

# Measure W

## Community Housing Working Group

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REFINEMENTS &  
RECOMMENDATIONS

*Monday, February 27, 2023*

Marin County Community Development Agency  
Housing & Federal Grants Division



# Agenda

ACTION ITEMS FOR FEBRUARY 27, 2023

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1. Introductions and Icebreaker
2. Summary of Meeting #1 (02/07/23)
3. Review Overarching Guidelines and Options for Consideration
4. Review Funding Priorities/Allocations and Options for Consideration
5. Open Discussion
6. Next Steps



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# Introductions and Icebreaker

<b>County of Marin Staff</b>	
Aline Tanielian, Planner	Chelsea Hall, Housing/Environmental Planning Aide
Molly Kron, Senior Planner	
<b>Working Group Members</b>	
Arianne Dar* - Bolinas, 2024	Scott Hochstrasser*, Tomales, 2024
Ashley Harriman*, Point Reyes, 2023	Stacey Laumann*, Point Reyes, 2023
Cassandra Benjamin, Inverness, 2024	Tamara Hicks*, Tomales, 2023
Eva Thomas, San Geronimo Valley, 2024	Yareli Cervantes*, Point Reyes, 2023
Heidi Smith, Stinson Beach, 2024	

*\*previously served on the Working Group*

**Icebreaker: Where is your favorite place to eat in West Marin?**



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# Working Group Role

REVIEW

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- Set/confirm Overarching Guidelines recommendations
- Set/confirm Funding Priority categories, sub-categories, and allocations recommendations



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# Fundings Pots – Current Status

AS OF 2/27/23

	Available Funds	Pending Requests	Expected Balance		Total Funds Committed
<b>Housing Needs Study</b>	\$ 100,000	\$ -	\$ 100,000		\$ -
<b>Housing Production</b>	\$ 129,384	\$ 300,000	\$ (170,616)		\$ 1,704,595
<b>Housing Predevelopment</b>	\$ 296,225	\$ -	\$ 296,225		\$ -
<b>Rental Assistance</b>	\$ 246,225	\$ -	\$ 246,225		\$ 150,000
<b>Large Project Set-aside (5%)</b>	\$ 138,233	\$ -	\$ 138,233		\$ -
	<b>\$ 910,067</b>	<b>\$ 300,000</b>	<b>\$ 610,067</b>		<b>\$ 1,854,595</b>



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# Overarching Guidelines

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- 1. Fund Distribution:** 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.
- 2. Category Allocation:** Each priority category should be allocated a percentage of Measure W Community Housing funds (except for Housing Needs Study, which is a fixed dollar amount). These percentages should be used as a general guide in order to retain flexibility.
- 3. Accruing Large Project Set-Aside:** Established funding priority percentages apply to all available Measure W Community Housing funds, including carryover balances, with the exception of the large project set aside which accrues over time.
- 4. Alignment with County Affordable Housing Fund:** General alignment with the per-unit funding amounts utilized for the Affordable Housing Fund.
- 5. Priority Impact & Bedrooms:** When funding is limited, priority shall be placed on projects providing the greatest impact and greatest number of bedrooms.



# Overarching Guidelines

## 1. Fund Distribution

Option	Description
<b>A</b> Current	Measure W Community Housing fund distribution should <b>prioritize projects that are moving forward</b> regardless of location, with a <b>goal of equitable distribution</b> across the Measure W Tax Area.
<b>B</b> Equal	Measure W Community Housing fund distribution should be <b>equal across communities</b> in the Measure W Tax Area.
<b>C</b> Generated Funds	Measure W Community Housing fund distribution should be <b>based on where funds are generated</b> in the Measure W Tax Area.
<b>D</b> Highest Needs	Measure W Community Housing fund distribution should be <b>based on communities with the highest needs</b> in the Measure W Tax Area.
<b>E</b> Suggestions	(E1) Measure W Community Housing fund distribution should be <b>based on communities with the highest needs, population and housing capacity</b> in the Measure W Tax Area. (Yareli)  (E2) Measure W Community Housing fund distribution should <b>prioritize projects that are moving forward</b> regardless of location, with a <b>goal of equitable distribution to high need communities</b> across the Measure W Tax Area. (Stacey)
<b>Other</b>	Type in chat or raise hand

# Overarching Guidelines

## 2. Category Allocation

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Option	Description
<b>A</b> Current	Each priority category should be <b>allocated a percentage</b> of Measure W Community Housing funds ( <b>except for Housing Needs Study</b> , which is a fixed dollar amount). These percentages should be used as a general guide in order to retain flexibility.
<b>Feedback/ Question</b>	<i>Agree (Stacey)</i>
<b>Other</b>	Type in chat or raise hand

***\*Note: If group agrees to set another category as fixed dollar amount, it will be reflected in this guideline statement.\****



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# Overarching Guidelines

## 3. Accruing Large Project Set-Aside

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Option	Description
<b>A</b> Current	Established funding priority percentages apply to all available Measure W Community Housing funds, including carryover balances, with the <b>exception of the large project set aside which accrues over time.</b>
<b>Feedback/ Question</b>	<i>Agree (Stacey)</i>
<b>Other</b>	Type in chat or raise hand



# Overarching Guidelines

## 4. Alignment with County Affordable Housing Fund

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Option	Description
<b>A</b> Current	General alignment with the <b>per-unit funding</b> amounts utilized for the Affordable Housing Fund.
<b>Feedback/ Question</b>	<i>Curious what the amount is and why it is important to add this? Given the increased costs of building in coastal area, with septic, at smaller scales, etc. than other locations in Marin County, I'm not sure this is a helpful guide (Cassandra)</i>
<b>Other</b>	Type in chat or raise hand



# Overarching Guidelines

## 5. Priority Impact & Bedrooms

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Option	Description
<b>A</b> Current	When funding is limited, <b>priority</b> shall be placed on projects providing the <b>greatest impact and greatest number of bedrooms.</b>
<b>Feedback/ Question</b>	<i>How is impact defined? I suggest considering highest level of affordability or serving those most in need or something that gets at prioritizing housing for extremely-low-income households (farmworkers seniors others at 30% AMI and below) (Cassandra)</i>
<b>Other</b>	Type in chat or raise hand



# Funding Priorities Categories and Modifications

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- 1. Housing needs study (Up to \$100k)** – A study of the Measure W Tax Area establishing a baseline understanding of housing market conditions, needs, and barriers.
- 2. Housing production (Up to 65%)** – Funding to support the acquisition, development, and preservation of housing for the West Marin population and workforce including:
  - Permanent Rental and Homeownership Housing
  - Transitional/Temporary Rental Housing
- 3. Housing predevelopment (Up to 15%)** – Funding to support housing projects and determine feasibility.
- 4. Direct housing assistance (Up to 15%)** – Funding to help stabilize West Marin families and individuals at risk of losing current housing and in need of support to acquire new housing.
- 5. Set aside for future larger projects (5%)** – Funding to be accrued for larger housing projects (5+ units) in the future.



# Funding Priorities & Allocations

## 1. Housing Needs Study

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Option	Description
<p><b>A</b> Current</p>	<p><b>Housing needs study (Up to \$100k)</b> – A study of the Measure W Tax Area establishing a baseline understanding of housing market conditions, needs, and barriers.</p>
<p><i>Feedback/ Question</i></p>	<p><i>Is this being coordinated with the Ag housing study? (Stacey)</i></p>
<p><b>Other</b></p>	<p>Type in chat or raise hand</p>



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# Funding Priorities & Allocations

## 1. Housing Production

Option	Description
<p><b>A</b> Current</p>	<p><b>Housing production (Up to 65%)</b> – Funding to support the acquisition, development, and preservation of housing for the West Marin population and workforce (existing sub-categories – see Attachment 3 for existing language)</p>
<p><b>B</b> Updated language + shorter list of sub-categories</p>	<p><b>Housing production (Up to 65%)</b> – Funding to support the acquisition, development, and preservation of <b>rental and homeownership</b> housing for the West Marin population and workforce including <b>families, seniors, all types of agricultural workers, people with disabilities, educational staff, essential workers and tradespeople.</b> (sub-categories on next slide with suggested edits)</p>
<p><b>Feedback/ Question</b></p>	<p><i>This is very broad list of eligible items - might we want to prioritize them in some way or indicate that some are of higher need than others? (Cassandra)</i></p> <p><i>Suggested edits to sub-categories – next slide (Stacey)</i></p>
<p><b>Other</b></p>	<p>Type in chat or raise hand</p>

# Funding Priorities & Allocations

## 1. Housing Production Sub-Categories

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**Housing production (Up to 65%)** – Funding to support the acquisition, development, and preservation of **rental and homeownership** housing for the West Marin population and workforce including **families, seniors, all types of agricultural workers, people with disabilities, educational staff, essential workers and tradespeople.**

### — Permanent Rental and Homeownership Housing

- ~~Creation and Preservation of permanently affordable housing of all types~~
- Acquisition, **preservation and development of funding for** single-family and multi-family projects that will serve the needs of the West Marin population.
- **Conversion of existing vacant or underutilized buildings and convert to housing**
- ~~Creation and Preservation of permanently affordable housing of all types~~
- ~~Fix existing vacant or underutilized buildings and convert to housing~~
- ~~Housing for next gen farmers and agricultural workers~~
- ~~Housing for families~~
- ~~Housing for people with disabilities~~
- ~~Housing for seniors~~
- **Support for creative strategies such as Age **ing** in Place and Co-ownership**

- Housing for **essential workers, for exam** teachers, fire & safety persons, medical & dental providers, and trades workers (plumbers/ electricians/septic/etc.), etc.
- ~~Housing for West Marin workforce~~
- Support to increase rentals within existing homes through JADU's & ADU's, share rentals, ~~Co-ownership~~
- **Transitional/temporary rental housing such as**
  - Emergency and transitional housing for families and survivors of domestic violence,
  - Trauma 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~~

# Funding Priorities & Allocations

## 1. Housing Predevelopment

Option	Description
<p><b>A</b> Current</p>	<p><b>Housing predevelopment (Up to 15%)</b> – Funding to support housing projects and determine feasibility.</p> <ul style="list-style-type: none"> <li>• Activities necessary to determine project feasibility, such as legal and land use evaluation, property acquisition and research activities, economic analysis, site studies.</li> <li>• Professional services related to project design and development, such as architecture, engineering, site design, pre-construction or pre-rehab evaluations, and development consultants.</li> </ul>
<p><b>B</b></p>	<p>Remove this category and include under Housing Production category.</p>
<p><b>Feedback/ Question</b></p>	<p>Specificity lessens flexibility. I'm ok with it as is. (Stacey)</p>
<p><b>Other</b></p>	<p>Type in chat or raise hand</p>





# Funding Priorities & Allocations

## 1. Direct Housing Assistance

Option	Description
<b>A</b> Current	<b>Direct housing assistance (Up to 15%)</b> – Funding to help stabilize West Marin families and individuals at risk of losing current housing and in need of support to acquire new housing. <ul style="list-style-type: none"><li>• Rental assistance</li><li>• Security deposit assistance</li><li>• Down payment assistance</li></ul>
<b>B</b> Fixed dollar amount	<b>Direct housing assistance (Up to 100k)</b> – Funding to help stabilize West Marin families and individuals at risk of losing current housing and in need of support to acquire new housing. <ul style="list-style-type: none"><li>• Rental assistance</li><li>• Security deposit assistance</li><li>• Down payment assistance</li></ul>
<b>Feedback/ Question</b>	<p><i>\$100k seems to be a reasonable amount given that we can tap into other resources for rental assistance. (Yareli)</i></p> <p><i>My only concern is if the opportunity arises for community members to become homeowners and need down payment assistance this fixed amount wouldn't be enough to support rental, security deposit and down payment assistance. (Yareli)</i></p>
<b>Other</b>	Type in chat or raise hand

# Funding Priorities & Allocations

## 1. Direct Housing Assistance

Option	Description
<b>A</b> Current	<b>Set aside for future larger projects (5%)</b> – Funding to be accrued for larger housing projects (5+ units) in the future.
<b>B</b> Increase to 10%	<b>Set aside for future larger projects (10%)</b> – Funding to be accrued for larger housing projects (5+ units) in the future.
<b>Feedback/ Question</b>	10% is an appropriate percentage. (Yareli) I agree with 10% (Cassandra)
<b>Other</b>	Type in chat or raise hand



# Next Steps

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- Make recommendation to CDA Director for final recommendation to Board of Supervisors in May
  - Schedule additional working group meeting, as needed
- Stay tuned for more opportunities to share input
  - Housing Element programs/policies
  - STR moratorium



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**Thank You**

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