

# **Coast Guard Housing Working Group Meeting #2 October 16, 2017**



Community Development Agency  
3501 Civic Center Drive, Suite 308  
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# Agenda

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- Site visit;
- Discussion of Fair Housing;
  - local preference, affirmative marketing
- Review tentative timeline;
- Consider methods for community engagement (2 hours)



# Site Visit: Coast Guard Housing Facility



Community Development Agency  
Coast Guard Working Group  
October 16, 2017

# Fair Housing history

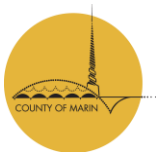
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- Government action created segregated communities
  - Federal Housing Administration would not insure homes in integrated communities
  - Federal government built segregated public housing
  - Local policies and zoning promoted segregation



# National Housing Act of 1934

- FHA loan guarantees were made to developers if sold only to whites.
- Racially restrictive covenants were used to *prevent* people of color from purchasing homes in white communities.
- FHA's Underwriting Manual recommended the use of restrictive covenants to “provide the surest protection against undesirable encroachment and inharmonious use.”
- While illegal, many of these covenants still remain in property deeds in Marin today.





# Case Study- Marin City

- 1941 – Marinship established to build ships for the Navy
  - 1942, worker housing was created in Marin City
- At it's peak in 1944:
  - 22,000 workers; 6,500 lived in Marin City
    - 85% Midwestern whites
    - 10% Southern blacks
    - 5% Chinese immigrants
  - Marin City was a diverse, racially integrated community



# Marin City – After the War

- White shipyard workers were able to purchase homes in other parts of Marin County
- Black and Chinese shipyard workers were prohibited from moving into other parts of Marin County
- By 1962, the population in Marin City went from 6,500 to 1,300 , and was 90% Black;
  - Marin County was 1% Black
- By 1970, the wartime housing was torn down
  - 300 public housing units were created



# Racially Restricted Covenants

- “...hereafter no part of said property or any portion thereof shall be...occupied by any person not of the Caucasian race, it being intended hereby to restrict the use of said property...against occupancy as owners or tenants of any portion of said property for resident or other purposes by people of the Negro or Mongolian race.”





# Wealth Inequality: The value of real estate

- Homes purchased for ~\$7,000
- Mortgages from 0 – 5%
- Monthly cost to purchase was less than rent in public housing
- Increase in wealth for families who were able to purchase homes
- In 1963, the cost of buying a new house in the US was around \$19,300, and in 2015 a new house price was averaging \$360,600. That's a 1,850% increase in value.



# Marin demographics

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- Why is Marin whiter than surrounding communities
  - ~86% in Marin
  - 53% in Bay Area
- Less diverse even when you factor in income
- Discriminatory policies have current implications



# Hud Audit

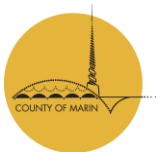
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- HUD looked at Marin demographics and did an audit of our federal grants program
- Required the County to look at current policies and take actions to address
- County and HUD signed a voluntary Compliance Agreement
- How is the County affirmatively furthering fair housing?



# 1968 Civil Rights Act: Fair housing Act

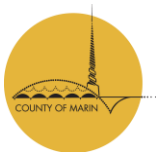
- Title VIII of the Civil Rights Act of 1968 prohibits discrimination in the sale, rental and financing in housing-related transactions based on:
  - Race
  - Color
  - National Origin
  - Religion
  - Sex
  - Disability
  - Marital Status
  - Family Status



# Affirmatively Furthering Fair Housing

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- To promote fair housing.
- To empower and give special assistance to groups that have historically been disadvantaged.
- It is simply not enough to not discriminate; we must also take assertive steps aimed at reversing historical trends and discriminatory patterns.



# Affirmative Marketing

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- Through an affirmative marketing plan, a housing provider indicates what special efforts they will make to reach out to potential tenants who might not normally seek housing in their project due to this mindset.
- Identify least likely to apply and market to them
- Local preferences may exclude members of the protected classes and be inconsistent with Fair Housing





# Schedule & Timeline (*estimate*)

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- Appraisal completed (Sept)
  - Survey underway
  - 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)



# Schedule & Timeline (*estimate*)

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- *Working Group Meetings* (Sept, Oct, Nov)
- Community engagement (Jan – Feb)
- *Working Group* - Review draft RFP- (Feb)
- County - Issue RFP ( March – April)
- *Working Group* - Review RFP responses (May)
- County – select developer



# Community engagement – examples

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- Community meeting(s)
  - Stations with areas of interest
- Road show
  - Attend a number of local meetings and events
- Survey or questionnaire on specific issues



Questions/Comments? Contact:

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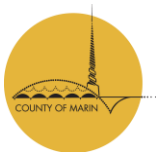


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# Zoning

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- 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.



# Coast Guard Housing Facility

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





