



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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www.marincounty.org/cda

DATE: Tuesday, March 28, 2023
TO: Measure W Community Housing Working Group
FROM: Aline Tanielian, Planner
Molly Kron, Senior Planner
Chelsea Hall, Environmental Planning and Housing Aide
SUBJECT: Measure W Community Housing Priority Setting
MEETING LOCATION: Virtual Hearing via Zoom, 5:00 – 6:00 PM:
<https://us06web.zoom.us/j/86404807594?pwd=Z1ZubO9GclY1TFIwMTF4QXh1aWlkUT09>

In preparation for the upcoming Measure W Community Housing Working Group priority setting meeting, please accept this brief memo containing the agenda and links to supporting information. Materials related to the Measure W Community Housing Fund and Working Group can be found on the Measure W Community Housing website at www.marincounty.org/measurew-ch.

Agenda:

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

1. Introductions and Icebreaker

Working Group members, area representation, and term:

- Arianne Dar* - Bolinas, 2024
- Ashley Harriman*, Point Reyes Station, 2023
- Cassandra Benjamin, Inverness, 2024
- Eva Thomas, San Geronimo Valley, 2024
- Heidi Smith, Stinson Beach, 2024
- Scott Hochstrasser*, Tomales, 2024
- Stacey Laumann*, Point Reyes Station, 2023
- Tamara Hicks*, Tomales, 2023
- Yareli Cervantes*, Point Reyes Station, 2023

**previously served on the Working Group*

Ice Breaker Question: What is a fun or random fact you know about West Marin/your community?

2. Summary of Meeting #2 (02/27/23) and Suggestions

The second meeting for the 2023 Measure W Community Housing Working Group was focused on making recommendations and refinements to the overarching guidelines and funding priorities/allocations, to be applied in the next funding cycle from approximately May 2023-May 2024.

After discussion and deliberation, the group came to consensus on all points, except for the last two overarching guidelines (#4 – alignment with County Affordable Housing Fund, and #5 – setting priority for projects with the greatest impact/number of bedrooms). A summary of the recommendations that came out of this meeting can be found in Attachment 1.

❖ **Subcommittee Feedback (Guidelines #1, #4 and #5)**

At the end of the meeting, several working group members, including Stacey, Arianne and Cassandra, volunteered to serve on a subcommittee to report back suggestions for guidelines #4 and #5. This feedback includes the following suggestion:

- \$50k per unit +\$15k/bedroom for affordable projects, as funds are available (both guidelines #4 and #5 addressed).

Through this recommendation, the subcommittee raised the question about whether Measure W community Housing funds can be used for housing that serves a range of income levels, including above-moderate households. To confirm, these funds are not limited to those earning below the low-income threshold (80% of the area median income) like most affordable housing funding sources. Rather, these funds are available to broadly serve community housing in the Measure W tax area, with the requirement that applicants be a 501c3 non-profit or government entity.

Given this use of funds, the subcommittee recommends adding the word “affordable” to the previously agreed-upon updated language for the guideline around prioritizing projects:

- 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.

❖ **Oversight Committee Feedback (Guideline #3)**

Consistent with feedback received by Working Group members at meeting #2, on March 7, 2023, the Measure W Oversight Committee met and provided feedback to County staff regarding suggested clarification to the language under guideline #3 (accruing large project set-aside). While the Working Group had no suggested changes to this guideline, Staff recommends the following updated language to address concerns brought up by both the Working Group and Oversight Committee. This language does not include any substantive changes and only adds language to further clarify the original guideline.

- *Current:* 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.
- *Suggested:* 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, as funds are available. 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 their percentages. 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.

The group will be expected to make final recommendations on these guidelines.

3. Discussion

To facilitate the goal of finding consensus on priorities and recommendations proposed to be ultimately presented to the Board of Supervisors, the working group will have open time for further group discussion, as needed.

4. Next Steps

It is anticipated the Working Group will make final recommendations on the guidelines and funding priorities to the CDA Director, to be presented to the Board of Supervisors tentatively on April 18, 2023. If a decision is not reached, staff can schedule a subsequent meeting.