



COMMUNITY DEVELOPMENT AGENCY  
**HOUSING AND FEDERAL GRANTS DIVISION**

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October 26, 2021

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, CA 94903

**SUBJECT:** Measure W funding recommendation for West Marin Housing Collaborative

Dear Board Members:

**RECOMMENDATIONS:**

1. Review and approve a funding recommendation to create a formalized collaboration structure among the four (4) West Marin affordable housing organizations—Bolinás Community Land Trust, Community Land Trust of West Marin, San Geronimo Valley Affordable Housing Association, and Stinson Beach Affordable Housing Committee.
2. Authorize President, subject to County Counsel approval, to execute a Community Housing Fund Grant document, in substantially the form attached, and related documents for this project.

**SUMMARY:**

The Bolinas Community Land Trust (BCLT), a nonprofit community land trust dedicated to creating, preserving, and sustaining long-term affordable housing in Bolinas, has applied for \$27,500 in Measure W community housing funds in collaboration with the Community Land Trust of West Marin (CLAM), San Geronimo Valley Affordable Housing Association (SGVAHA), and Stinson Beach Affordable Housing Committee (SBAHC) to establish the West Marin Housing Collaborative (Housing Collaborative).

**BACKGROUND:**

On November 6, 2018, the voters of West Marin passed Measure W to establish the West Marin Transient Occupancy Tax area. In recognition of the impacts of visitors to the area, the increase in the transient occupancy tax approved by the measure will provide increased funding for long-term community housing in addition to enhanced fire/emergency services. The measure allows for an ad-hoc working group to help inform the Marin County Community Development Agency's (CDA) funding recommendations to the Marin County Board of Supervisors. The Measure W Working Group on Fund Expenditures for Community Housing (Working Group) is comprised of nine (9) members selected by the CDA Director. The purpose of the Working Group is to prioritize housing needs in West Marin. The Board of Supervisors and County staff will consider the group recommendations when awarding funds to specific projects using Measure W proceeds. On May 4, 2021, your Board reapproved the Working Group's recommended priorities originally authorized on December 10, 2019. These priorities are being used to award Measure W community housing funds for the period of January 2020-December 2021.

**DISCUSSION:**

BCLT has applied for \$27,500 to establish a formal collaboration between four affordable housing organizations in West Marin referred to as the Housing Collaborative. Together, BCLT CLAM, SGVAHA, and SBAHC provide 64 housing units across West Marin. While each organization independently serves specific geographic communities, the Housing Collaborative seeks to create a formalized structure to more efficiently develop and provide housing to those in need across the Measure W service area of West Marin.

The proposed funding will underwrite a consultant to help develop a process for collaborative decision-making, support the design of a logic model, and defining a vision, goals, strategic priorities, and workplans. In addition, the consultant specializes in developing multi-stakeholder partnerships and will support the inclusion of organizational staff, boards, and broader stakeholders. The work will build upon recent efforts by the Housing Collaborative to identify potential areas for streamlining administrative functions and expanding established programs.

This funding will support the first two phases of a three-phase process that is expected to be completed in the third quarter of 2022. It is anticipated that the shared goals and coordinated programmatic efforts made possible with this project will ultimately lead to the creation of more affordable housing units throughout the Measure W tax area, additional housing dollars invested in West Marin, and affordable housing policy that supports housing production along the rural coast, which is often challenged by additional regulation.

This project does not align with the priorities recommended by the Working Group and adopted by your Board. However, the Measure W community housing guidelines authorize your Board to approve projects that address community housing goals, but do not fall within the approved priorities. Given this, staff recommend allocating the full requested amount of \$27,500, to support a formal collaboration among these West Marin housing organizations.

**FISCAL IMPACT:**

There is no impact to the General Fund net County costs as a result of your Board's action. Funds are available in the FY 2020-21 baseline budget in the Measure W Community Housing Fund #3450. The balance of Measure W funds available for community housing is approximately \$1,074,263. Staff currently has one other pending application for \$200,000.

**REVIEWED BY:**

- |   |   |
|---|---|
| <input type="checkbox"/> Department of Finance                    | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Administrator's Office | <input type="checkbox"/> N/A            |
| <input checked="" type="checkbox"/> County Counsel                | <input type="checkbox"/> N/A            |
| <input type="checkbox"/> Human Resources                          | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Molly Kron  
Senior Planner



Leelee Thomas  
Deputy Director of Housing and Federal Grants

**ATTACHMENTS:**

1. Funding priorities for the use of Measure W community housing funds
2. Funding application from BCLT for Measure W community housing funds
3. Draft contract for BCLT Measure W community housing funds