



Attachment 3: Measure W Community Housing Working Group Options for Consideration

❖ Overarching Guidelines

1. Distribution: Measure W Community Housing fund distribution should prioritize projects that are moving forward regardless of location, with a goal of equitable distribution across the Measure W Tax Area.

A. No change.

B. Equal: Measure W Community Housing fund distribution should be equal across communities in the Measure W Tax Area.

C. Generated Funds: Measure W Community Housing fund distribution should be based on where funds are generated in the Measure W Tax Area.

D. Highest Needs: Measure W Community Housing fund distribution should be based on where funds are generated in the Measure W Tax Area.

E. Suggestion: Measure W Community Housing fund distribution should be based on communities with the highest needs, population and housing capacity in the Measure W Tax Area.
(Yareli)

F. Other.

2. Category Allocation: Each priority category should be allocated a percentage of Measure W Community Housing funds (except for Housing Needs Study, which is a fixed dollar amount). These percentages should be used as a general guide in order to retain flexibility.

A. No Change.

B. Includes Direct Housing Assistance as fixed-dollar amount: Each priority category should be allocated a percentage of Measure W Community Housing funds (except for Housing Needs Study and Direct Housing Assistance, which are fixed dollar amounts). These percentages should be used as a general guide in order to retain flexibility.

C. Other.

3. Accruing Large Project Set-Aside: 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.

A. No change.

B. Other.

4. Alignment with County Affordable Housing Fund: General alignment with the per-unit funding amounts utilized for the Affordable Housing Fund.

A. No change.

B. *Feedback/Question: Curious what the amount is and why it is important to add this? Given the increased costs of building in coastal area, with septic, at smaller scales, etc. than other locations in Marin County, I'm not sure this is a helpful guide (Cassandra)*

C. Other.

5. Priority Impact & Bedrooms: When funding is limited, priority shall be placed on projects providing the greatest impact and greatest number of bedrooms.

A. No change.

B. *Feedback/Question: How is impact defined? I suggest considering highest level of affordability or serving those most in need or something that gets at prioritizing housing for extremely-low-*

income households (farmworkers seniors others at 30% AMI and below) (Cassandra)

C. Other.

❖ Funding Priorities/Allocations

1. Housing needs study (Up to \$100k) – A study of the Measure W Tax Area establishing a baseline understanding of housing market conditions, needs, and barriers.

A. No change.

B. Other.

2. Housing production (Up to 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 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.
- 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 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
- Support to increase rentals within existing homes through JADU's & ADU's, Share rentals, Co-ownership

- Transitional/Temporary Rental Housing

- Emergency and transitional housing
- 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

A. No change.

B. *Feedback/Question: This is very broad list of eligible items - might we want to prioritize them in some way or indicate that some are of higher need than others? (Cassandra)*

C. Other.

3. 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.

A. No change.

B. Remove this separate category and include under the Housing Production category.

C. Other.

4. 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

A. No change.

B. Change to fixed dollar amount of 100k.

C. *Feedback: \$100k seems to be a reasonable amount given that we can tap into other resources for rental assistance. (Yareli) / My only concern is if the opportunity arises for community members to become homeowners and need down payment assistance this fixed amount wouldn't be enough to support rental, security deposit and down payment assistance. (Yareli)*

D. Other.

5. Set aside for future larger projects (5%) – Funding to be accrued for larger housing projects (5+ units) in the future.

A. No change.

B. Change to 10%.

C. *Feedback: 10% is an appropriate percentage. (Yareli) / I agree with 10% (Cassandra)*

D. Other.