Measure W Community Housing Working Group

KICK-OFF MEETING

Tuesday, February 1, 2022
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.
  
  o Raise hand = *9
  
  o Mute = *6
Agenda

ACTION ITEMS FOR FEBRUARY 1, 2022 KICK-OFF MEETING

1. Welcome and Introductions

2. Short-term Rental Data and Conversation

3. Review Priorities Modification

4. Determine Priority and Allocation Revisions

5. Next Steps
Welcome and Introductions

County of Marin Staff
- Chelsea Hall

Working Group Members
- Arianne Dar*
- Ashley Harriman
- David Sherwood
- Elizabeth Hollis*
- Owen Clapp

*previously served on the Working Group

Icebreaker: Describe your favorite place to eat out in West Marin and your favorite dish to eat there.
Short-term Rentals

Short-Term Rentals

- 70% Measure W Area
- 30% rest of Marin County

Residential Properties With At Least 1 Living Unit

- 94% rest of Marin County
- 6% Measure W Area
### Short-term Rentals

<table>
<thead>
<tr>
<th>Location</th>
<th>Number of short-term rental properties</th>
<th>Number of residential properties with at least 1 living unit</th>
<th>Proportion of short-term rentals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Muir Beach</td>
<td>14</td>
<td>40</td>
<td>35%</td>
</tr>
<tr>
<td>Dillon Beach</td>
<td>97</td>
<td>394</td>
<td>25%</td>
</tr>
<tr>
<td>Marshall</td>
<td>27</td>
<td>106</td>
<td>25%</td>
</tr>
<tr>
<td>Stinson Beach</td>
<td>148</td>
<td>703</td>
<td>21%</td>
</tr>
<tr>
<td>Olema</td>
<td>4</td>
<td>32</td>
<td>13%</td>
</tr>
<tr>
<td>Point Reyes Station</td>
<td>41</td>
<td>397</td>
<td>10%</td>
</tr>
<tr>
<td>Tomales</td>
<td>13</td>
<td>139</td>
<td>9%</td>
</tr>
<tr>
<td>Total Measure W Area</td>
<td>476</td>
<td>4,960</td>
<td>10%</td>
</tr>
<tr>
<td>Marin County</td>
<td>677</td>
<td>82,043</td>
<td>0.80%</td>
</tr>
</tbody>
</table>
Short-term Rentals
Review Priority Modifications

Production

Permanent Rental and Homeownership Housing
- Acquisition funding for multi-family properties
- Acquisition funding for single-family properties for first responders and emergency service providers
- Agricultural worker rental housing in the villages
- Creation and Preservation of permanently affordable housing of all types
- Fix existing vacant or underutilized buildings and convert to housing
- Housing for agricultural workers
- Housing for families
- Housing for labors who commute
- Housing for next gen farmers
- Housing for people with disabilities
- Housing for seniors
- Housing for teachers, fire & safety persons, medical & dental providers, and trades workers (plumbers/electricians/septic/etc.), etc.
- Housing for West Marin workforce
- Permanent affordable housing
- Property acquisition in Measure W area
- Support to increase rentals within existing homes through JADU’s & ADU’s, Share rentals, Co-ownership

Transitional/temporary rental
- Emergency and transitional housing
- Halfway house
- 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

DIRECT HOUSING ASSISTANCE

• Down payment assistance
• Rental assistance
• Security deposit assistance
Review Priority Modifications
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
Allocation Revisions and Other Considerations

MEASURE W TAX AREA
Allocation Revisions and Other Considerations

PERCENTAGES

• Housing needs study – Up to $100K
• Housing production – Up to 65%
• Housing predevelopment – Up to 15%
• Rental assistance and security deposit assistance – Up to 15%
• Set aside for future larger projects – Up to 5%
Allocation Revisions and Other Considerations

DISTRIBUTION AND OTHER CONSIDERATIONS

• 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.

OR

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

• Align with the per-unit maximum utilized for the Affordable Housing Fund.
Next Steps

- Board of Supervisors
- Outreach
Thank You
Review Priority Modifications

PRODUCTION OPTION 1

Permanent Rental and Homeownership Housing & Transitional/Temporary Rental Housing

- Acquisition funding for multi-family properties
- Acquisition funding for single-family properties for first responders and emergency service providers
- Agricultural worker rental housing in the villages
- Creation and Preservation of permanently affordable housing of all types
- Emergency and transitional housing
- Fix existing vacant or underutilized buildings and convert to housing
- Halfway house
- Housing for agricultural workers
- Housing for families
- Housing for labors who commute
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- Housing for people recovering from medical trauma
- Housing for people with disabilities
- Housing for seniors
- Housing for teachers, fire & safety persons, medical & dental providers, and trades workers (plumbers/electricians/septic/etc.), etc.
- Housing for West Marin public safety employees, teachers
- Housing for West Marin workforce
- Permanent affordable housing
- Property acquisition in Measure W area
- Rental housing for seasonal workers
- Support to increase rentals within existing homes through JADU’s & ADU’s, Share rentals, Co-ownership
- Transitional housing for families
- Transitional housing for survivors of domestic violence