Point Reyes
Coast Guard Housing
Board of Supervisors
April 14, 2020
Agenda
Point Reyes Coast Guard Housing Developer Selection

• Brief overview of Coast Guard property and acquisition
  • Coast Guard Community Advisory Working Group
  • Community process

• RFP – overview
  • Goals
  • Proposal requirements
  • Two responses received

• Selection Panel
  • Members
  • Criteria
  • Process

• Introduce developers

• Board action
Existing Coast Guard Property

- Built in 1974:
  - 36 two, three, and four-bedroom homes with fenced-in backyards and sheds;
  - 1 barracks with 24 single rooms; and
  - 1 dining room containing a commercial-sized kitchen.

- Additional amenities:
  - Tennis and basketball courts,
  - Small playground,
  - 2 covered pavilions,
  - Offices, and
  - Workshops.
Existing Coast Guard Property
Community Advisory Working Group

Working Group consists of community members and stakeholders appointed by the Community Development Agency to advise staff on a range of community perspectives, interest, and concerns.

- **Alan Burr**, Marin Community Foundation
- **Bonnie Guttman**, Dance Palace
- **Cecilia Castaneda**, Coastal Health Alliance Board of Directors
- **Drew McIntyre**, North Marin Water District
- **Harriet Moss**, West Marin Fund Board of Directors
- **Ken Dunaj**, Building Supply Center
- **Matt Nagle**, Shoreline Unified School District
- **Maria Niggle**, Health and Human Services
- **Randall Fleming**, Point Reyes Village Association
- **Socorro Romo**, West Marin Community Services
Primary Goal: A well-designed affordable housing community

1. Provide affordable rental housing to low income households through the rehabilitation of the existing townhouses and other buildings on the site.

2. Set-aside to house agricultural workers and their families.

3. Integration of environmentally sustainable practices to foster long term sustainability of the development.

4. Protection of the water quality.

5. Site design that creates a neighborhood and invites the community in.

6. Fulfill the community’s objectives for the site, as discussed under “Community’s Vision” section of this RFP.
• Work in collaboration with the County to develop design and site layout
• Perform site planning, engineering and secure planning entitlements
• Provide and pay for design and installation of wastewater treatment facility
• Secure financing to rehabilitate existing units
• Develop and implement affirmative marketing plan
• Provide long term management of the affordable homes
• Work in collaboration with County and the Community to develop, implement and finance the long-term vision of the reuse of the site
Proposals Received

- Two proposals received
- Both qualified, experienced developers
- Proposals met all the requirements
Selection Committee

- Erin Carson, San Francisco Mayor’s Office of Housing
- Ethan Guy, City of San Rafael
- Stephanie Lovette, Marin Housing Authority
- Eric Lueder, Department of Public Works, Real Estate
- Maria Niggle, Marin Promise Partnership/Coast Guard Community Advisory Group
- Socorro Romo, West Marin Community Services/Coast Guard Community Advisory Group
- David Speer, County Administrator, Facilities and Planning
Selection of the developer bases on relevant experience in the following areas:

- Financing and rehabilitation of existing units for affordable homes
- Financial capacity
- Creation of well-designed projects
- Experience in rural and or coastal communities
- Experience in military base reuse
- Experience with sustainable construction practices
- Successful record of working with community organizations & public agencies
- Long term management of affordable housing
Selection Committee Process
RFP Review and Developer Interviews

- Reviewed and scored RFP responses
- Attended a site visit
- Interviews with the developers
  - Presentation
  - Followed by Q & A
  - Discussion
- Outcome
  - No consensus
  - 4 members recommended CLAM/Eden and 3 EAH
  - Scores almost equal, CLAM/Eden was higher at 607 and EAH at 605 (of a total of 700 points)
Recommendation
Board of Supervisors

- Review proposals, comments from the Selection Committee, and select developer for future reuse of the Coast Guard facilities in Point Reyes Station.
  - Hear presentations from developers

- Direct staff to negotiate a Development Agreement with selected developer.
1. April 2020 – Board selects a developer
   • Negotiate Developer Agreement
2. 2020: Develop proposal
3. Environmental review
4. Local Coastal Plan amendment, use permit, etc.
5. Develop septic system, renovate property
6. Affirmative marketing of housing
7. Future phases to administer community plans