

## 2022-23 Measure W Working Group Meeting #1: Attachment 1

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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.