

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
AGENDA**

**Wednesday, May 22, 2024
5:45pm**

Hosted by the City of San Rafael
AC Hotel ~ 1201 Fifth Ave. San Rafael, CA

5:45 PM to 6:00 PM: Business Meeting

Agenda

1. Call to Order: MCCMC President Melissa Blaustein

2. Public Comment (Limit 3 minutes per person)

3. Committee Reports

- 3.a. Metropolitan Transportation Commission (MTC) *
3a. Report from Supervisor Stephanie Moulton Peters
- 3.b. Association of Bay Area Governments
3b. Written report provided by Pat Eklund, Novato
- 3.c. Golden Gate Bridge, Highway and Transportation District *
3c. Written report provided by Holli Thier, Tiburon
- 3.d. MCCMC Legislative Committee
3d. Written report provided by Alice Fredericks, Tiburon
- 3.f. Transportation Authority of Marin
3f. Written report provided by Alice Fredericks, Tiburon

* Indicates report not received by time of agenda publication. Packet will be republished once available.

4. Business Items

- 4.a. Consideration and Possible Appointment of MCCMC Representatives to Serve on Subcommittee On Affordable And Workforce Housing Formed By Marin County Board Of Supervisors

The County of Marin provided notice that the Marin County Board of Supervisors Subcommittee on Affordable and Workforce Housing and the Community Development Agency are requesting two nominations from the Marin County Council of Mayors & Councilmembers (one representative from a large city and one representative from a small city, as noted in attachment 6a) to serve on a Countywide Steering Committee to inform the Local Expenditure Plan outreach and work plan process for the Bay Area Housing Finance Authority (BAHFA). The Steering Committee will hold approximately 4 meetings over late spring to summer.

A call for letters of interest was made at the April 24, 2024 MCCMC meeting and a vote by the MCCMC membership to appoint two members to serve on the subcommittee will be held at the May 22, 2024 MCCMC meeting.

Attachment 4.a.1: Description of new committee

Attachment 4.a.2: Letters of Interest received from representatives of large cities (1 received):
Rachel Kertz, San Rafael

Attachment 4.a.3: Letters of Interest received from representatives of small cities (3 received):
Urban Carmel, Mill Valley; Barbara Coler, Fairfax; and Matthew Salter, Ross

- 4.b. Announcement and Call for Letters of Interest for the Following Appointments:
ABAG Executive Board: Primary and Alternate

The incumbents are: Pat Eklund, Novato (Primary) and Nancy Kemnitzer, Belvedere (Alternate). Both incumbents have expressed interest in reappointment and will submit letters of interest. Nominations will be accepted from the floor at the May meeting and letters of interest solicited. A vote will be held by the City Selection Committee at the June 26, 2024 regular meeting.

Attachment 4b: Letter of Interest received from Pat Eklund, Novato (Primary) dated May 17, 2024

- 4.c. Nominations for Executive Committee – MCCMC President and Vice President for 2024-25 Term:
1. Nominations for MCCMC President for 2024-25
 2. Nominations for MCCMC Vice President for 2024-25

Eli Hill, San Rafael, current MCCMC Vice President, has indicated interest in appointment as President for 2024-25 and will submit a letter of interest. Stephanie Hellman, Fairfax, has indicated interest in appointment as Vice President for 2024-25 and will submit a letter of interest. Nominations will be accepted from the floor at the May meeting and letters of interest solicited. A vote will be held at the June 26, 2024 regular meeting

Attachment 4c: Letter of Interest received from Stephanie Hellman, Fairfax (for Vice President) dated May 17, 2024

- 4.d. Discussion of Meeting Schedule for 2024-25 MCCMC Business Year
Attachment 4d: Staff Report

- 4.e. Review of Draft Agenda for June 26, 2024 MCCMC Meeting To Be Held In Person, Hosted by the Town of Fairfax
Attachment 4e: Draft agenda for June 26, 2024 MCCMC Meeting

- 4.f. Consideration and Possible Approval of Draft Minutes of the April 24, 2024 MCCMC Meeting
Attachment 4.f: Draft minutes of the April 24, 2024 MCCMC meeting
** Not available at time of agenda publication. Packet will be republished once available.*

ADJOURN: To the June 26, 2024 meeting, to be hosted by the Town of Fairfax
Deadline for consideration of potential agenda items – June 19, 2024. Please send to:
MCCMCSecretary@gmail.com

6:00 PM to 8:00 PM: Program & Networking, Hosted by the City of San Rafael

1. Welcome and Introduction of Guests: President Melissa Blaustein and Host City Mayor, Kate Colin
2. Special Guest Speakers:
 - Dave Canny, PG&E Regional Vice President, will provide updates on current projects
 - Jamillah Jordan, Equity Director for the County of Marin, will speak about budgeting with an equity lens.

ABAG Report to MCCMC¹

May 2024

EXECUTIVE SUMMARY: This report includes a synopsis of a new database that lists the housing developments that are in the “pipeline” throughout the Bay Area; request to ABAG delegates (or their alternates) to register for the ABAG General Assembly to be held on June 21, 2024 to approve FY 2024-24 budget and workplan; information on a NEW Bay Area affordable housing pipeline database; latest changes to the Regional Bond Measure and the Final Expenditure Plan for housing; Priority Conservation Areas Refresh; RHNA Cycle 7 reforms; and proposed state legislation.

GENERAL ASSEMBLY – ABAG DELEGATES: RESERVE JUNE 21, 2024: All ABAG delegates and/or their alternate need to register for the ABAG General Assembly scheduled for June 21 2024 at the Oakland Museum from 9:00 am to 2:00 pm. Here is the link to register: [General Assembly Event & Roster | Association of Bay Area Governments \(ca.gov\)](#)

The business meeting will begin at 10:00 am where the General Assembly will be voting on the Draft 2024-2025 Budget and Workplan that was adopted by the ABAG Executive Board on April 18, 2024. There will be lunch then a discussion on *Resilience: Innovative Governance for Regional Challenges* featuring a panel discussion and keynote speaker **Shalini Vajjhala**.

The proposed ABAG Work Program for FY 2024-25 includes a description of the ABAG programs and projects, including highlights of work completed in FY 2023-24 and plans for FY 2024-25. The FY 2024-25 work program describes the continued work in the Regional Planning Program, Local Government Services, Regional Trails, and Legislation and Public Affairs. The proposed ABAG Budget for FY 2024-25 includes allocation of revenue and expenses for all ABAG operating funds, including ABAG Administration, ABAG Grants, ABAG Bay Area Regional Energy Network), San Francisco Estuary Partnership and the San Francisco Bay Trail.

BAY AREA AFFORDABLE HOUSING PIPELINE: ABAG and BAHFA developed (through a contract) a new database called the Bay Area Affordable Housing Pipeline that inventories affordable housing in the region that are in various stages of predevelopment. Predevelopment ranges from early-stage planning, to entitlements, to permitting and to securing all necessary financing.

The following table shows the number of affordable housing projects and number of homes in some stage of predevelopment in the Bay Area for which developers have not yet secured all funding necessary to start construction.

County	Affordable Housing Projects in Predevelopment	Affordable Homes in Predevelopment
Alameda	115	10,086
Contra Costa	32	2,513
Marin	22	1,173
Napa	15	1,496
San Francisco	86	8,448
San Mateo	37	3,099
Santa Clara	86	10,367
Solano	4	310
Sonoma	36	3,404
Regional Total	433	40,896

¹ Marin County Council of Mayors and Councilmembers (MCCMC). For questions, please contact Councilmember Pat Eklund at: 415-336-9913.

The table below shows average cost per unit for all 433 developments in the Pipeline, regardless of their construction type (i.e. new construction or acquisition and rehab) or principal funding source. On average, local subsidies covered about 20% of total development costs for projects that secured LIHTC allocations

	All Developments	All Developments	25% Lowest-Cost Developments	25% Lowest-Cost Developments
County	Average Cost Per Unit	Estimated Subsidy Need Per Unit (Local + State, Assumed 35%)	Average Cost Per Unit	Estimated Subsidy Need Per Unit (Local + State, Assumed 35%)
Alameda	\$825,000	\$289,000	\$472k	\$165k
Contra Costa	\$798,000	\$280,000	\$598k	\$209k
Marin	\$794,000	\$279,000	\$654k	\$229k
Napa	\$553,000	\$193,000	\$495k	\$173k
San Francisco	\$873,000	\$305,000	\$568k	\$199k
San Mateo	\$874,000	\$306,000	\$624k	\$218k
Santa Clara	\$868,000	\$304,000	\$751k	\$263k
Solano	\$671,000	\$235,000	\$491k	\$172k
Sonoma	\$634,000	\$222,000	\$582k	\$204k
Regional Total	\$817,000	\$286,000	\$530k	\$185k

between 2021 - 2023 and also received local funding. Another 15% came from state subsidies. This confirms that affordable housing projects **need public subsidies to cover 35% of their costs. It is noted that Marin County has the second highest average cost per unit next to Santa Clara County!**

Most affordable housing projects use multiple funding sources including: 1) Tax-exempt bonds; 2) LIHTC equity at either 4% and sometimes at 9%; 3) Conventional bank mortgages; 4) Local (and sometimes state) subsidies, also known as “gap financing”. The funding sources listed above, with the exception of conventional mortgages, are all currently over-subscribed in California. The funding needed to unlock the pipeline’s approximately almost 41,000 homes is estimated to be: 1) \$9.7 billion in tax-exempt bonds; 2) \$11 billion in 4% LIHTC equity; 3) \$1.3 billion in 9% LIHTC equity; 4) \$1.4 billion in state tax credit equity; and 5) \$9.7 billion in gap financing.

UPDATE ON THE REGIONAL BOND MEASURE AND EXPENDITURE PLAN FOR HOUSING: In April, ABAG and BAHFA (Bay Area Housing Finance Authority) voted to adopt the Regional Expenditure Plan and to place a housing bond measure on the November 2024 ballot up to \$20B within the 9-county Bay Area as allowed by AB 1657 – The Affordable Housing Bond Act of 2024. This approval was subject to several unresolved issues (e.g. labor standards).

In May, ABAG and BAHFA voted to change the bond value to \$20B. In addition, ABAG agreed to seek legislation that would allow BAHFA to include labor standards which includes prevailing wages, health care payments and training to be applied to 100% of the bond funds including the 80% that will be administered directly by counties (and cities) along with the direct-allocation cities.

As noted in prior reports, if voters in the Bay Area support the housing bond measure, it would authorize the issuance of bonds for housing pursuant to the State General Obligation Bond Law. The Final Regional Expenditure Plan will govern the expenditures of the Regional Housing Revenue. The initial Regional Expenditure Plan assumes that the initial Expenditure Plan covers the 5-year period of 2025-2030 and that BAHFA will issue between 5 and 7 bonds depending on the value of the bonds and on the amount counties and direct allocation cities request.

As reported in last month's report, the Bay Area labor groups requested the Regional Expenditure Plan which is the basis for the bond measure include labor standards. After much discussion, both ABAG and BAHFA agreed to support legislation that imposes labor standards on 100% of bond funds, including the 80% that will be administered directly by counties and direct-allocation cities. This measure is intended to be placed on the November 2024 ballot in all 9 Counties in the Bay Area.

PRIORITY CONSERVATION AREA (PCA) FRAMEWORK REFRESH: PCA's are a set of geographies aimed to support broad conservation efforts. The PCA planning framework was originally developed in 2007 and received a minor update in 2014. During that time, 185 PCAs were nominated through a voluntary, locally driven process by cities, counties, and park/open space districts, and then designated by ABAG. As the growth framework and Priority Development Areas (PDAs) went through a significant update during Plan Bay Area 2050, many partners and stakeholders articulated a need to revamp the PCA planning framework as part of the Plan Bay Area 2050 Implementation Plan.

MTC/ABAG committed, in its adopted Implementation Plan to "engage with a variety of stakeholders and partners to provide guidelines and resources to support future conservation work, while also broadening the scope of the PCA program to promote climate resilience and equity." ABAG/MTC received a \$250,000 Sustainable Agricultural Lands Conservation (SALC) Program grant to identify the strengths and weaknesses of the current PCA framework, articulate a vision for next-generation PCAs, establish clear goals and objectives for PCAs, incorporate a wider range of policy concerns into the planning framework, and develop data and mapping tools available to program partners.

An interim memo entitled 'Priority Conservation Area Refresh' made several recommendations that were discussed at the ABAG Executive Board meeting on May 16, 2024. Following is the link: [Priority Conservation Area Refresh Interim Memo \(ca.gov\)](#). This report shows on Page 39 the existing PCA's previously designated while on page 15 the report identifies the areas that may be eligible for PCA designation in this next round. The suggested reforms aim to address challenges and add structure to the PCA Framework to enable their use in a greater array of future efforts, while still allowing local flexibility to raise local conservation priorities into the regional conservation framework. While the reforms are described individually, they are reliant on one another to create the desired structure to fully address the identified challenges. The six key reforms are: 1) Refine the PCA definition to be clearer and reflect how they are used in practice; 2) Add climate adaptation as a new PCA type and incorporate equity into each PCA type; 3) Ensure PCAs have accurate and verified geographic boundaries; 4) Ensure PCA type consistency with eligibility maps; 5) Incorporate Regionally-Identified PCAs into the framework that have been locally nominated outlined in the recent report; and, 6) Elevate PCAs for new funding with the refreshed Framework. **It is anticipated that nominations for new PCA's will begin in the Fall of 2024.**

RHNA CYCLE 7 REFORMS: The ABAG Executive Board began discussing the proposed recommendations from the Department of Housing and Community Development's recent report released on April 18, 2024 entitled "California's Housing Future 2040: The Next Regional Housing Needs Allocation initiative" which identifies recommendations for the upcoming RHNA -- Cycle 7 which is anticipated to start in 2027. Meanwhile, HCD and others will be initiating legislative changes to the RHNA process. Following is a link to this report: [Regional Housing Needs Allocation \(RHNA\) | California Department of Housing and Community Development](#).

The HCD recommendations propose significant changes to the methodology and process for the Regional Housing Needs Determination (RHND) and the RHNA (Regional Housing Needs Allocation). Some of the proposed changes include: 1) Account for housing needs of people experiencing homelessness; 2) Adjust how people in "group quarters" are accounted for in RHND and APRs; 3) Adjust income distribution to shift more of RHND toward lower-income housing needs; 4) Replace "comparable regions" process for overcrowding and cost burden adjustment factors with comparison to national average; 5) Technical revisions to RHND

adjustment factors for cost burden, overcrowding, vacancy rate, and jobs/housing relationship; 6) Account for housing lost to vacation homes and short-term rentals; 7) Use Department of Finance (DOF) household projections instead of population projections. Remove consultation process with COGs; 8) HCD to increase transparency during the RHND process, including offering methodology walkthroughs to COG boards.

On May 7, 2024, Governor Newsom announced his support to “Expand Local Governments’ Responsibility to plan for the housing needs of people experiencing and at risk of homelessness”. The legislation, AB 3093 (Ward), will ensure that local jurisdictions meaningfully account for the needs of their homeless populations and lowest income households as part of the Regional Housing Needs Allocation (RHNA) process and in local housing plans. We anticipate spot bills in the 2024 legislative session to address these recommendations.

STATE LEGISLATION:

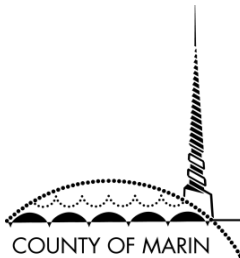
Assembly Bill 2396 (Reyes) -- ABAG and MTC Support, if amended. State Partnership for Affordable Housing Registries in California Grant Program. This legislation is intended to fund the creation of local or regional online portals through which prospective renters can search for available deed-restricted apartments and submit applications. This bill would establish a state program to fund the creation of online search and application portals for deed-restricted apartments in communities throughout the state, subject to an appropriation by the legislature. Unfortunately, the State legislature placed this bill in suspense, but will come back next year.

Meanwhile, this bill was being co-sponsored by Housing California and its Residents United Network (RUN) comprised of renters living in deed restricted apartment complexes. The author and sponsor were attempting simplify the process of finding and applying for available deed-restricted apartments by requiring the State Department of Housing and Community Development establish a competitive funding program for cities, counties, regional housing finance agencies, public housing authorities and council of governments. The first phase of funding would focus on developing portals in geographies that do not currently have one; it would require the new portal to, at a minimum, provide listings of all deed-restricted apartments in the portal’s geography. Subsequent funding rounds would support portals in expanding to offer prospective renters the ability to submit online applications, receive automatic notifications of new vacancies and track their place on waiting lists.

Assuming the bill comes back next year, ABAG agreed to recommend the following changes: 1) Allow existing portals to apply for funding to maintain their systems; 2) Eliminate the requirement for portals to use a “pre-application” to identify apartments for a prospective renter to be eligible based on income; and 3) Limiting the required listings to available deed-restricted apartments in the portal’s geography rather than all deed-restricted apartments in the portal’s geography. The latter is a significantly larger universe of listings and doesn’t reflect Doorway’s current approach.

PROPOSED LEGISLATION: The ABAG Executive Board approved the recommendation that authorizes the Bay Area Housing Finance Authority (BAHFA) to seek legislation that would allow BAHFA to apply labor standards to regional housing bond proceeds directly allocated to counties and cities.

The Expenditure Plan already includes how BAHFA will deploy its 20% of the share of the Regional Housing Bond (assuming the bond measure passes in November 2024) which includes labor standards that require prevailing wages, health care payment and training in funding projects that increase the housing supply affordable to lower income Bay Area households. This proposed legislation would give BAHFA the authority to require the remaining 80% of the regional housing bond funds that would be distributed to counties and specific cities to require prevailing wages, health care payments and training when using the remaining portion (80%) of the regional housing bond funds. ABAG and BAHFA will be seeking an author for the legislation.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

MEMO

Sarah Bernstein Jones
DIRECTOR

Date: April 15, 2024

Leelee Thomas
DEPUTY DIRECTOR

To: Melissa Blaustein
Marin County Council of Mayors & Councilmembers

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY
www.marincounty.org/plan

From: Leelee Thomas, Community Development Agency
Jillian Zeiger

Re: Countywide Steering Committee to inform the Local Expenditure outreach and work plan related to the Bay Area Housing Finance Authority (BAHFA)

The Marin County Board of Supervisors Subcommittee on Affordable and Workforce Housing and the Community Development Agency are requesting that MCCMC nominate two members to a Countywide Steering Committee to inform the Local Expenditure outreach and work plan process for the Bay Area Housing Finance Authority (BAHFA).

The Countywide Steering Committee will advise on the Expenditure outreach plan. The purpose of the outreach is to inform community members and stakeholders about BAHFA and gather feedback on local funding priorities to inform the Local Expenditure Plan.

After outreach is completed, the Steering Committee will receive a report out on engagement and community feedback and recommend a draft Expenditure Plan to the Board of Supervisors.

- The committee will be made up of nine members including:
- two Council Members (1 Large City, 1 Small City), nominated by the Marin County Council of Mayors and Council Members
 - two City Managers, nominated by the Marin Managers Association
 - two Planning Directors, nominated by the Housing Working Group
 - The two members of the Board of Supervisors Housing subcommittee
 - The County Executive Officer

The committee will be asked to participate in a total of four meetings to assist with the Local Expenditure Plan draft prior to the November ballot measure.

A draft schedule of the Steering Committee could be:

Meeting number 1:

- briefing on BAHFA, background information and overview of local expenditure planning
- Draft goals for the outreach plan
- review and feedback on outreach plan

Meeting number 2:

- Review findings of outreach and community engagement
- Discuss recommendations and priorities.

Meeting number 3:

- Review expenditure plan goals, feedback from affordable housing developers focus group
- Discuss Draft Expenditure Plan recommendations
- Recommend strategies to outreach to city councils to review expenditure plan

Meeting number 4:

- Finalize review of draft expenditure plan

Background: The Bay Area Housing Finance Authority (BAHFA) is planning to submit an affordable housing general obligation bond measure to Bay Area voters at the November 2024 election.

If the voters authorize the bond, the San Francisco Bay Area Regional Housing Finance Act (“the Act”) requires direct recipients of the bond proceeds to prepare an expenditure plan to govern how the bond proceeds will be spent. Direct recipients will have to submit an expenditure plan in the first half of 2025. Direct recipients are encouraged to begin the planning process early to ensure that they can fulfill the required outreach activities, while adopting the expenditure plan in a timely manner. BAHFA staff have drafted the following Sample Local Expenditure Plan to assist direct recipients in understanding how they can fulfill their obligations. This document is intended to guide local staff in the planning process and should not be used or interpreted as the final guidance or official template. In certain instances, this Sample Plan includes percentages and numbers to illustrate how a direct recipient could input their specific local decisions. These numbers are highlighted to demonstrate that they are examples.

May 15, 2024

RE: BAFHA Large City Representative

Dear Members of the MCCMC,

Homelessness and the lack of affordable housing has been part of our jurisdictions for years and with the introduction of the Bay Area Finance Housing Authority (BAFHA) we finally have a solid funding mechanism to support housing, homelessness and more. Marin needs a strong, experienced voice at the BAHFA table to represent the needs of our communities. As Co-Chair of the MCCMC Homeless Committee we already have the framework and cross-jurisdictional representation to lead this work and I am committed to serving as your County of Marin Large City BAFHA champion.

Over 15 years ago, I started my work with the homeless community as a leader for the REST program. Since then I have worked on topics impacting the homeless community and now as a San Rafael Councilmember, I am fortunate to be on our City's subcommittee on Homelessness and participate as a representative on the County's Point In Time (PIT) sub-group. In addition, I co-chair the County of Marin Homeless Policy Steering Committee. San Rafael knows the complexity of serving the homeless community while addressing the legal constraints and community concern. I am proud to be part of the San Rafael team that has invested significantly to address the need to provide the most humane level of care, while balancing our business and community concerns.

- San Rafael is the only Marin jurisdiction that has a funded social worker who works day-to-day with the homeless community.
- Hired an Assistant Director of Community Development focused on Housing and Homeless
- San Rafael implemented our mobile crisis team SAFE
- San Rafael provided sanctioned areas for encampments and continues to work with those with lived experience to develop and meet successful outcomes that benefit all.

As a county we have moved to the Housing First model to address homelessness but we know this is not the only answer. We need to bring more policy makers into the discussion and continue to explore other and complementary approaches. In collaboration with the County, the State, and with MCCMC and BAFHA we can systematically and collaboratively approach the complex issue of homelessness.

The goal is to further engage all the cities in finding solutions to this challenging issue. I would be honored to serve as your County of Marin Large City BAFHA champion and am committed to ensuring that the input from each of your individual cities is heard and considered.

Thank you for your consideration.

Rachel Kertz
Councilmember, San Rafael City Council



Rebecca Vaughn <mccmcsecretary@gmail.com>

BAHFA housing subcommittee

Urban Carmel <ucarmel@cityofmillvalley.org>

Tue, May 14, 2024 at 2:06 PM

To: Melissa Blaustein <mblaustein@sausalito.gov>, Rebecca Vaughn <mccmcsecretary@gmail.com>

Hi Melissa and Rebecca

At the MCCMC meeting next week, we will appoint two council members to the BAHFA housing subcommittee, one of which will be from a small city. Please accept this letter as my application to be considered for this role.

My motivation for applying is to ensure that members of this subcommittee have extensive planning or development experience. I was the Mill Valley Planning Commission Chair before being elected to the City Council. I have since been the Chair of our Housing Advisory Committee that oversees the development of affordable housing in Mill Valley, and the Council Lead for our Housing Element. We've initiated a number of progressive housing programs in my 8 years in city government: our city-led 100% affordable development at Hamilton Drive, a first-of-its-kind deed restricted ADU ordinance, Marin's first partnership with Home Match and a soft-story ordinance to protect existing multi-unit housing stock. For background, Mill Valley is Marin's third largest city and one of only two in Marin to achieve its RHNA goal in the recently completed 5th cycle.

As the current mayor of Mill Valley, I'm not looking for more work to do but I think I could add value to this subcommittee in its important formative phase.

Many thanks and see you next week,

Urban

Urban Carmel
Mayor, City of Mill Valley
ucarmel@cityofmillvalley.org
m. 415 548 3111

Sent by email to mblaustein@sausalito.gov and to Rebecca Vaughn at mccmcsecretary@gmail.com

Melissa Blaustein, President
Marin County Council of Mayors and Councilmembers

SUBJECT: LETTER OF APPLICATION FOR THE COUNTYWIDE STEERING COMMITTEE RE: BAHFA

Dear President Blaustein,

This serves as my application for consideration as the Small Cities Representation for the Countywide Steering Committee for the Bay Area Housing Finance Committee (BAHFA). As you may know, unfortunately the Fairfax Town Council will not be able to attend the May 22nd MCCMC meeting as we have a Town Council meeting scheduled on that date.

I have served on the Fairfax Town Council since May 2013, first appointed, then elected in 2013, 2017 and 2020. I have served as Mayor three times, in 2015, 2019 and I am currently Mayor again this year. I have been involved in housing issues since 2013, particularly affordable housing and working to ensure we are affirmatively furthering fair housing in our Town and Countywide. I have sat on many committees through the years regarding housing matters. Some of my experience is highlighted below.

Since 2013 I have been a member of the Countywide Priority Setting Committee (PSC) – the PSC makes recommendations to the Board of Supervisors (BOS) on allocations of HUD \$\$ (and some State \$\$) primarily for affordable housing projects and in support of local non-profits– this year for the entire County there is: CDBG (HUD) ~\$1.6M, HOME (HUD) \$705K, and PHLA (State) \$1.2M. The funds are allocated between Housing, Capital and Public Services by specified formulas. The PSC is made up of elected officials from each of the cities/towns/County and with community representatives from each of the planning areas that represent members of the protected classes I have been a key member of the PSC (in fact I am now the OG) – advocating strongly to ensure the limited monies are spent fairly, where they can have the most impact, and with an equity lens. Also, when the State began allocating PHLA funds, I successfully advocated (with support from members of the PSC) that the PSC (rather than County staff alone) should make recommendations for the allocations.

I was also a member for several years on the Countywide Assessment of Fair Housing Group convened by Liz Darby, the County's Social Equity Coordinator. I was one of two electeds selected to be on the group, which consisted of many Community Based Organizations (CBOs), public housing residents, faith based organizations, members of the disabled community, and people experiencing homelessness. After a few years of research by Liz with community representatives and meeting with our group on fair housing issues, we developed a plan to bring Just Cause Eviction to the County BOS, and the recommendation to develop a community land trust for residents of Marin City as our top priorities. The BOS adopted Just Cause Eviction in 2019. We also developed other priorities for the County (some were adopted, others were not); the Group was dissolved a few years ago.

At the local level, I brought three renter protections in the early years to Fairfax (the 1st city/town in Marin to do so): in 2018, we adopted a Source of Income ordinance which prohibits discrimination solely on the basis of being a Section 8 (or other 3rd party voucher) holder (this was prior to enactment which included this in California's Fair Housing laws). In 2019 as Mayor, I brought two more: Just Cause Eviction and Mandatory Mediation for Rent Increases over 5% in a one-year period. These renter protections were considered reasonable and were not disputed by any in our community. As you may know, the Fairfax Town Council adopted much more stringent renter protections – rent stabilization and just cause eviction in November 2022. During the 2022 discussions, I attempted to provide what I viewed as reasonable compromises, most of which were not included, and I also requested specific outreach to landlords (the majority of the Council did not feel additional outreach was needed). Subsequent to the adoption, then Mayor Cutrano and I worked on a Council Subcommittee to develop some revisions (due to the concerns expressed by many landlords) – the Council subsequently adopted an Ordinance in September 2023 which revised some sections of both 2022 Ordinances. However, as you may know, a citizen's initiative will be placed on the November 5, 2024 ballot to overturn the November 2022 ordinances.

During my first term as Mayor in 2015, we updated our Housing Element for 2015-2022, which utilized a Fairfaxian "homegrown" approach to meet our housing needs. Our recent report to HCD reflected our success with more than doubling building housing for the RHNA for that period. One of our significant success stories from that period is Victory Village, 54 extremely low and low income units (all Section 8) for seniors (also including for 12 chronically homeless individuals) – it opened in July 2020. Also during my time as Mayor in 2015, the County and the Housing Authority purchased Piper Court Apartments, to preserve existing affordable rental housing for our Town.

Back in 2015, I first pushed for streamlining of JADUs and ADUs ("Junior & Second Units") with ordinance amendments over the years and for developing an amnesty program for "illegal" ADUs to bring them in from the cold (penalties are forgiven for a ten-year period and for all, fees are 50% for the ten years). We have continued the amnesty program over the years and pushed it forward for several more years. As we know state law has further streamlined approvals for JADUs/ADUs and we have updated our ordinance to be consistent with them and provide more incentives under our recently certified Housing Element for 2023-2031.

On April 8, 2024 Fairfax received a letter from HCD that certifies the Town of Fairfax, Housing Element 2023-31 has been certified by the California Department of Housing and Community Development (HCD). The culminates years of community workshops, public meetings, work by Town staff, the Planning Commission and Town Council. For roughly two years I served on a Housing Element Subcommittee with Councilmember Chance Cutrano, working through various drafts and components (inc. zoning packages) of our Housing Element (I was also a member of our Affordable Housing Committee since 2013, with our adoption of the HE we have dissolved it). During the process, I asked that we include two Town-owned parcels in the HE that we could donate to a non-profit for affordable housing. PEP Housing has toured

these parcels and others in April. I reached out to Habitat for Humanity about these two parcels, I am pleased that Town staff and I will be taking them on a tour of these two and other opportunity sites the week of May 13th.

As we all know, this cycle for Housing Elements have been a heavy lift with the RHNA's 3 times or more higher than the prior cycle coupled with the numerous state laws that have overridden much of our local control. In our letter, HCD acknowledged the successful completion of many zoning code amendments including: integration of objective design standards; adoption of standards for low impact clustered residential development; updates to density bonus provisions; changes to processing and permit procedures; provision of zoning for residential care facilities, transitional and supportive housing, and low-barrier navigation centers; inclusion of a reasonable accommodation procedure; adoption of a Workforce Housing Overlay. The Town also adopted an Inclusionary housing program and commercial linkage fees to help facilitate and fund future affordable housing projects. I am proud of our staff's and the Council's work to achieve these milestones, yet we have much more to do (as do we all). Clearly funding will be much needed to achieve our many needs in the County for housing – BAHFA may fill some of those needs.

I respectfully request that MCCMC nominate me to serve as the Small Cities representative to the Countywide BAHFA Steering Committee. I believe it is critical that the small city and large city members selected be committed to affirmatively furthering fair housing while also "looking out" for all cities/towns regarding BAHFA, and not be limited to projects within our "own jurisdiction". Through my work on the PSC for all these years and the Assessment of Fair Housing Group, I have demonstrated I have and will continue to do so.

Thank you and the Marin Mayors and Councilmembers for your consideration. If you have any questions, please contact me at (415) 450-7860 or by email at bcoler@townoffairfax.org.

Sincerely,

Barbara Coler, Mayor
Town of Fairfax

cc: Rebecca Vaughn, Secretary MCCMC



Rebecca Vaughn <mccmcsecretary@gmail.com>

Affordable And Workforce Housing | Letter of Interest

Mathew Salter <msalter@gmail.com>

Fri, Apr 26, 2024 at 9:02 PM

To: mccmcsecretary@gmail.com, mblaustein@sausalito.gov

MCCMC,

By way of introduction, I was recently elected to the Ross Town Council. I want to express my interest in serving on the new Subcommittee On Affordable And Workforce Housing.

I believe my background in affordable and workforce housing gives me strong experience to serve on this committee. I am the head of Investor Relations at Riaz Capital based in Oakland. Riaz Capital has an innovative approach to multifamily development by creating beautiful and well-appointed apartments for its residents at an attainable price point. The company accomplishes this by maximizing the density of its buildings adding more units than traditional development techniques. You can learn more about the strategy [here](#).

I have a wealth of experience in both affordable and workforce housing development and financing. At Riaz Capital I have led several successful initiatives to attain financing for our projects. This includes a recent partnership we announced with the Treasurer of Alameda County to secure a construction loan for our new 166-unit affordable housing development. You can read more about the partnership [here](#).

I believe BAHFA's bond issue is exactly what the Bay Area needs to ensure more affordable housing is built. I would welcome the opportunity to serve on this committee to support Marin County's outreach efforts and plan for its expenditures should the bond measure pass.

I welcome a discussion of my qualifications for this position or answer any questions you may have.

Regards,

Mathew Salter
(415) 828-5800

PAT EKLUND
36 White Oak Way
Novato, CA 94949

May 17, 2024

Marin County Council of Mayors and Councilmembers
ATTN: Melissa Blaustein, President and MCCMC Colleagues

SUBJECT: MCCMC Designee to Association of Bay Area Governments Executive Board

Dear President Blaustein and MCCMC Colleagues:

This letter expresses my interest in continuing to serve as the MCCMC designee to the Association of Bay Area Governments (ABAG) Executive Board.

Since serving, I have worked to ensure the interests of the cities and towns in Marin are represented in a strong, constructive and effective manner. I seek input and keep the cities/towns informed of issues through monthly written and when appropriate verbal reports. I also reach out to our city planners and Marin ABAG delegates and alternates.

I am proud to share that Jesse Arreguin, Mayor of Berkley and now Vice President of ABAG Executive Board appointed me to several additional ABAG committees. Also, Belia Ramos, Napa County Supervisor and now President of ABAG Executive Board also appointed me to more committees. This demonstrates that I am an active participant and contribute to our decision-making process.

Currently, as an Executive Board member I was appointed by the President(s) to serve on the following committees: ABAG Housing, Finance and Administrative Committees; the joint ABAG MTC Legislative Committee; and, the Bay Area Regional Collaborative which brings together member agencies including ABAG, BAAQMD, BCDC and MTC to address cross cutting challenges facing the nine-county SF Bay Area. In addition, I represent the ABAG Executive Board on the SF Bay Estuary Implementation Committee. These committee assignments have given me the opportunity to advocate for programs and/or changes in state law that would be helpful to Marin and beyond.

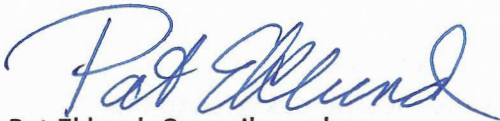
Also, I have served on the last two Regional Housing Methodology Committees (Cycle 5 and 6) which will be extremely helpful as we begin planning for the 7th RHNA Cycle which started this month.

As in the past, I will continue to work with cities – elected officials, planners and managers – to ensure ABAG information and funding on housing and other areas of interest is distributed to assist our cities and towns. And, as always, I will continue to provide up-to-date information in my monthly reports. I also routinely collaborate with other cities/towns in the Bay Area and the State (especially since I am Past President of the League of CA Cities) along with our

county representatives on issues brought forward to the ABAG Executive Board. And, my written ABAG reports are distributed to many cities/towns throughout the Bay Area.

I would be honored to continue to serve as your designee to the ABAG Executive Board. In addition, I believe having Councilmember Nancy Kemnitzer as my alternate has strengthened our representation to ABAG. If you have any questions, please call 415-336-9913 or email me at home: pateklund@comcast.net.

Sincerely,

A handwritten signature in blue ink that reads "Pat Eklund". The signature is written in a cursive, flowing style.

Pat Eklund, Councilmember
City of Novato

Stephanie Hellman
26 Redwood Road
Fairfax CA 94930
shellman@townoffairfax.org

May 17, 2024

Marin County Council of Mayors and Councilmembers
300 Tamalpais Drive
Corte Madera, CA 94925

Dear Mayors and Councilmembers,

I would like to formally submit my name for consideration as MCCMC Vice President for Fiscal Year 2024/2025.

Having grown up in Marin and raising my own family here, it is an honor and privilege to be serving my community as an elected council member. I regard the MCCMC as a unique forum and network of colleagues that has been tremendously valuable to me as we face very similar issues.

As MCCMC Vice President, I would focus on promoting relationship building among council members, mayors and staff across the local jurisdictions, County, State, and Federal governments as well as supporting the MCCMC President. I see opportunity to enhance collective awareness of what each community is experiencing as well as continue to strengthen the MCCMC forum as one that provides exposure to critical work of nonprofits serving in the county. I would be honored to serve as Vice President for MCCMC for the coming term. Please feel free to contact me at 415-250-5129 if you have any questions.

I have over 20 years of professional work experience in product management, marketing, and enterprise project management for Fortune 100 companies. I've built a career managing tough projects, navigating bureaucracy, listening to community members, and building real and long-lasting relationships. I'm currently a nonprofit consultant, a caregiver to my mother, an engaged volunteer, and mother to 3 amazing children.

Elected in 2019, I have been effective at leading projects and policy to fruition including a Coronavirus task force, a community skatepark, small business grants, securing support for a climate coordinator, electrification policy, tenant protections, and more. It's been an honor and a pleasure serving on the Ross Valley Fire Board for 3 years.

Thank you for your consideration.

Sincerely,

Stephanie Hellman

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
STAFF REPORT**

REPORT DATE: May 17, 2024
MEETING DATE: May 22, 2024

TO: HONORABLE MEMBERS OF THE MARIN COUNTY COUNCIL OF
MAYORS AND COUNCILMEMBERS

FROM: REBECCA VAUGHN, MCCMC Secretary/Treasurer

SUBJECT: Discussion of Meeting Schedule for 2024-25 MCCMC Business Year
⚙ ⚙ ⚙ ⚙ ⚙ ⚙ ⚙

PURPOSE:

The meeting schedule and listing of host cities and towns for the upcoming meeting year is approved annually in June. Staff is looking for direction in advance of preparing the draft meeting schedule and list of host cities.

DISCUSSION:

Prior to March 2020, and the pivot to MCCMC meetings held virtually via Zoom, the MCCMC Secretary would assign meeting host assignments to Marin Cities and Towns alphabetically. Any conflicts or trades would be worked about among the cities as needed. Given that there are only eight or nine meetings per year, cities would not necessarily be called upon to host each year.

Coming out of the pandemic in 2022, the Executive Committee resumed a limited in-person meeting schedule (September, October, April, May and June), in conjunction with several virtual meetings (during the winter months of January, February and March). In-person meetings were hosted by Marin cities/towns on a volunteer basis and cities could pair up to share the cost of hosting, and were encouraged to forgo full dinners and instead offer heavy appetizers. The same format was followed in 2023-24.

At this time, staff is requesting direction on how to proceed with preparation for the 2024-25 meeting schedule. Staff proposes returning the alphabetical assignment of meeting dates in order to eliminate confusion and the time-consuming task of scheduling host cities and requesting volunteers.

Further, staff is looking for direction for the format of future meetings, and if members would prefer a full return to in-person meetings, or if there should still be a certain number of meetings held each year via Zoom. The benefit to Zoom meetings has been the ability to host guest speakers such as legislative representatives who may not be able to travel to attend in person. Staff will send out a survey link to determine interest in the following options:

1. All meetings in person, no virtual meetings
2. Three meetings per year held via Zoom
3. Two meetings per year held via Zoom
4. One meeting per year held

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
DRAFT AGENDA**

Wednesday, June 26, 2024
Hosted by the Town of Fairfax
Deer Park Villa

Guest Speaker:

Johnathan Logan will speak about land bank program and affordable housing initiatives in Marin County

Tentative Committee Reports

Metropolitan Transportation Commission
Association of Bay Area Governments
Homeless Committee
Marin County Disaster Council Citizen Corps
Marin Transit
Sonoma/Marin Area Rail Transit Commission
Golden Gate Bridge & Highway Transportation District
Transportation Authority of Marin
MCCMC Legislative Committee
Local Agency Formation Commission

Business Meeting

Approval of Proposed Meeting Schedule and Host Cities for 2024-25

Review Of Draft Agenda For The September 25, 2024 MCCMC Meeting Hosted by
TBD

Consideration and Possible Action to Approve the Draft Minutes of the May 22, 2024
MCCMC Meeting

Appointment of Executive Officers: MCCMC President and Vice President for 2024-25

Note: A Meeting of the City Selection Committee will be scheduled to be convened to discuss and vote on appointments of Primary and Alternate Representatives to the ABAG Executive Board

8:00 PM ADJOURN: to the September 25, 2024 meeting – to be held in person, hosted by TBD

Deadline for consideration of potential agenda items – September 18, 2024 Please send to: MCCMCSecretary@gmail.com