

Point Reyes Coast Guard Housing

Board of Supervisors
April 14, 2020

Agenda

Point Reyes Coast Guard Housing Developer Selection

- Brief overview of Coast Guard property and acquisition
 - Coast Guard Community Advisory Working Group
 - Community process
- RFP – overview
 - Goals
 - Proposal requirements
 - Two responses received
- Selection Panel
 - Members
 - Criteria
 - Process
- Introduce developers
- Board action



Ridge View Ln

Knob Hill Rd

Viento Way

Shoreline Hwy

Pt. Reyes Petaluma Rd

Mesa Rd

Pt. Reyes Station

AS St

Lorraine Ave

Via del Prado

Shoreline Hwy

6th St

5th St

4th St

3rd St

2nd St

B St

AS St

Mesa Rd

Shoreline Hwy

Toby St

Mesa Rd

Shoreline Hwy

Mesa Rd

Shoreline Hwy

Mesa Rd

Shoreline Hwy

Mesa Rd

Shoreline Hwy

Mesa Rd

Shoreline Hwy

Mesa Rd

Shoreline Hwy

Mesa Rd

Commodore Webster Dr

Giacomini Rd

Sir Francis Drake Blvd

Existing Coast Guard Property



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



Request for Proposals and Statement of Qualifications

Partner to Assist with the Renovation and Management

Primary Goal: A well-designed affordable housing community

1. Provide affordable rental housing to low income households through the rehabilitation of the existing townhouses and other buildings on the site.
2. Set-aside to house agricultural workers and their families.
3. Integration of environmentally sustainable practices to foster long term sustainability of the development.
4. Protection of the water quality.
5. Site design that creates a neighborhood and invites the community in.
6. Fulfill the community's objectives for the site, as discussed under "Community's Vision" section of this RFP.

Request for Proposals and Statement of Qualifications

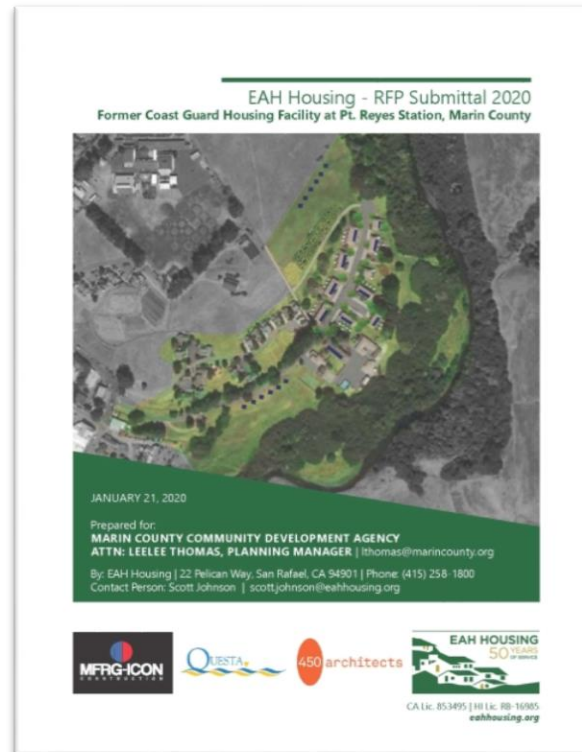
Developer Role and Overall Approach

- Work in collaboration with the County to develop design and site layout
- Perform site planning, engineering and secure planning entitlements
- Provide and pay for design and installation of wastewater treatment facility
- Secure financing to rehabilitate existing units
- Develop and implement affirmative marketing plan
- Provide long term management of the affordable homes
- Work in collaboration with County and the Community to develop, implement and finance the long-term vision of the reuse of the site

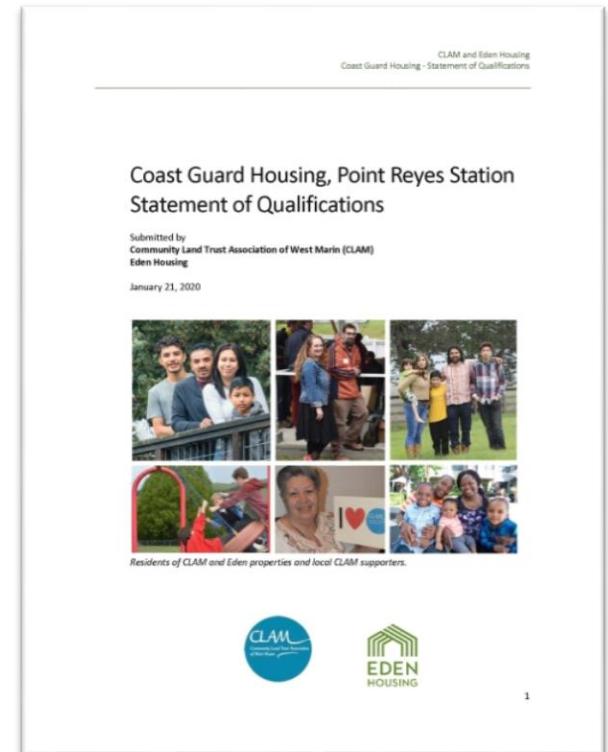
Proposals Received

- Two proposals received
- Both qualified, experienced developers
- Proposals met all the requirements

EAH Housing



CLAM/Eden collaboration



Selection Committee

- Erin Carson, San Francisco Mayor's Office of Housing
- Ethan Guy, City of San Rafael
- Stephanie Lovette, Marin Housing Authority
- Eric Lueder, Department of Public Works, Real Estate
- Maria Niggle, Marin Promise Partnership/Coast Guard Community Advisory Group
- Socorro Romo, West Marin Community Services/ Coast Guard Community Advisory Group
- David Speer, County Administrator, Facilities and Planning

Request for Proposals and Statement of Qualifications

Proposal Requirements

Selection of the developer based on relevant experience in the following areas:

- Financing and rehabilitation of existing units for affordable homes
- Financial capacity
- Creation of well-designed projects
- Experience in rural and or coastal communities
- Experience in military base reuse
- Experience with sustainable construction practices
- Successful record of working with community organizations & public agencies
- Long term management of affordable housing

Selection Committee Process

RFP Review and Developer Interviews



- Reviewed and scored RFP responses
- Attended a site visit
- Interviews with the developers
 - Presentation
 - Followed by Q & A
 - Discussion
- Outcome
 - No consensus
 - 4 members recommended CLAM/Eden and 3 EAH
 - Scores almost equal, CLAM/Eden was higher at 607 and EAH at 605 *(of a total of 700 points)*

Recommendation

Board of Supervisors

- Consider proposals, comments from the Selection Committee, presentations from developers and public comment.
 - Select developer for future reuse of the Coast Guard facilities in Point Reyes Station.
- Direct staff to negotiate a Development Agreement with selected developer.



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Timeline

What's Next?

1. April 2020 – Board selects a developer
 - Negotiate Developer Agreement
2. 2020: Develop proposal
3. Environmental review
4. Local Coastal Plan amendment, use permit, etc.
5. Develop septic system, renovate property
6. Affirmative marketing of housing
7. Future phases to administer community plans