

# Measure W

## Community Housing Working Group

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REFINEMENTS &  
RECOMMENDATIONS

*Tuesday, March 28, 2023*

Marin County Community Development Agency  
Housing & Federal Grants Division



# Agenda

ACTION ITEMS FOR MARCH 28, 2023

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1. Introductions and Icebreaker
2. Summary of Meeting #2 (02/27/23) + Subcommittee Suggestions
3. Discussion
4. Next Steps



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](http://www.marincounty.org/federalgrants)

# Introductions and Icebreaker

<b>County of Marin Staff</b>	
Aline Tanielian, Planner	Chelsea Hall, Housing/Environmental Planning Aide
Molly Kron, Senior Planner	
<b>Working Group Members</b>	
Arianne Dar* - Bolinas, 2024	Scott Hochstrasser*, Tomales, 2024
Ashley Harriman*, Point Reyes, 2023	Stacey Laumann*, Point Reyes, 2023
Cassandra Benjamin, Inverness, 2024	Tamara Hicks*, Tomales, 2023
Eva Thomas, San Geronimo Valley, 2024	Yareli Cervantes*, Point Reyes, 2023
Heidi Smith, Stinson Beach, 2024	

*\*previously served on the Working Group*

**Icebreaker: What is a fun or random fact you know about West Marin/your community?**



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# Summary of Decisions – Categories/Allocations

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Category	Allocation	Decision
#1: Housing Needs Study	\$100,000	6/6 Vote for No Change
#2: Housing Production	90% of remaining funds	6/6 Vote to Update: Description/sub-categories updated; inclusion of Housing Predevelopment; Allocation increased from 65% to 90%
#3: Direct Housing Assistance	\$100,000	6/6 Vote to Update: Changed to fixed dollar amount; inclusion of “Emergency” under Rental Assistance
#4: Large Project Set-Aside	10% of remaining funds	6/6 Vote to Update: Allocation increased from 5% to 10%

# Summary of Decisions - Guidelines

Guideline	Decision	Feedback
#1: Fund Distribution	6/6 Vote to Update Added: “high need communities”	<b>Subcommittee</b> – consider including priority for affordable units
#2: Category Allocation	6/6 Vote to Update Updated fixed categories	-
#3: Accruing Large Project Set-Aside	6/6 Vote for No Change	<b>Oversight Committee:</b> clarify language (no substantive change) (next slide)
#4: Alignment with County Affordable Housing Fund (HTF)	No Decision – Subcommittee to Report Back	<b>Subcommittee</b> - \$50k per unit +\$15k/bedroom for affordable projects, as funds are available
#5: Priority Impact & Bedrooms	No Decision – Subcommittee to Report Back	

# Suggestion: Accruing Large Project Set-Aside

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## **Current:**

Guideline #3: 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.

## **New language proposed by County staff to address feedback from Oversight Committee:**

Priority categories are allocated either a fixed dollar amount or a percentage of Measure W Community Housing funds. When annual priorities are adopted, categories with fixed dollar amounts are available for the full value allocated. The Large Project Set-Aside (LPSA) carries funds over from year to year and continues to accrue.

After accounting for fixed dollar amounts and the LPSA, the remaining Measure W Community Housing funds are allocated based on the percentages for any additional priorities. Funds not spent in a given year are reallocated using the newly approved annual allocation plan with the exception of the LPSA. These percentages should be used as a general guide in order to retain flexibility.

# Suggestion: HTF Alignment and Greatest Impact/Bedrooms

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## **Current:**

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

Guideline #5: When funding is limited, priority shall be placed on projects providing the greatest impact and greatest number of bedrooms.

## **Subcommittee Suggestion:**

General alignment with the per-unit funding amounts utilized for the Affordable Housing Fund, with an additional \$15,000 per bedroom for affordable projects, as funds are available.



# Suggestion: Distribution of Funds

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## **Current:**

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

## **Subcommittee Suggestion:**

Measure W Community Housing fund distribution should prioritize **affordable** projects that are moving forward regardless of location, with a goal of equitable distribution to high need communities across the Measure W Tax Area.





# Next Steps

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- Make recommendation to CDA Director for final recommendation to be presented to the Board of Supervisors in April (tentatively April 18)
- Stay tuned for more opportunities to share input
  - Housing Element programs/policies
  - STR moratorium



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**Thank You**

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