

BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT

BCPUD

BOX 390 270 ELM ROAD BOLINAS CALIFORNIA 94924

415 868 1224



July 5, 2017

Jay Hamilton-Roth
Foreperson
Marin County Civil Grand Jury
3501 Civic Center Drive
Room 275
San Rafael, California 94903

Re: Response to Grand Jury Report: Overcoming Barriers to Housing Affordability.

Dear Mr. Hamilton-Roth:

On behalf of the Board of Directors of the Bolinas Community Public Utility District ("BCPUD"), I am writing to respond to the Findings and Recommendations contained in the above-referenced report. Per the requirements of the Ralph M. Brown Act, the BCPUD Board of Directors approved the district's response (a copy of which is enclosed with this letter) at a duly noticed public meeting on June 21, 2017. The BCPUD's response was Item 9 on the meeting agenda.

Very truly yours,

A handwritten signature in blue ink that reads "Jack Siedman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jack Siedman
President of the Board of Directors

enclosure

cc: The Honorable Judge Kelly V. Simmons
Marin County Superior Court
P.O. Box 4988
San Rafael, California 94903

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BCPUD Response to Marin County Civil Grand Jury Report: *Overcoming Barriers to Housing Affordability*

Recommendation 5: Each utility district should adopt waivers for hook-up fees for low-income housing projects and accessory dwelling units.

BCPUD Response:

BCPUD has no connection fees for low-income housing projects or accessory dwelling units (“ADUs”); as noted on page 29 of the Grand Jury’s Report (the utility connection fee table): “BCPUD has moratoria in place on any new service connections to both their water system and sewer system”. “N/A” therefore is entered on the fee table for the BCPUD. However, there are instances, including circumstances where an existing water connection is transferred to a different property within BCPUD’s jurisdiction, where the BCPUD charges the property owner the time and materials costs of moving the water connection. These costs range from the mid-hundreds of dollars to the thousands of dollars, depending on site location and other constraints. In addition, the BCPUD charges a \$2000 re-activation fee for water connections that were formally “suspended” and then proposed to be placed back in use.

In recognition of the affordable housing shortage and in support of reducing it, the BCPUD will amend applicable resolutions and modify its policies to waive both of the above-described costs/fees for properties that are verified to be affordable units per the following criteria: the property is 1) managed as affordable housing by the Bolinas local nonprofit affordable-housing agency, the Bolinas Community Land Trust (“BCLT”), whether they are owned by BCLT or managed under contract between BCLT and the private owner; or 2) under a recorded deed restriction guaranteeing its ongoing use as affordable housing. The definition of “affordable” shall be that used by the BCLT. The waiver of time and materials costs for moving a water connection will be for that portion of the remaining installation cost once there is a water main running under the street abutting the property.

The BCPUD also is pursuing the following two initiatives to reduce the need for septic upgrades and replacements, which can be a significant cost factor in building housing:

1) In the 1990’s the BCPUD commissioned a drainage plan for the Mesa known as the “Todd Drainage Plan” and the district provides on-going information and advice to customers about the plan and its objective to lower the wet-season water table and improve septic system performance; and

2) The BCPUD supports the BCLT in its efforts underway (per the leadership of BCPUD Board Member Don Smith) to seek waivers from the County of Marin for required upgrades to well-functioning septic systems when an affordable ADU is added to a property. The County’s Community Development Agency and the Regional Water Quality Control Board for the San Francisco Bay Region currently are evaluating this proposal and preliminary feedback is encouraging.