

# Measure W Community Housing Working Group

MEETING TO FINALIZE PRIORITIES

Tuesday, March 15, 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](http://www.marincounty.org/federalgrants)

# Virtual Hearing Zoom

## HOUSEKEEPING ITEMS

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# Agenda

ACTION ITEMS FOR MARCH 15, 2022 MEETING

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1. Welcome and Ice Breaker
2. Review Priorities, Allocations, and Additional Considerations
3. Vote on Priorities, Allocations, and Additional Considerations
4. Next Steps



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# Welcome and Ice Breaker

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## County of Marin Staff

- Chelsea Hall
- 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*

**Ice Breaker:** Share your hopes for the future of housing in West Marin.



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# Review Priority Modifications

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## **Production –**

### Permanent Rental and Homeownership Housing

- Creation and Preservation of permanently affordable housing of all types.
- Acquisition funding for single-family and multi-family projects that will serve the needs of the West Marin population and workforce, including families, seniors, all types of agricultural workers, people with disabilities, educational staff, essential workers, and tradespeople.
- Improve existing vacant or underutilized buildings and convert to housing.
- Support housing for families, people with disabilities, seniors, next generation farmers & agricultural workers, teachers, fire & safety persons, medical & dental providers, trades workers (plumbers/ electricians/septic/etc.), and the West Marin workforce
- Support Aging in Place
- Increase rentals within existing homes through JADU's & ADU's, share rentals, co-ownership

### Transitional/Temporary Rental Housing

- Emergency and transitional housing
- Recovery Residence
- Housing for people recovering from medical trauma
- Rental housing for seasonal workers
- Transitional housing for families
- Transitional housing for survivors of domestic violence



# Review Priority Modifications

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## **Housing Pre-Development –**

- Activities necessary to determine project feasibility. Examples include legal and land use evaluation, property acquisition and research activities, economic analysis, site studies, etc.
- Activities and professional resources related to project design and development. Examples include architecture, engineering, site design, pre-construction or pre-rehab evaluations, development consultants, etc.

## **Direct Housing Assistance –**

- Down payment assistance
- Rental assistance
- Security deposit assistance

## **Identifying Needs and Barriers –**

- Housing Needs Study for West Marin

## **Set-Aside –**

- Projects larger than 5 units qualify for additional set-aside funds. **These funds may be applied at the discretion of the grantee.**



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# Review Allocations and Additional Considerations

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## **Allocation –**

- Housing needs study – Up to \$100K
- Housing production – Up to 65%
- Housing predevelopment – Up to 15%
- Direct Housing Assistance – Up to 15%
- Set aside for future larger projects – 5%

## **Geographic Distribution –**

### • **Current:**

Measure W Community Housing fund distribution should prioritize projects that are moving forward regardless of location, with a goal of equitable distribution across the Measure W Tax Area.

### • **Options:**

- Equal distribution across communities.
- Distribution based on where funds are generated.
- Distribution based on communities with highest need.

## **Per-Unit Funding –**

- General alignment with the per-unit funding amounts utilized for the Affordable Housing Fund.



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# Next Steps

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- Board of Supervisors – Tentative date April 12, 2022
- Outreach – Working Group input appreciated



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# Thank You



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