

Coast Guard Housing Working Group Meeting #1 September 14, 2017



Photo Credit



Community Development Agency
3501 Civic Center Drive, Suite 308
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Agenda

- Welcome & Introductions
- Background of Coast Guard site
- Overview of Working Group
 - Schedule of meetings/site visit
- Public Outreach



Sale & Legislation

- 2014 designated as surplus, sale proposed through on-line auction site
- 2015 GSA, on behalf of the Coast Guard began negotiations with the County
- 2016 legislation signed to require Coast Guard to sell to County *at market value*



Coast Guard Housing Facility



Community Development Agency
Preserving Housing Affordability
August 1, 2017

Coast Guard Housing Facility

- 36 town homes;
- Barracks;
- Kitchen;
- Support facilities; and
- Tennis courts, playground, etc.



Zoning

- 23 acres, zoned as Coastal Open Area (C-OA)
- Allows public parks and open spaces. Limited uses, such as schools and public or civic buildings, are conditionally permitted subject to a Coastal Permit, Use Permit and Design Review
- In the Local Coastal Program amendment, affordable housing is proposed as a conditional use in the C-OA zoning district, requiring a Use Permit.



Acquisition – progress to date

- GSA completed environmental review
- County had septic feasibility and historic resources studies completed
- County had appraisal completed
- Coast Guard reviewing



Working Group – roles

- Advise staff on issues related to:
- Community engagement,
- Developing an RFP; and
- Evaluating responses from developer partners for the conversion of the Coast Guard Facility to permanent affordable homes



Community engagement strategy

- CLAM has organized community dialogue and interest
- What work is needed to help as we craft the RFP to identify a developer partner?
- What type of community engagement should the County do to inform the working group?



Request for proposals (RFP)

- County will develop a request for proposals (RFP) for a developer partner to assist with the acquisition, rehabilitation and management as permanently affordable homes.
 - Property will need an on-site waste water treatment facility
 - Rehabilitation, including accessibility
- Need experience and ability to leverage funding



Schedule & Timeline (*estimate*)

- Appraisal completed (Sept)
 - Coast Guard 2- 4 months to review (Dec-Feb)
- Purchase and sale agreement (Jan-March)
 - Coast Guard review 5-10 months (August- January 2019)
- Close on sale of property
 - (November 2018 –April 2019)



Scheduling

1. Number of meetings of Working Group
 - Monthly for 3 months and then quarterly?
 - Thursday mornings?
2. Community outreach strategy
 - workshops
 - meetings
 - survey
3. Dates/times/locations



Questions/Comments? Contact:
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