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