

Measure W Community Housing Working Group

KICK-OFF MEETING

Tuesday, February 1, 2022

Photo Credit: Jeff Wong



Community Development Agency
Housing and Federal Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6279
www.marincounty.org/federalgrants

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.
 - **Raise hand = *9**
 - **Mute = *6**



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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



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Welcome and Introductions

County of Marin Staff

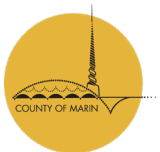
- Chelsea Hall
- Molly Kron

Working Group Members

- Arianne Dar*
- Ashley Harriman
- David Sherwood
- Elizabeth Hollis*
- Owen Clapp
- Scott Hochstrasser*
- Stacey Laumann
- Tamara Hicks
- Yareli Cervantes

**previously served on the Working Group*

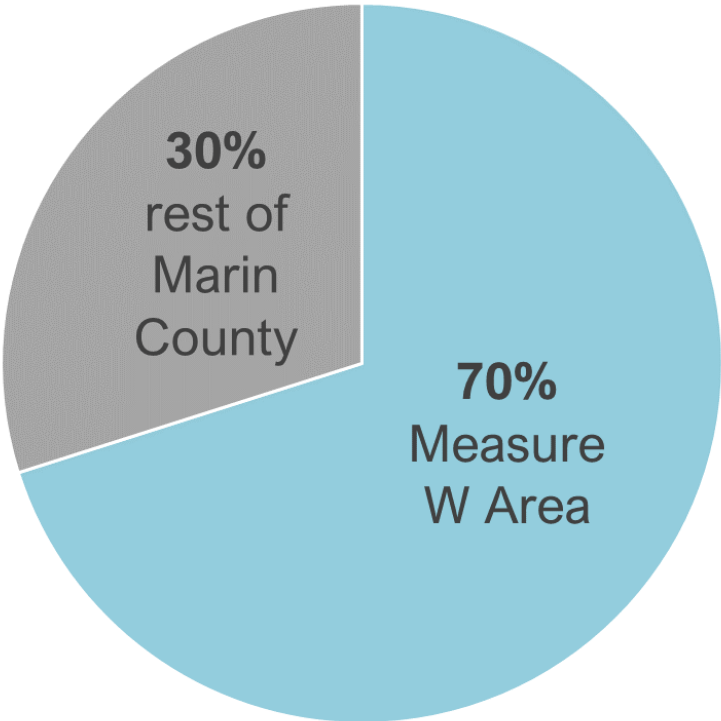
Icebreaker: Describe your favorite place to eat out in West Marin and your favorite dish to eat there.



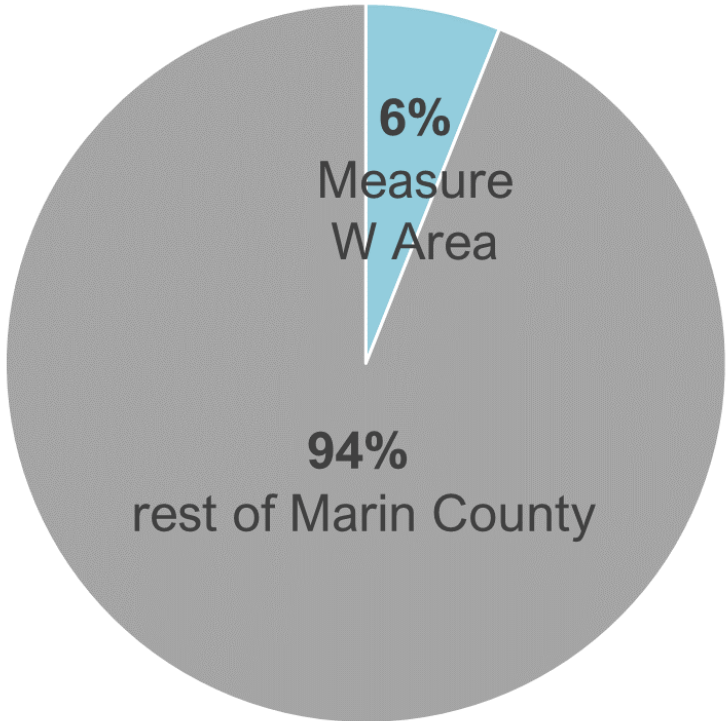
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Short-term Rentals

Short-Term Rentals



Residential Properties With At Least 1 Living Unit



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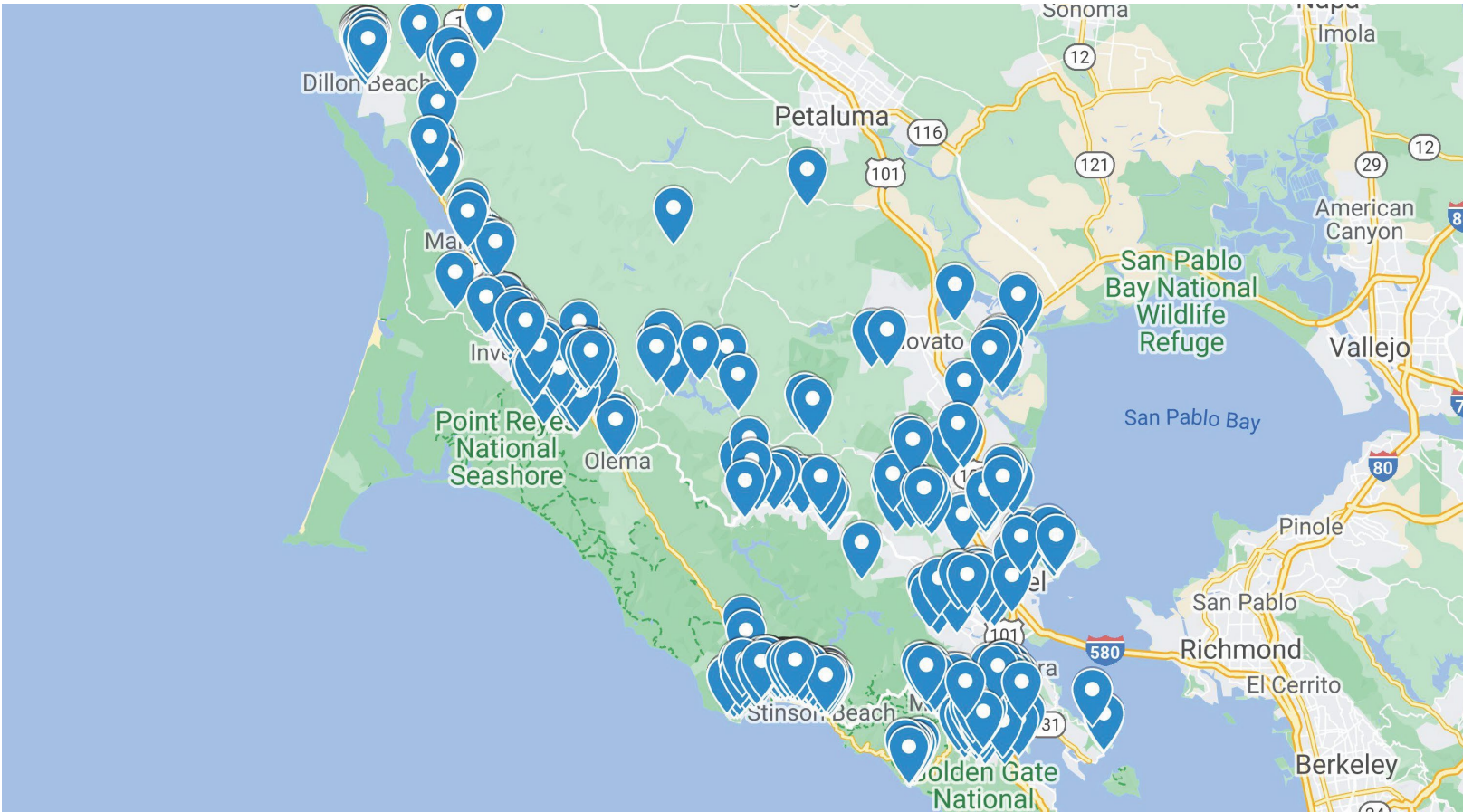
Short-term Rentals

	Number of short-term rental properties	Number of residential properties with at least 1 living unit	Proportion of short-term rentals
Muir Beach	14	40	35%
Dillon Beach	97	394	25%
Marshall	27	106	25%
Stinson Beach	148	703	21%
Olema	4	32	13%
Point Reyes Station	41	397	10%
Tomales	13	139	9%
Total Measure W Area	476	4,960	10%
Marin County	677	82,043	0.80%



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Short-term Rentals



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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

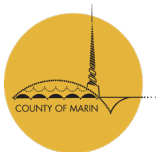


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Review Priority Modifications

DIRECT HOUSING ASSISTANCE

- Down payment assistance
- Rental assistance
- Security deposit assistance

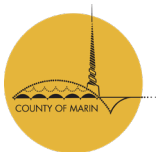


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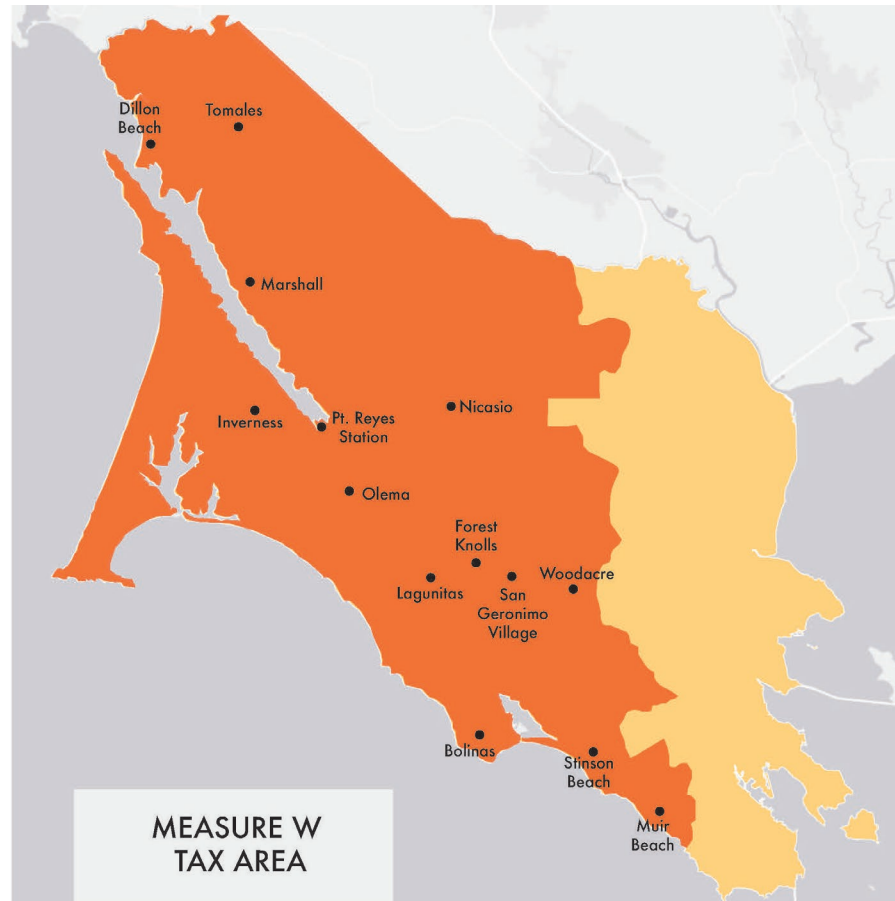
IDENTIFYING NEEDS AND ADDRESSING BARRIERS AND SET ASIDE

- 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



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Allocation Revisions and Other Considerations

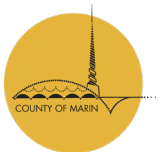


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Allocation Revisions and Other Considerations

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%



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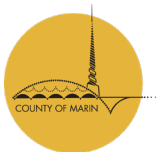
Allocation Revisions and Other Considerations

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

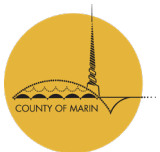
- Equal distribution across communities.
 - Distribution based on where funds are generated.
 - Distribution based on communities with highest need.
-
- Align with the per-unit maximum utilized for the Affordable Housing Fund.



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Next Steps

- Board of Supervisors
- Outreach



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Thank You



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Review Priority Modifications

PRODUCTION OPTION 1

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