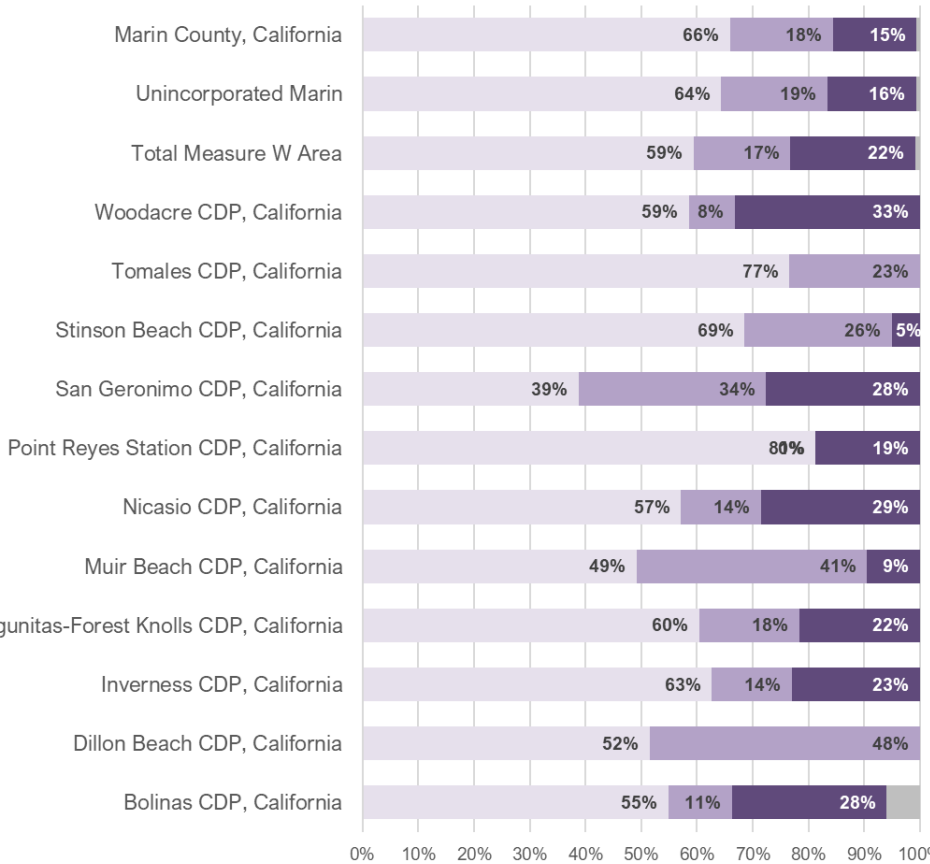


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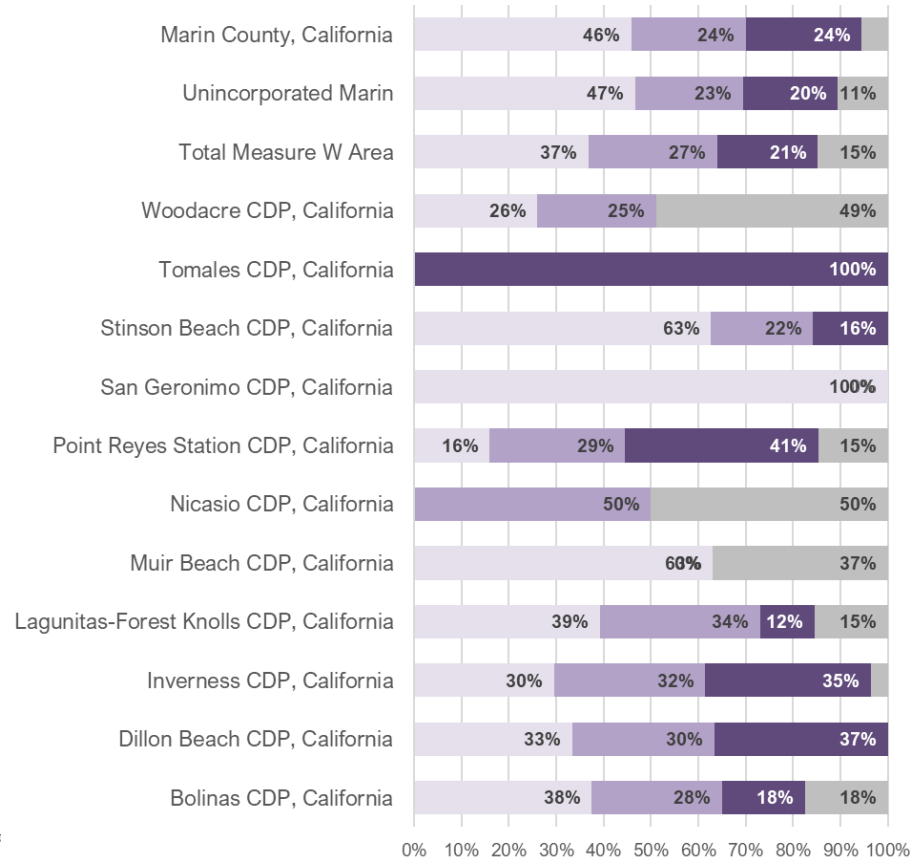
HOUSING COST-BURDEN

Owner occupied



- Not Cost Burdened
- Cost Burdened (30-50% of income on housing)
- Severely Cost Burdened (50%+ of income on housing)
- Not Computed

Renter occupied

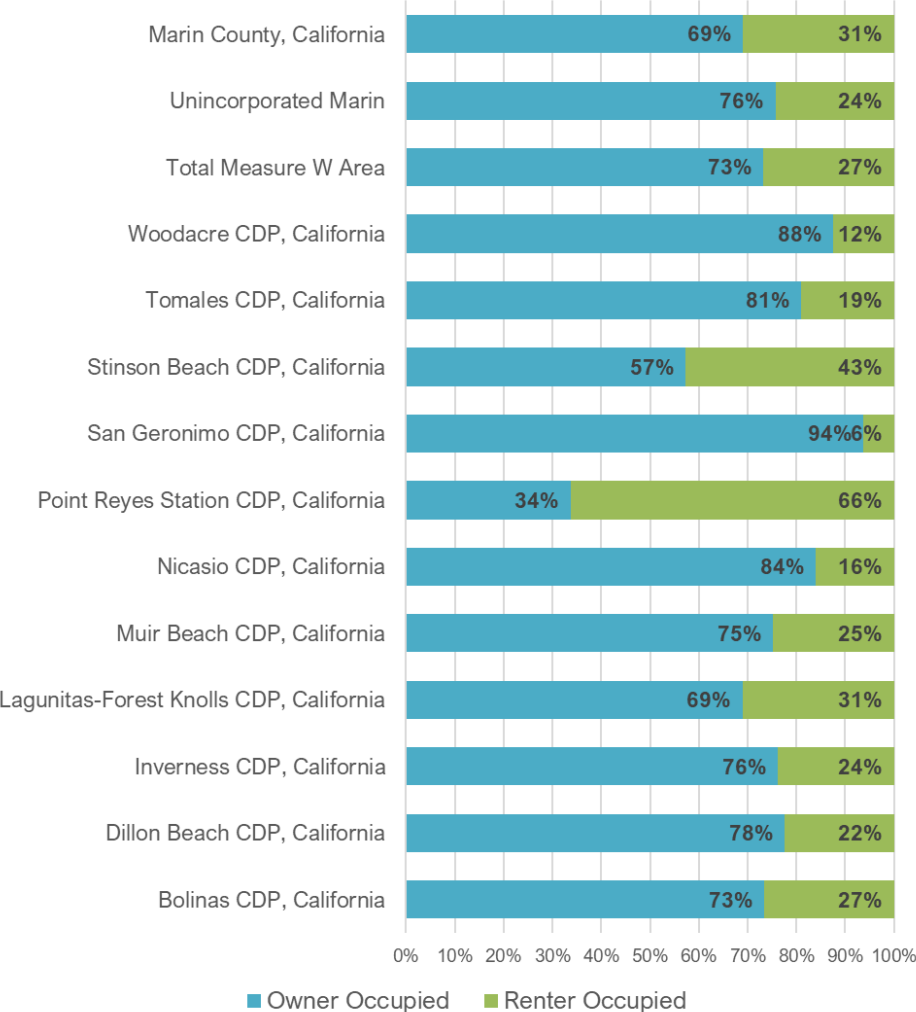


- Not Cost Burdened
- Cost Burdened (30-50% of income on housing)
- Severely Cost Burdened (50%+ of income on housing)
- Not Computed

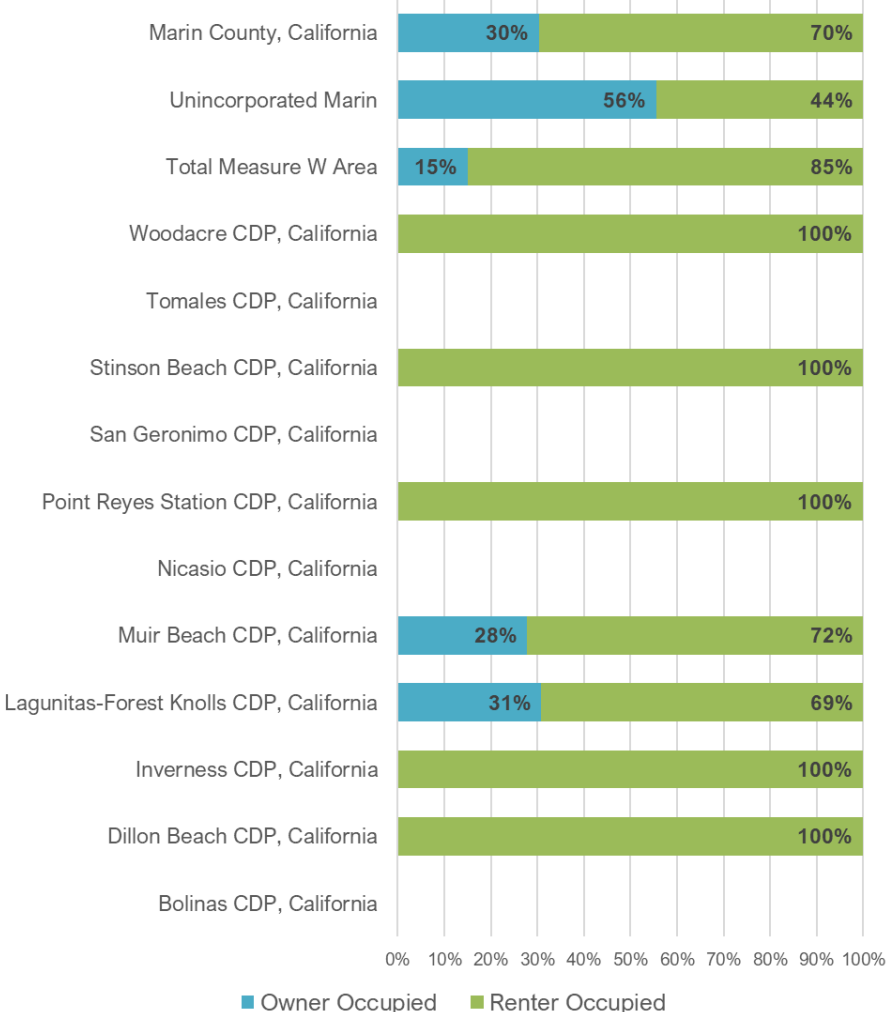
Data Package

HOUSING TENURE

non-Hispanic White



Hispanic or Latino



Data Package

2023-2031 HOUSING ELEMENT SURVEY

West Marin respondents:

Select the top 3 housing priorities for unincorporated Marin County:

- Increase the amount of housing affordable to moderate, low and very-low-income residents **(62)**
- Increase homeownership opportunities for moderate, low and very-low-income residents **(49)**
- Create programs to help existing homeowners stay in their homes **(31)**
- Target efforts to address inequities in the housing market, including discrimination in renting **(28)**

Please identify any barriers to affordable housing:

- Limited availability of affordable units **(49)**



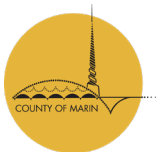
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CDC SOCIAL VULNERABILITY INDEX

Socioeconomic Status	Household Composition & Disability	Minority Status & Language	Housing Type & Transportation
<ul style="list-style-type: none">• Below Poverty• Unemployed• Income• No High School Diploma	<ul style="list-style-type: none">• Aged 65 or Older• Aged 17 or Younger• Civilian with a Disability• Single-Parent Households	<ul style="list-style-type: none">• Minority• Aged 5 or Older who Speaks English “Less than Well”	<ul style="list-style-type: none">• Multi-Unit Structures• Mobile Homes• Crowding• No Vehicle• Group Quarters

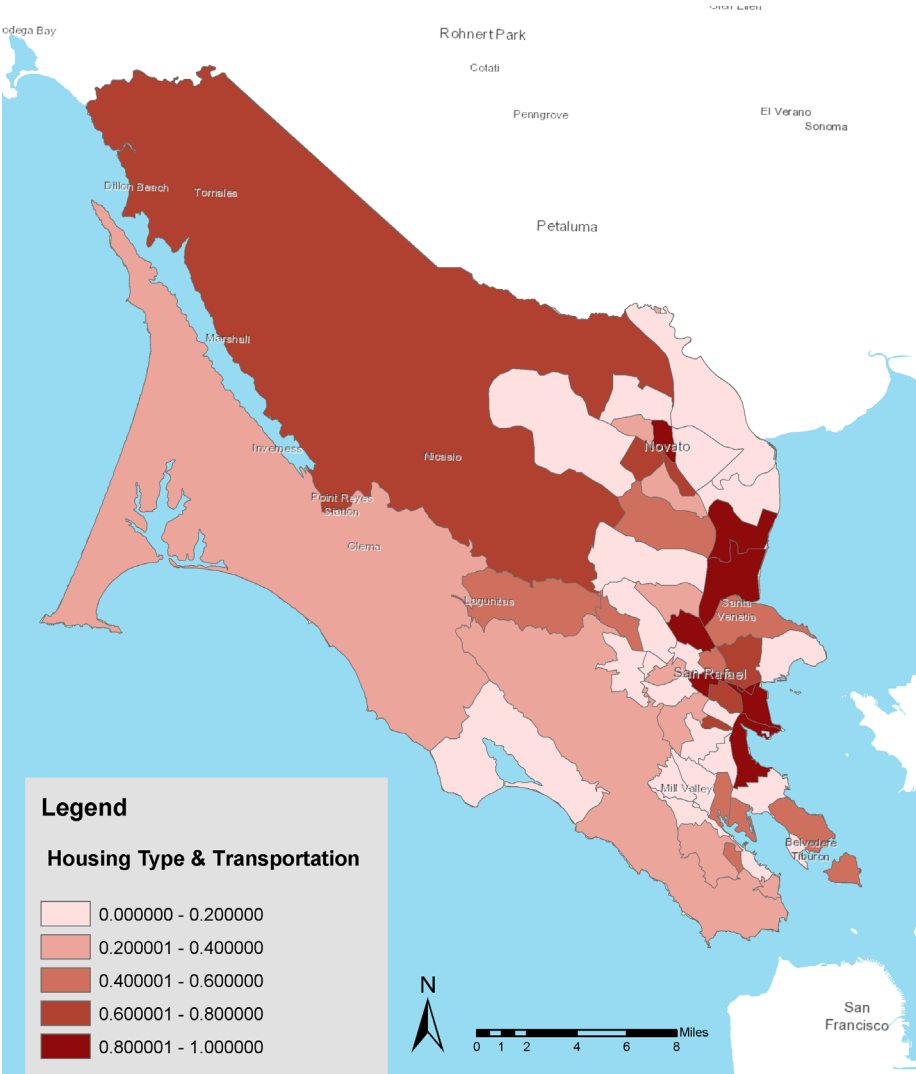
Each map shows the percentile of the tract for the category amongst all census tracts in California.



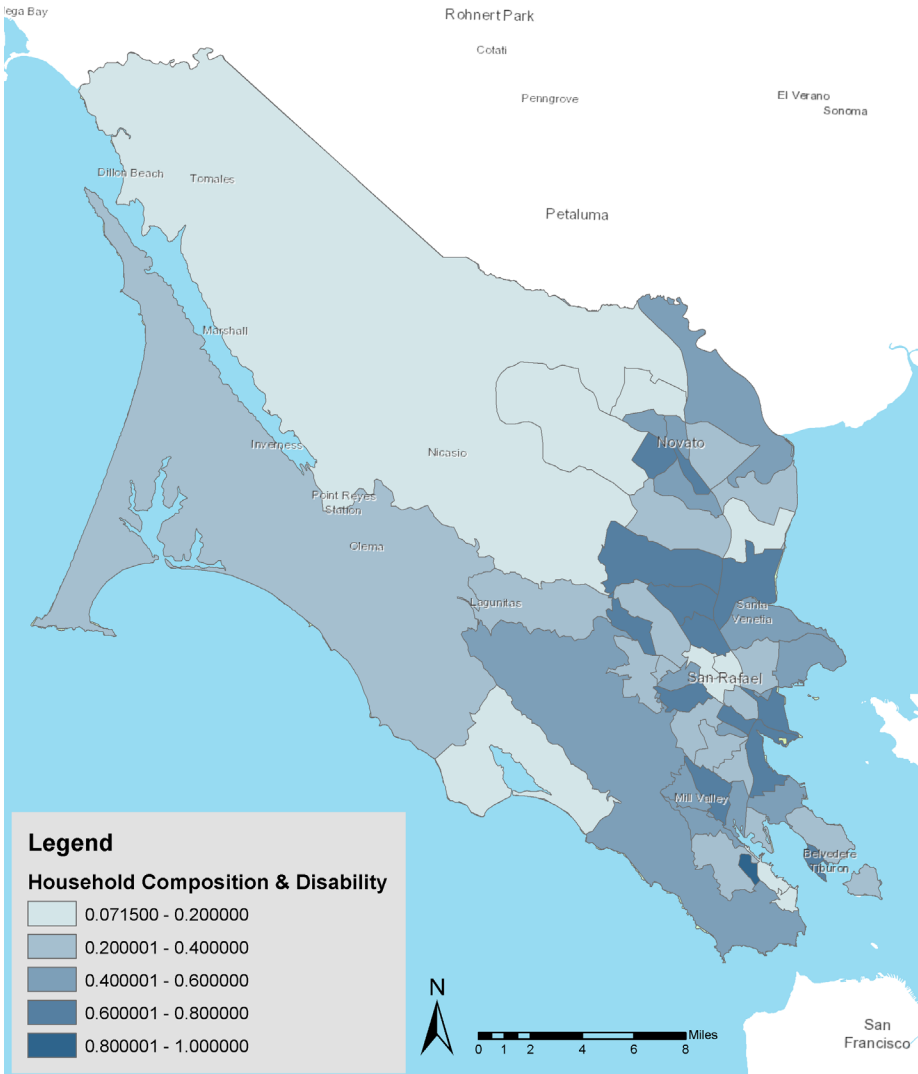
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Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community






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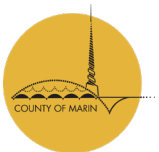
EMPLOYER-HOUSEHOLD DYNAMICS

Export workers > import workers

	 Employees Coming into Jurisdiction (Live Outside)	 Employees that Live and Work in Jurisdiction	 Residents that Work Outside of Jurisdiction
Bolinas	298	84	418
Dillon Beach	48	0	87
Inverness	192	17	386
Lagunitas-Forest Knolls	163	20	513
Muir Beach	101	5	200
Woodacre	102	6	215

Import workers > export workers

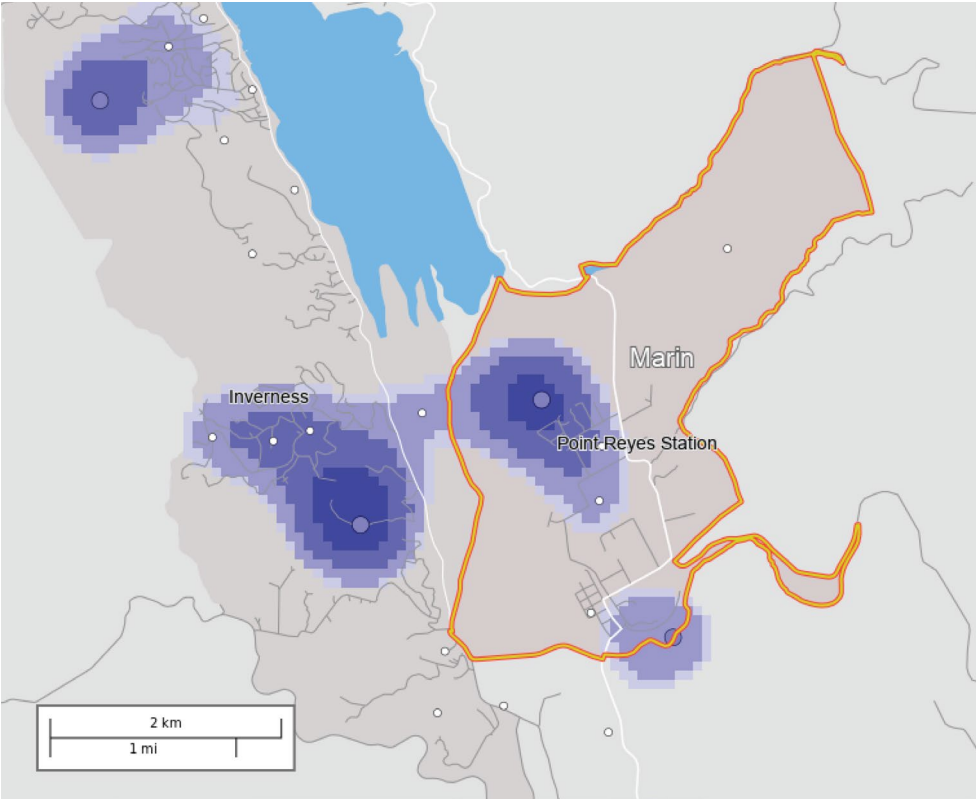
	 Employees Coming into Jurisdiction (Live Outside)	 Employees that Live and Work in Jurisdiction	 Residents that Work Outside of Jurisdiction
Nicasio	72	0	23
Point Reyes Station	698	13	280
San Geronimo	119	3	112
Stinson Beach	211	14	178
Tomales	63	0	59



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EMPLOYER-HOUSEHOLD DYNAMICS



Map Legend

Job Density [Jobs/Sq. Mile]

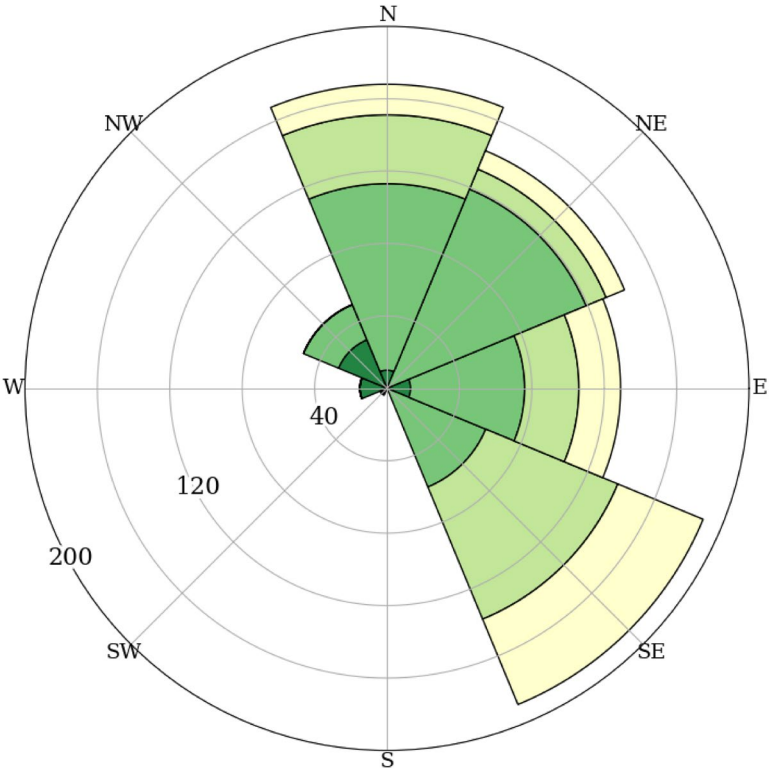
- 5 - 6
- 7 - 9
- 10 - 14
- 15 - 22

Job Count [Jobs/Census Block]

- 1 - 2
- 3 - 8

Selection Areas

- 📍 Analysis Selection



- Less than 10 miles
- 10 to 24 miles
- 25 to 50 miles
- Greater than 50 miles

Priority Review

PRODUCTION - PERMANENT RENTAL AND HOMEOWNERSHIP HOUSING

Permanent Rental and Homeownership Housing

- Permanent affordable housing
- Transitional housing for families
- Transitional housing for survivors of domestic violence
- Housing for laborers who commute
- Housing for next gen farmers
- Agricultural worker rental housing in the villages
- Rental housing for seasonal workers
- Housing for people recovering from medical trauma
- Halfway house
- Fix existing vacant or underutilized buildings and convert to housing
- Housing for agricultural workers
- Creation and Preservation of permanently affordable housing of all types
- Housing for families
- Housing for West Marin public safety employees, teachers
- Housing for people with disabilities
- Housing for seniors
- Housing for West Marin workforce

Transitional/temporary rental

- Emergency and transitional housing
- Housing for teachers and fire safety persons
- Support to increase rentals within existing homes
- Property acquisition in Measure W area
- Acquisition funding for multi-family properties
- Acquisition funding for single-family properties for first responders and emergency service providers

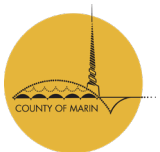


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Priority Review

DIRECT HOUSING ASSISTANCE

- Down payment assistance
- Rental assistance
- Security deposit assistance

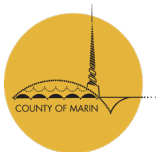


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Priority Review

IDENTIFYING NEEDS AND ADDRESSING BARRIERS AND SET ASIDE

- Housing Needs Study for West Marin
 - Funding for lobbying targeted at County and local jurisdictions for septic, water and zoning
 - Funds for conventional housing development expenses (septic evaluation, appraisal, legal costs, etc)
-
- Set aside funds for larger future projects

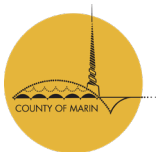


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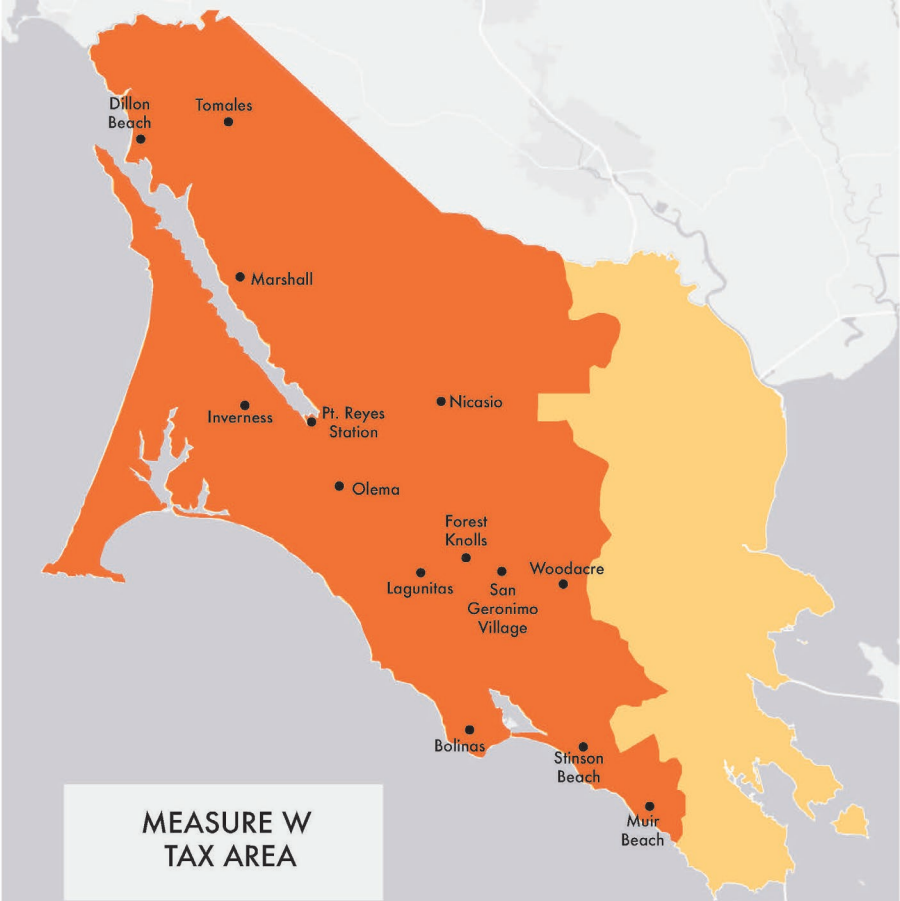
Priority Review

PERCENTAGES AND DISTRIBUTION

- Housing needs study – Up to 10%
 - Housing production – Up to 70%
 - Rental assistance and security deposit assistance – Up to 15%
 - Set aside for future larger projects – Up to 5%
-
- Measure W Community Housing fund distribution should be based on where projects are moving forward regardless of location, with a goal of equitable distribution across the Measure W Tax Area.



Priority and Allocation Revisions



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Next Steps

- Future Meeting (if needed) – **Tuesday, February 1, 2022**



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Thank You



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PRODUCTION

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