

Point Reyes Coast Guard Housing

COMMUNITY MEETING

April 30, 2018



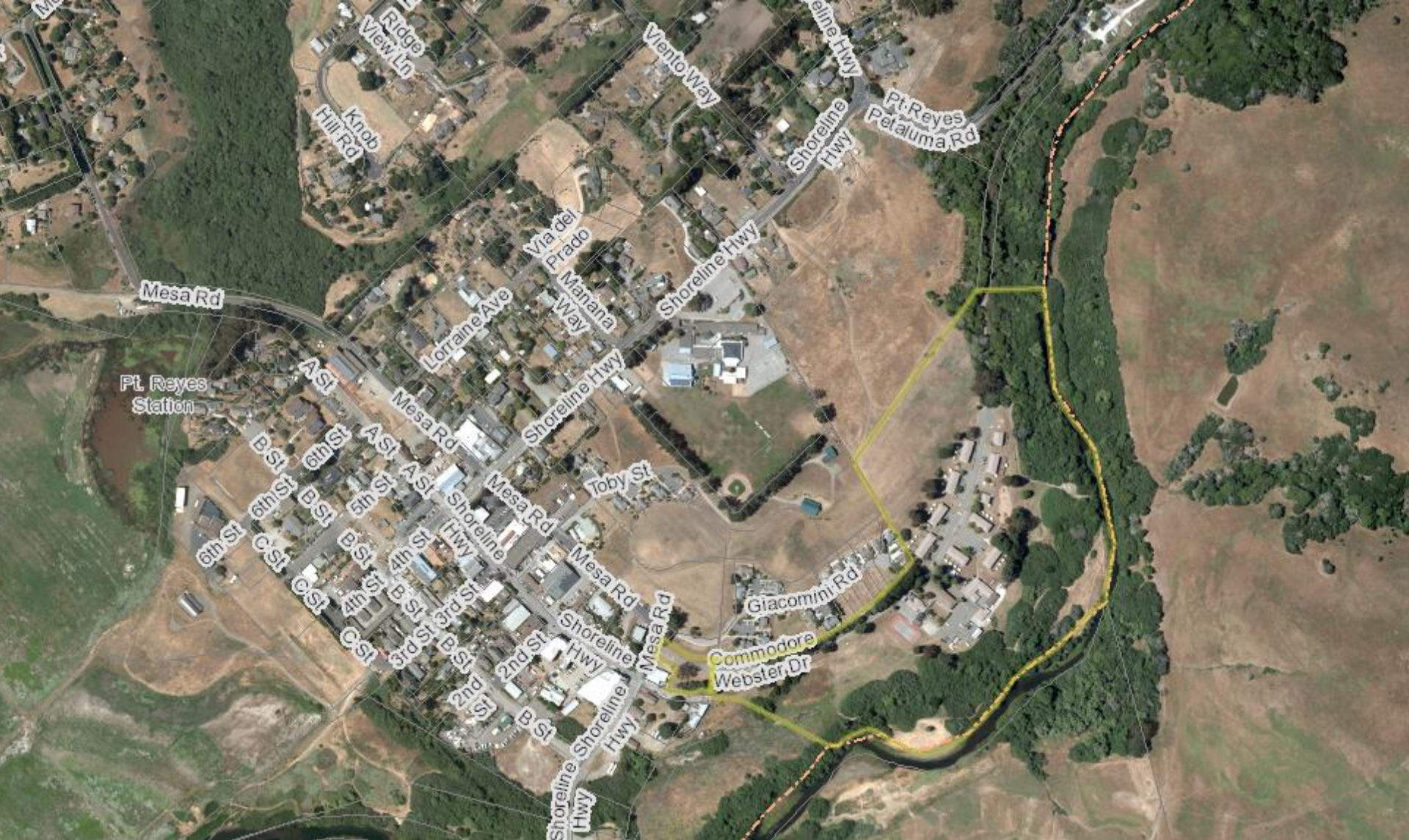
Housing and Federal Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 7309 T
marincounty.org/coastguard

Agenda

POINT REYES COAST GUARD HOUSING

1. Welcome and overview
2. Description of property
3. Fair housing and civil rights laws
 - Who will live here?
4. Community Advisory Working Group
5. Timeline & next steps
6. Community visioning exercises





History of the property

SALE AND LEGISLATION

- **2014.** No longer being used for housing, Point Reyes Coast Guard property was going to be sold through an auction to the highest bidder.
 - With local action lead by CLAM, Congressman Huffman's office introduced legislation in Congress that required it be sold to the County for affordable homes.
- **2016.** Legislation signed to require Coast Guard to sell to County to be used for *permanently-affordable homes*.



Existing Coast Guard property

- Built in 1974:
 - 36 two, three, and four-bedroom homes with fenced-in backyards and sheds;
 - 1 barracks with 24 single rooms; and
 - 1 dining room containing a commercial-sized kitchen.
- Additional amenities:
 - Tennis and basketball courts,
 - Small playground,
 - 2 covered pavilions,
 - Offices, and
 - Workshops.



Existing Coast Guard Property



Description of property

CHALLENGES TO DEVELOPMENT

- Lagunitas Creek - must keep setbacks from the creek.
- Water District wells on the property – water supply must be kept safe.
- Renovation will require Environmental Review.
- A septic system must be installed
- Zoning allows limited residential and agricultural uses only.
- Local Costal Plan must be changed to allow existing housing or other uses.



2001 Point Reyes Station Community Plan

LOCAL AFFORDABLE HOUSING GOALS

“While any specific proposal for additional affordable housing must be evaluated on its own merits, the updated Community Plan states as a matter of policy that such projects are encouraged provided they” meet these goals.

Goals	Alignment
1. Are reasonable in scale compared to the size of the existing community	Yes
2. Meet the needs of persons employed locally rather than drawing new residents with jobs elsewhere	Partially
3. Do not overburden local services	Unknown
4. Include at least 25% rentals	Yes
5. Are designed to provide age and occupational diversity to the Point Reyes Station community	Yes



Fair housing and civil rights laws

MARIN DEMOGRAPHICS

- Why is Marin whiter than surrounding communities?
 - 86% in Marin vs. 53% in Bay Area
 - Less diverse even if you factor in income
- Historically government action created segregated communities.
- Marin is the most racially unequal county in California.



Fair housing and civil rights laws

AFFIRMATIVELY FURTHERING FAIR HOUSING

- The County is seeking to take actions which *affirmatively further fair housing*.
 - To empower and give special assistance to groups that have historically been disadvantaged.
 - It is not enough to simply not discriminate; we must also take assertive steps aimed at reversing historical trends and discriminatory patterns.
- Affirmative marketing plans:
 - A housing provider makes special efforts to reach out to potential tenants who might not normally seek housing due to historical and current barriers.
 - Identify populations who are *least likely* to apply and market to them.
- Based on the community's race and ethnicity, local preferences may be discriminatory and violate fair housing and civil rights laws.



Community Advisory Working Group

LOCAL INPUT ON REQUEST FOR PROPOSAL PROCESS

- The Working Group is advising County staff on:
 - The community engagement process, and
 - The Community Vision for the County's developer selection, including:
 - Understanding of feedback received at this community meeting, and
 - The creation of a scoring form to evaluate developer responses.
- Discussion of preferences for locals
 - Inconsistent with County's Fair Housing civil rights obligations.



Community Advisory Working Group

Working Group consists of community members and stakeholders appointed by the Community Development Agency to advise staff on a range of community perspectives, interest, and concerns.

- Alan Burr, Marin Community Foundation
- Bonnie Guttman, Dance Palace
- Cecilia Castaneda, Coastal Health Alliance Board of Directors
- Drew McIntyre, North Marin Water District
- Harriet Moss, West Marin Fund Board of Directors
- Ken Dunaj, Building Supply Center
- Matt Nagle, Shoreline Unified School District
- Maria Niggle, Health and Human Services
- Randall Fleming, Point Reyes Village Association
- Socorro Romo, West Marin Community Services



Timeline

WHAT'S NEXT?

1. 2018- County will select a developer
 - Identify and apply for funding
 - Developer will do additional community outreach after purchase is final
2. 2019-2020: Purchase the property from the Coast Guard
3. Environmental review
4. Local Coastal Plan amendment, use permit, etc.
5. Develop septic system, renovate property
6. Affirmative marketing of housing



Selection of developer

PARTNER TO WORK WITH THE COUNTY

- County will seek a developer to assist with the purchase, renovation and management of the affordable homes.
- Property will need a septic system.
 - Additional costs for repairs may include:
 - Accessibility improvements,
 - Fire safety, and
 - Hazardous materials removal.
- The developer will need to have experience in:
 - Doing major renovations,
 - Working in rural and agricultural communities,
 - Fund raising, including tax credits, and
 - Developing and managing affordable housing.



Topics

SMALL GROUP DISCUSSION

1. How can we serve those most in need in our community and meet our obligations under federal civil rights laws?
2. In addition to permanently affordable homes for families, what do we want to see on the site? Future phases?
3. These homes will be a major opportunity for the community. How do we welcome and integrate our new neighbors into the Point Reyes community?
4. What other services should we be planning for?





Photo Credit: Jeff Wong



Leelee Thomas lthomas@marincounty.org
Debbi La Rue dlarue@marincounty.org

Thank You



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