



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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www.marincounty.org/cda

DATE: Tuesday, February 1, 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/81912772166?pwd=L05LZHl0cjRQK2c4bGFKb1BYQkRNZz09>

In preparation for the upcoming Measure W Community Housing Working Group priority setting meeting, please accept this brief memo containing the agenda and links to supporting information. 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. Short-term Rental Data and Discussion of Policy Recommendations
3. Review Priority Modifications
4. Determine Priority and Allocation Revisions
5. Next Steps

1. Welcome and Ice Breaker

Describe your favorite place to eat out in West Marin and your favorite dish to eat there.

2. Short-term Rental Data Presentation

In follow-up to the data presentation provided on January 18, 2022, staff compiled available information on Short-term Rentals. The data is collected through the Department of Finance's business licensing process. The data indicates that the Measure W Tax Area accounts for 70% of all short-term rentals in Marin County, but only 6% of all residential properties with at least 1 living unit. The communities of Dillon Beach, Muir Beach, Marshall and Stinson Beach have the highest percentages of their housing stock utilized as Short-term Rentals. Stinson, by far, has the largest number of Short-term Rentals.

Short-term Rental Data:

[Measure W Tax Area Short-term Rental Data](#)
[Map Marin County of Short-term Rentals](#)

At the conclusion of the January 18, 2022 meeting a Working Group member requested the group discuss short-term rental policy in light of the dissertation provided in the data package.

3. Review Priority Modifications

In the detailed priority review a number of questions and additions were identified. We will walk through the priorities to discuss the questions and confirm modifications.

Production –

- Modify the Permanent and Temporary Housing Categories to be more comprehensive.
- Add critical workforce categories.
- Specify JADU's, ADU's, Share rentals, and Co-ownership.

- Does State legislation (SB9) to increase ADU's apply to all of West Marin?

- Only Woodacre meet SB9 criteria which includes:

Location

- The parcel, lot, or development must be located in a single-family residential zone.
- The parcel cannot not be located in a historic district or be a historic property itself (as defined by the state or local county or city).
- The parcel cannot be located in a high fire zone area.
- The parcel must be in a city whose boundaries include some portion of an urbanized area or urban cluster as designated by the U.S. Census Bureau.
- If the parcel lies in an unincorporated area, then the parcel at stake must be a legal parcel wholly within the boundaries of an urbanized area/cluster.

Parcel Size

- The parcel must be a minimum of 2,400 square feet in size.
- The newly created parcel as a result of a lot split may not be smaller than 40 percent of the lot area of the original parcel.
- A locality cannot impose any standards that would preclude the construction of up to two units or physically precluding either of the two units from being at least 800 square feet in floor area.
- A side and rear setback of up to four feet is allowed.

Direct Housing Assistance

- Maintain as is.

Identifying Needs and Addressing Barriers

- Assign a dollar amount to the Housing Needs Study as opposed to a percentage.
- Elevate Pre-development expenses as a standalone priority (septic evaluation, appraisal, legal costs, etc).

- Is funding for lobbying targeted at County and local jurisdictions for septic, water and zoning is not eligible.
 - Per County Counsel, this is not an eligible expense.

Set Aside

- Maintain set aside funds for larger future projects.

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

4. Determine Allocation Revisions and Other Considerations

At the January 18, 2022 meeting the Working Group requested staff develop options for allocation of funds.

- 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%

Staff request the Working Group review additional considerations including geographic distribution of funds and per-unit maximums for funding.

5. Next Steps

Discuss Board of Supervisors approval and outreach.