



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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www.marincounty.org/cda

DATE: Tuesday, February 7, 2023

TO: Measure W Community Housing Working Group

FROM: Aline Tanielian, Planner
Molly Kron, Senior Planner
Chelsea Hall, Environmental Planning and Housing Aide

SUBJECT: Measure W Community Housing Priority Setting

MEETING LOCATION: Virtual Hearing via Zoom, 5:00 – 7:00 PM:
<https://us06web.zoom.us/j/88067243692?pwd=ZnhHdnMzYlYyOE5hcnFRczJGVnk0Zz09>

In preparation for the upcoming Measure W Community Housing Working Group priority setting meeting, please accept this brief memo containing the agenda and links to supporting information. Materials related to the Measure W legislation, Community Housing Fund, and Working Group can be found on the Measure W Community Housing website at www.marincounty.org/measurew-ch.

Agenda:

1. Welcome and Ice Breaker
2. Overview and Background of Measure W Community Housing Funds
3. Previous Working Group Modifications
 - a. Modifications to Overarching Guidelines
 - b. Modifications to Funding Priorities
4. Emerging Community Housing Needs
5. Working Group Considerations
6. Next Steps

1. Welcome and Ice Breaker

Working Group members, area representation, and term:

- Arianne Dar* - Bolinas, 2024
- Ashley Harriman*, Point Reyes Station, 2023
- Cassandra Benjamin, Inverness, 2024
- Eva Thomas, San Geronimo Valley, 2024
- Heidi Smith, Stinson Beach, 2024
- Scott Hochstrasser*, Tomales, 2024
- Stacey Laumann*, Point Reyes Station, 2023
- Tamara Hicks*, Tomales, 2023
- Yareli Cervantes*, Point Reyes Station, 2023

**previously served on the Working Group*

Ice Breaker Question: Describe your “happy place” in West Marin, and the quality that makes it special to you.

2. Overview and Background of Measure W Community Housing Funds

Staff will provide a brief overview and background of Measure W West Marin Transient Occupancy Tax and the Measure W Community Housing Working Group to ensure new members have the same level of understanding as those that have previously served on the group. This overview will include updated information that will benefit all members. Working Group members will also be given a clear expectation of their role in this process, which is to make recommendations on priorities for use of Measure W Community Housing Funds.

3. Previous Working Group Modifications

The 2021-22 Working Group recommended a number of revisions to both the Overarching Guidelines and Funding Priorities that were approved by the Board of Supervisors.

❖ Modifications to Overarching Guidelines

The Working Group proposed revisions and additions to the overarching guidelines, including more guidance on general alignment with per-unit funding amounts utilized for the County’s Affordable Housing Fund, and prioritizing projects providing the greatest impact and number of bedrooms when funding is limited (Attachment 1).

❖ Modifications to Funding Priorities

A number of funding priority modifications were adopted in response to recommendations received from the Working Group.

- *Addition of Housing Predevelopment Category:* A separate category and allocation (15%) was recommended to be set specifically for housing predevelopment, in acknowledgement of the limited funding opportunities for this purpose.
- *Modifications to Housing Production Category and Sub-Categories:* Allocation changed from 70% to 65%, and modifications were made to the sub-categories, including modifying the Permanent and Temporary Housing categories, expanding on critical workforce categories, and specifying JADU’s, ADU’s, Share rentals, and Co-ownership (Attachment 1).
- *Set-Aside Allocation:* The Working Group recommended specifying a minimum 5-unit threshold for project qualification of additional set-aside funds. These funds may be applied for at the discretion of the grantee.
- *Changing Housing Needs Study from Percentage to Fixed Dollar Amount:* The Working Group assigned a dollar amount to the Housing Needs Study (\$100,000) as opposed to a percentage.

4. Emerging Community Housing Needs

The group will be asked to share observations and knowledge about emerging housing needs across communities in the Measure W Tax Area. Some questions for thought include:

- Is your community seeing a change?
- Are there any housing need gaps? (i.e: young adults, people experiencing homelessness, people with disabilities, farmworkers and their families, etc.)
- Where do you think West Marin’s housing situation is headed?
- What is needed to promote more equity in your community?

5. Working Group Considerations

The Working Group will be given the opportunity to consider updates and refinements to the overarching guidelines and funding priorities. Options for consideration include, but are not limited to:

1. Changes to the distribution of funds (overarching guidelines)

- **Currently:** 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 for consideration:**
 - Equal distribution across communities
 - Distribution based on where funds are generated
 - Distribution based on communities with highest needs

2. Changes in Funding Priority allocation breakdown

- **Currently:**
 - 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%
- **Options for consideration:**
 - Setting Rental Assistance as a fixed dollar amount (\$100,000 or other) instead of percentage.
 - Increasing Large-project set-aside from 5% to 10%. Current 5% represents approximately \$138,000, since 2019.
 - Setting a priority for housing production, with predevelopment as a sub-category OR eliminating percentages and keeping them distinct.

3. Changes to Housing Production sub-categories

Detailed in Attachment 1. The Group will be sent a working document to provide any suggestions and refinements.

6. Next Steps

The Working Group will reconvene via Zoom on Monday February 27, 2023, from 5-7 PM to make refinements and recommendations.