



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Measure W Working Group Meeting Notes

**Tuesday, February 7, 2023
5:00-7:00 p.m. PST**

Attendance

County Staff:

- Aline Tanielian
- Molly Kron
- Sarah Jones
- Chelsea Hall

Working Group Members:

- Cassandra Benjamin
- Scott Hochstrasser
- Heidi Smith
- Ashley Harriman
- Tamara Hicks
- Arianne Dar
- Yareli Cervantes
- Stacey Laumann

Not Present:

- Eva Thomas

Action Items for County Staff

1. Send to the Working Group:

- a. The PowerPoint presentation for the meeting.
- b. Expanded data on Slides 7-9 that includes the total population for each Census tract. (Requested via chat by Stacey: "Would be great to see this with the total pop for each tract. Would love to share this with CLAM board. Interesting!")
- c. More information on the different options for Fund Distribution (Slide 19).

2. Considerations and feedback:

- a. Per Arianne, consider adding a provision to the Housing Element Program 18 list (Slide 11) for long-term tenants.
- b. Per Scott, structure the Slide 19 options by number instead of bullet points for ease of reference.

- c. Per Ashley, in the next meeting, provide an overview of how over/under-subscribed the different buckets of priorities have been based on previously funded projects.

3. Opportunities for involvement:

- a. Ask those managing the Housing Needs Study RFP if Working Group members/community groups could be included in the review of respondents. Keep Working Group apprised of developments and the dates that the study will start/complete.
- b. Share upcoming Housing Element community workshops with Working Group.

Meeting Content

Points Raised:

- Tamara and Ashley: There has been confusion in the past regarding Working Group role. Good to clarify that it is not about policymaking or advising, but priority setting for Board approval.
- The datapoints presented on Short-Term Rentals and vacancy rates are likely much lower than the reality.

Responses to Prompts on Slide 18:

- Stacey:
 - A huge barrier is financial education across low-mod incomes; preparing people to be competitive in an extremely competitive market. Perhaps this could be an adjacent area of work to Measure W.
 - Housing for seniors is critically inadequate; a huge need, along with housing for ag workers.
- Ashley: Seconds Stacey's points.
- Cassandra:
 - Seconds Arianne's points below.
 - There are many second-homes that are not STRs, have ADUs, and are only occupied a few times a year. Underutilized housing stock. Can't subdivide lots that are under 4 acres in West Marin, so it's really difficult to build more housing.
 - Interested in:
 - Exploring strategies for setting aside housing for specific populations such as local laborers.
 - Home-sharing opportunities.
 - Supporting work on the local sewer systems.
- Arianne:
 - Lot-sharing and home-sharing are really important, interested in limited-equity housing co-ops.
 - The ADU permitting process is still extraordinarily slow. Recommends designating money to hire a planner to move things through the County efficiently. Emphasis on moving things along that are ready to go.
 - Interested in:

- Incentives for people to rent their houses long-term; BCLT could partner with homeowners and rent out their home to workforce on their behalf. (Property management through an affordable housing lens.)
 - Imposing a tax on vacant rentals.
 - Imposing a septic check on every home sale.
- Tamara:
 - Interested in:
 - Streamlining permit process for the ag community.
 - Supporting restoration of historic ag buildings for housing.
- Scott:
 - Seconds Arianne's points.
 - Regarding Census tract 1330, historically, boarding houses were really important; they were where ag workers would live. Brought vitality to the community and economy.
 - Advocates for encouraging supervisors to remove regulatory barriers to affordable housing. Notes that there are different, more stringent ADU building regulations in the coastal zone.
- Yareli:
 - Concerned that the elderly population is being pushed out. Families are limited in growth due to space constraints. Both are really huge issues that are taking vibrancy away from West Marin communities.
- Heidi:
 - The Volunteer Fire Department is extremely affected by the housing issue. Not enough volunteers due to lack of housing. Permanent housing facilities are needed for populations like that.

Options for Consideration on Slide 19:

Distribution of Funds

- Arianne: Historically, Bolinas is the most populous town in West Marin. It is also isolated and needs its own community and services. Advocates for looking at long-term population projections in order to distribute funds correctly.
- Scott: We need to update the West Marin community plans to be consistent with the County Housing Element Update and better accommodate development.
- Cassandra: Reiterates the importance of the current policy of funding projects that are moving forward.
- Arianne: How can we bring additional funding to our communities? Support smaller community-based housing organizations to develop housing through project-based vouchers?

Funding Priority Allocation Breakdown

- Arianne: Rental Assistance is still complicated by COVID. The set-aside for Rental Assistance would work better in non-pandemic times. Would rather put the Measure W funds toward the creation of more housing.
- Stacey: Advocates for flexibility and timeliness (funding what we can build now).