



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

DATE: Tuesday, March 15, 2022
TO: Measure W Community Housing Working Group
FROM: 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 – 6:30 PM:
<https://us06web.zoom.us/j/86763493383?pwd=MGUxbYtCQmUzQUFuL1FQSIIRYkwrzd09>

In preparation for the upcoming Measure W Community Housing Working Group priority setting meeting, please accept this brief memo containing the agenda and supporting information. All materials related to the Measure W 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. Review Priorities, Allocations, and Additional Considerations
3. Vote on Priorities, Allocations, and Additional Considerations
4. Next Steps

1. Welcome and Ice Breaker

Share your hopes for the future of housing in West Marin.

2. Review Priority and Allocation Modifications

At the February 1, 2022, meeting the Working Group requested time to consider and modify priorities, allocations, and additional considerations using a shared document. The priorities proposed through this process are as follows:

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

- 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

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.

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 without a .

More information on the existing priorities and what is covered by them is here: [Working Group Identified Uses of Funds](#)

3. Next Steps

Staff request the Working Group review revisions and be prepared to discuss and vote on them.

4. Next Steps

Discuss Board of Supervisors approval and outreach.

Attachment:

1. Measure W Priority Edits and Comments

Priority Modifications

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.~~ ~~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-Improve~~ existing vacant or underutilized buildings and convert to housing
 - ~~Housing for next gen farmers and agricultural workers~~
 - ~~Housing for families~~
 - ~~Housing for laborers who commute~~
 - ~~Housing for next gen farmers~~
 - ~~Housing for people with disabilities~~
 - ~~Housing for seniors~~
 - ~~Aging in Place~~
 - ~~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~~ ~~i~~ Increase rentals within existing homes through JADU's & ADU's, ~~S~~share rentals, ~~C~~co-ownership

Commented [1]: "property" is confusing, implies the type of property rather than project. Funds can be used to acquire any property, including ag or commercial, for example, if the project will produce affordable housing.

Commented [2]: Just a suggestion: primary goal and secondary interpretation?

Commented [3]: I suggest removing this in favor of the statement in bullet 1.

Transitional/temporary rental

- Emergency and transitional housing
- ~~Halfway house~~
- ~~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

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.
- Feasibility studies
- Septic evaluations
-

Commented [4]: Do we need to create a category for this?

Commented [5]: I think yes, we discussed elevating this item to a standalone category in the last meeting as it is a critical step in housing development.

Direct Housing Assistance

- Down payment assistance
- Rental assistance
- Security deposit assistance

Identifying Needs and Barriers

- Housing Needs Study for West Marin (\$100k)
- 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)

Commented [6]: Not eligible

Set-Aside

- Set aside funds for larger future projects

Commented [7]: Projects larger than 5 units qualify for additional set-aside funds. These funds may be applied at the discretion of the grantee.

Allocation Revisions and Other Considerations

Funding Percentages

- Housing needs study – Up to \$100K
- Housing production – Up to 65%
- Housing pre-development – Up to 15%
- Rental assistance and security deposit assistance – Up to 15%
- Set aside for future larger projects – Up to 5%

Geographic Distribution

Current:

- Measure W Community Housing fund distribution should ~~be based on where projects that are~~ ~~projects 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.

Funding Limits

- Consider aligning Measure W with the per-unit maximum utilized for the Affordable Housing Fund? Currently \$50K per unit.

Commented [8]: Remove 'up to' in all cases? Introductory statement could say the target distribution of Measure W funds for 2022-2024 are as follows. Larger projects may qualify for additional set-aside funds. These funds may be applied at the discretion of the grantee.

Commented [9]: not realistic

Commented [10]: The AHF per-unit limit is being assessed for an increase in 2022.

Commented [11]: I would not support a funding cap for Measure W. This is a rare flexible source that could help get units over the finish line. General agreement about a per unit amount could be useful, but a cap could hamper success.

Commented [12]: After reading more closely, I am with Stacey on this - it would be nice if 50k per unit could be a minimum if possible.

Commented [13]: Hello - I just want to add that this potential alignment with the County on per-unit funding was extremely well received by the SGVAHA board. I also very much hope that this could be possible.