Additions are marked in green, and subtractions are marked in red strikethrough.

Modifications to Overarching Guidelines

- Measure W Community Housing fund distribution should be based on where prioritize projects are moving forward regardless of location, with a goal of equitable distribution across the Measure W Tax Area.
- Each priority category should be allocated a percentage of Measure W Community Housing funds. These percentages should be used as a guide in order to retain flexibility.
- 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.
- General alignment with the per-unit funding amounts utilized for the Affordable Housing Fund.
- When funding is limited, priority shall be placed on projects providing the greatest impact and greatest number of bedrooms.

Modifications to Funding Priorities

- **Housing needs study (Up to 40% $100k)** – A study of the Measure W Tax Area establishing a baseline understanding of housing market conditions, needs, and barriers.
- **Housing production (Up to 70% 65%)** – Funding to support the acquisition, development, and preservation of housing for the West Marin population and workforce including:
  - Permanent Rental and Homeownership Housing
    - Creation and Preservation of permanently affordable housing of all types
    - Acquisition funding for single-family and multi-family properties 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.
    - 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 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 increase rentals within existing homes through JADU's & ADU's, Share rentals, Co-ownership

- **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 predevelopment (Up to 15%)** – Funding to support housing projects and determine feasibility.
  - Activities necessary to determine project feasibility, such as legal and land use evaluation, property acquisition and research activities, economic analysis, site studies.
  - Professional services related to project design and development, such as architecture, engineering, site design, pre-construction or pre-rehab evaluations, and development consultants.

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

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