



## **AFFORDABLE HOUSING PLAN**

100 Phillips Drive, Marin City (Sausalito), CA 94965

APN: 052-500-04

Marin City Health & Wellness Center (MCHWC) requests a development permit from the County of Marin pursuant to Government Code §65913.4, otherwise known as Senate Bill 35 (SB 35), for a proposed residential project at 100 Phillips Drive, Marin City. Pursuant to SB 35, cities and counties that are not on track to meet their RHNA housing production obligations will be required to follow a streamlined, ministerial approval process for qualified housing projects. On January 31, 2018, HCD confirmed Marin County is insufficient in low- and very-low income housing production and is therefore subject to SB 35. This law requires cities and counties to approve projects based only on whether an eligible project complies with “objective planning standards.”

The proposed *Marin City Health & Housing Hub* at 100 Phillips Drive will provide housing in unincorporated Marin County to Extremely Low and Very Low Income individuals of all ethnicities. The mixed use, new construction building is in the heart of Marin City, and will co-locate additional units of rental housing with wraparound healthcare services. MCHWC is the project sponsor and developer, working with a seasoned team of consultants. The entire residential portion (24 units) of the project is affordable housing.

### **24 Affordable Housing Rental Units**

The project consists of a 4-story, 34,864-square-foot building. Of the total, 25,209-square-foot (74%) will consist of 24 rental units and shared resident space. Housing will be provided on two floors, each with 12 units as follows: 1 studio, 9 one-bedrooms, and 2 two-bedrooms). Each floor will have a common area lounge and kitchen space to encourage social connection among residents; each individual unit will include washer/dryer. Residents will enter their homes through a private entrance, and will also have access to a large classroom space on the clinic level for workshops, meetings and events.

In total, 40-60 tenants are expected per year, depending on unit turnover. The rentals will be available for long-term lease for Extremely Low and Very Low Income families and individuals. Housing pro forma assumes 30% AMI for *all* rental units; at least 50% of units will be rented at 30% AMI or less. No units will be offered at market-rate.

### **Construction Schedule**

The construction start is anticipated in early spring of 2020, with completion in the summer of 2021.

## **Income Certification**

All units will have affordability restrictions in-perpetuity or for a minimum of 55 years. MCHWC will create internal capacity or subcontract with a reputable housing management firm for affirmative marketing, income certification, screening of potential renters, and ongoing monitoring and administration (annually or more frequently, as consistent with affordable housing requirements and best practices). As a Federally Qualified Health Center (FQHC), applicant is experienced with income certification for low-income patients using Medi-Cal and sliding fee payment schedules.

## **Development Standards Modification**

Pursuant to California Civil Code § 65915(d)(2)(c), § 65915(f) and § 65915 (h), the Marin City Health & Wellness Center seeks a density bonus and one concession for reduced parking requirements.

The proposed project is housing development as defined by Government Code §65589.5(j), and is seeking a density bonus pursuant to Government Code §65915-65918. Exclusive of the manager's unit, the project proposes 100% of the remaining 23 proposed units will be affordable to Extremely Low and Very Low Income households. This commitment entitles the project:

- Thirty-five (35%) percent increase in density above the base project as allowed pursuant to §65589.5(f)(2);
- Three concessions pursuant to §65589.5(d)(2)(C);
- Unlimited number of waivers/modification to development standards, as defined §65589.5(o)(1) and (2), to construct the density bonus units pursuant to §65589.5(e)(1);

Additionally, the project is entitled to request for parking ratio of of **.5 space per unit as** outlined in Government Code §65915(p)(2). The parking ratio is neither a concession nor a waiver; but is the project's baseline requirements under Government Code §65915(p)(2). Accordingly, we request the following waivers:

- To exceed the height limit of 35 feet to propose 56'-6";
- Note there is no published FAR for projects in this zone.
- Note there is no published building setback for buildings in this zone.

In addition, we request the following concession pursuant to Government Code §65589.5(d)(2)(C):

- To reduce the residential off-street parking requirement by 0.5 spaces from the baseline of 0.5 spaces per unit, resulting in a zero parking requirement for the residential portion of the project. Note that public transit is located within 400' from the property.

## **Eligibility Statement**

As noted earlier, because the project would include 11% of the base project as affordable to Very Low income (VLI) households, the project is entitled to a density bonus, three concessions and waivers under California Government Code Section 65915. As shown in the accompanying architectural drawings, under the County's Development Code criteria, the project's "base project" was calculated at 12 units (13,393 square feet). With our commitment to provide at least 20% of the base units as VLI units, the project qualifies for a density bonus of 35% which would increase the total allowable units from 12 to 17. Furthermore, we request the implementation of Marin County Development Code section 22.24.030 A-5g, to approve an increase in the total number of units to 24.

## **Fair Housing Marketing Plan**

MCHWC anticipates that many residents will hear about available housing through clinic outreach; clients for healthcare and wraparound services are primarily extremely low/low-income persons. Project sponsor will leverage best practices currently in place as an FQHC, as appropriate, to engage friends and family of public housing residents, including youth transitioning out of foster care or at risk of entering the criminal justice system.

This project meets several HUD priorities: it is located in a Transit-Oriented Development, less than 1/8 mile from major bus lines that serve the entire county; it reflects New Urbanism in a community that is walkable, diverse, mixed income, with access to retail; and, as a nonprofit Public Facility, MCHWC offers healthcare services available to the general public, with a focus on low/moderate income. Currently 85% of patients access care using Medi-Cal, and 65% of Marin County patients are "extremely low income."

These MCHWC staff roles will be responsible for affirmative marketing to individuals least likely to apply for housing: Director of Development, Director of Risk Management & Quality Improvement, COO, Clinic Manager, and Onsite Property/Residence Manager. In addition, MCHWC outreach staff are experienced at working with the homeless, those at risk of homelessness and struggling with mental illness, anchor-outs, re-entry adults, veterans, very low income new mothers, and Protected Classes including African Americans, women who are head of household, and older adults. Project sponsor will affirmatively market to these individuals in Marin County, with a focus on southern Marin.

Since MCHWC's founding in 2006 by a grassroots effort to serve the unique needs of Marin City residents, it has built trust with these various populations, and will continue to reach out and evaluate how many apply for residence. In addition, MCHWC staff are actively reaching individuals least likely to apply for housing by partnering with a number of Marin County agencies, including CDA, Children and Family Services, Independent Living Services, and Behavioral Health & Recovery Services.