

# Measure W Meeting #2 (02/27/23) – Summary

## ❖ Overarching Guidelines

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### 1. Fund Distribution (6/6 vote to update)

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

### 2. Category Allocation (6/6 vote to update)

Each priority category should be **allocated a percentage** of Measure W Community Housing funds (**except for Housing Needs Study and Direct Housing Assistance**, which are fixed dollar amounts). These percentages should be used as a general guide in order to retain flexibility.

### 3. Accruing Large Project Set-Aside (6/6 vote for no change)

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 (HTF) (subcommittee to report back at next meeting)

Current language: General alignment with the **per-unit funding** amounts utilized for the Affordable Housing Fund.

Options for consideration proposed by Working Group:

1. De-couple from the HTF per-unit amount and make a per bedroom allocation.
2. Sliding scale of funds available based on bedroom count.
3. A per-unit allocation with a bump available for multi-bedroom projects.

### 5. Priority Impact & Bedrooms (subcommittee to report back at next meeting)

Current language: When funding is limited, **priority** shall be placed on projects providing the **greatest impact and greatest number of bedrooms**.

Options for this guideline will depend on recommendation for guideline #4.

## ❖ Funding Priorities and Allocations

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### 1. Housing Needs Study (6/6 vote for no change)

**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 (6/6 vote to update)

**Housing production (Up to 90% of remaining funds)** – Funding to support the **pre-development**, acquisition, development, and preservation of **rental and homeownership** housing for the West Marin population and workforce, including:

- **Housing for families, seniors, all types of agricultural workers, people with disabilities, essential workers (for example, educational workers), fire & safety persons, medical & dental providers, and trade workers (plumbers/electricians/septic/etc.), etc.**
- Acquisition, **pre-development, preservation, and development** of 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
- **Support for creative strategies such as** Age in Place and Co-ownership
- Support to increase rentals within existing homes through JADU's & ADU's, share rentals
- Transitional/temporary rental housing such as
  - Emergency and transitional housing for families and survivors of domestic violence
  - Trauma recovery residence
  - Rental housing for seasonal workers

### 3. Housing Predevelopment (6/6 vote to move under Housing Production category)

### 4. Direct Housing Assistance (6/6 vote to update)

**Direct housing assistance (Up to 100k)** – Funding to help stabilize West Marin families and individuals at risk of losing current housing and in need of support to acquire new housing.

- **Emergency** Rental assistance
- Security deposit assistance
- Down payment assistance

### 5. Large Project Set-Aside (6/6 vote to update)

**Set aside for future larger projects (10%)** – Funding to be accrued for larger housing projects (5+ units) in the future.