

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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March 17, 2020

Board of Supervisors
County of Marin
3501 Civic Center Drive, Room 329
San Rafael, CA 94903

SUBJECT: Measure W funding recommendation for 430 Aspen in Bolinas

Dear Board Members:

RECOMMENDATIONS:

1. Review and approve a funding recommendation for the property located at 430 Aspen in Bolinas from the Measure W community housing funds.
2. Authorize President, subject to County Counsel approval, to execute (a) Community Housing Fund Grant document, (b) Lien Agreements, and (c) related documents including Subordination Agreements that may be required in the future by other sources of financing for this project.

SUMMARY: The Bolinas Community Land Trust (BCLT), a non-profit community land trust dedicated to creating, preserving, and sustaining affordable housing in Bolinas, and the Bolinas Stinson Unified School District, have applied for \$150,000 in Measure W community housing funds to renovate a property purchased by BCLT in 2017.

BACKGROUND: On November 6, 2018, the voters of West Marin passed Measure W to establish the West Marin Transient Occupancy Tax area. In recognition of the impacts of visitors to the area, the increase in the transient occupancy tax approved by the measure will provide increased funding for long-term community housing in addition to enhanced fire/emergency services. The measure allows for an ad-hoc working group to help inform the Marin County Community Development Agency's (CDA) funding recommendations to the Marin County Board of Supervisors. The Measure W Working Group on Fund Expenditures for Community Housing (Working Group) is comprised of nine (9) members selected by the CDA Director. The purpose of the Working Group is to prioritize housing needs in West Marin. The Board of Supervisors and County staff will consider the group recommendations when awarding funds to specific projects using Measure W proceeds. On December 10, 2019, your Board reviewed and approved the Working Group's recommended priorities which will be used to award Measure W community housing funds for the period of January 2020-December 2020.

DISCUSSION: BCLT has applied for \$150,000 to renovate a 1-bedroom home and accessory dwelling unit, which will be rented to households between 30-60% of the Area Median Income (AMI). The property was an active code enforcement case at the time BCLT purchased it and a significant amount of demolition and reconstruction is required in order to rehabilitate the main house and to obtain permits for the accessory dwelling unit.

This is the second funding request that BCLT has made to date for the project. On May 7, 2019 your Board awarded \$51,450 in Community Development Block Grant (CDBG) funding to support the rehabilitation and legalization of the housing on the property.

This project aligns with one of the priorities recommend by the Working Group and adopted by your Board: funding to support the development of housing for West Marin public safety employees, teachers and other members of the West Marin workforce, housing for families, housing for persons with disabilities, and housing for seniors.

In considering BCLT's request, staff has identified two funding alternatives. One alternative is to allocate \$100,000 based on the County's past practice of investing approximately \$50,000 for each unit of affordable housing. Given that Measure W are a limited resource and public funds and there are other projects in the pipeline including, 3755 Shoreline Highway in Stinson Beach (5-unit acquisition and renovation), Sage Lane in Forest Knolls (renovation of 6 units of existing affordable housing) and the Coast Guard property in Point Reyes Station (36-unit acquisition and renovation), this alternative would set a realistic precedent of \$50,000 per unit. However, it would fall short of BCLT's full funding request by \$50,000.

The second alternative is to allocate the full \$150,000 as requested by BCLT given the high cost of development in the Coastal Zone and the limited opportunities for creating affordable housing in West Marin.


FISCAL IMPACT: There is no impact to General Fund net County costs as a result of your Board's action. Funds are available in the FY 2019-20 baseline budget in the Measure W Community Housing Fund #3450. The balance of Measure W funds available for community housing is approximately \$690,000. Staff have received three other applications for a total of approximately \$80,000.

REVIEWED BY:

- | | |
|---|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Administrator's Office | <input type="checkbox"/> N/A |
| <input type="checkbox"/> County Counsel | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,


Leelee Thomas
Planning Manager


Brian C. Crawford
Director

Attachments:

1. Funding priorities for the use of Measure W community housing funds
2. Funding application from BLCT for Measure W community housing funds