



Point Reyes Coast Guard Housing COMMUNITY MEETING

July 12, 2018

Photo Credit: Jeff Wong



Housing and Federal Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 7309 T
marincounty.org/coastguard

Agenda

POINT REYES COAST GUARD HOUSING

1. History of the site – Senator Huffman’s office
2. Welcome and introductions – Supervisor Dennis Rodoni
3. Panel presentation –Lorenzo Cordova, moderator
 - Liz Darby
 - Arianne Dar
 - Stephine Lovette
 - Leelee Thomas
4. Q & A
5. Closing comments – Supervisor Dennis Rodoni



Community Advisory Working Group

LOCAL INPUT ON REQUEST FOR PROPOSAL PROCESS

- The Working Group is advising County staff on:
 - The community engagement process
 - The Community Vision for the County's developer selection, including:
 - Understanding of feedback received at community meetings
 - The creation of a scoring form to evaluate developer responses.



Community Advisory Working Group

- 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, West Marin Collaborative
- Randall Fleming, Point Reyes Village Association
- Socorro Romo, West Marin Community Services



Fair Housing

LIZ DARBY, SOCIAL EQUITY POLICY AND PROGRAM COORDINATOR, CDA

- Fair Housing is
 - NOT Affordable Housing
 - NOT Just Public Housing
 - NOT Just for Minorities
 - NOT Just for Homebuyers

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

- Fair Housing Laws **ARE** Civil Rights Laws



Affirmatively Furthering Fair Housing

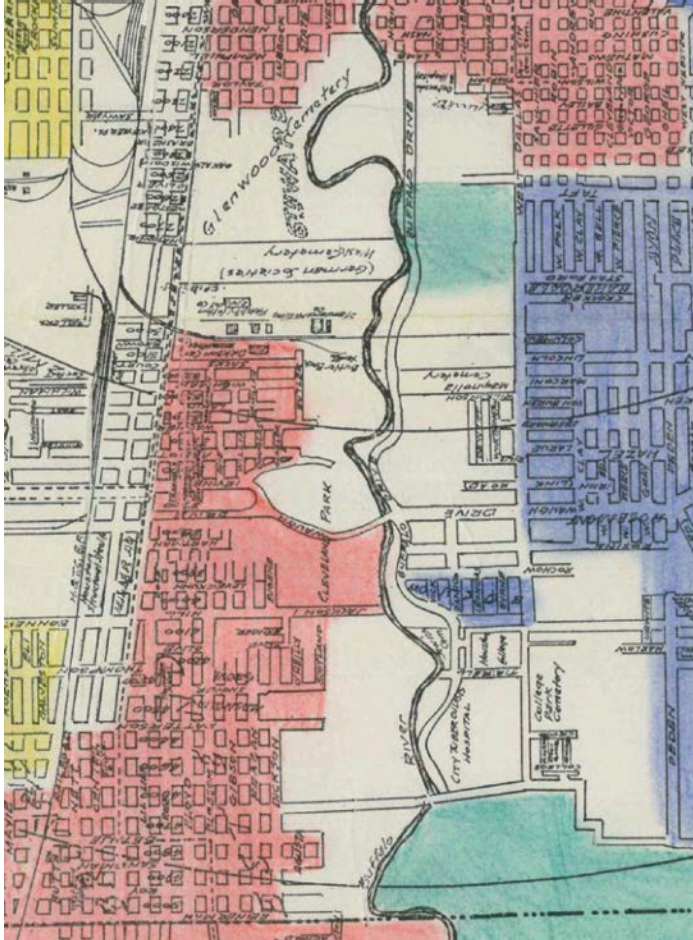
WHAT IS IT?

- Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.
- These actions, when taken together will:
 - Address **significant disparities** in housing needs and in **access to opportunities**;
 - Replace **segregated living patterns** with truly integrated and balanced **living patterns**;
 - Transform **racially or ethnically concentrated areas of poverty** into **areas of opportunity**; and
 - Foster and maintain compliance with **civil rights and fair housing laws**.



Segregated Communities

HISTORY OF HOUSING



- Government housing policies and programs
 - Federal Housing Administration – guaranteed bank loans
 - Redlining
 - Racially restrictive covenants



Racially Restricted Covenants

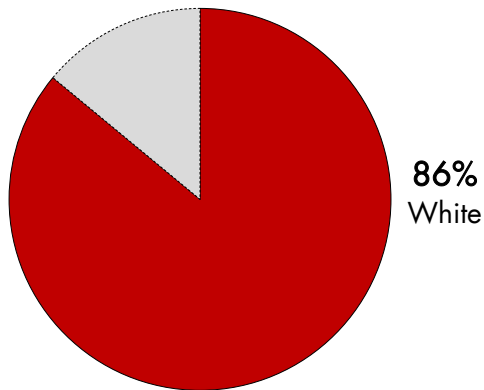
"...hereafter no part of said property or any portion thereof shall be...occupied by any person not of the Caucasian race, it being intended hereby to restrict the use of said property...against occupancy as owners or tenants of any portion of said property for resident or other purposes by people of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



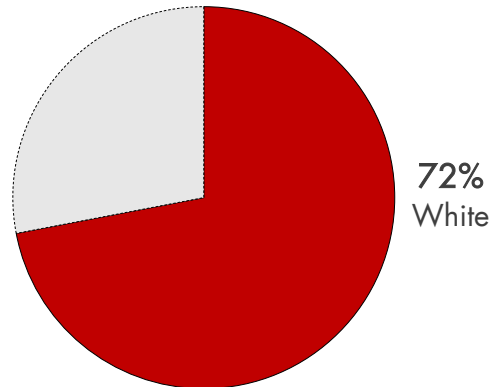
West Marin Demographics

- Why is Marin whiter than surrounding communities

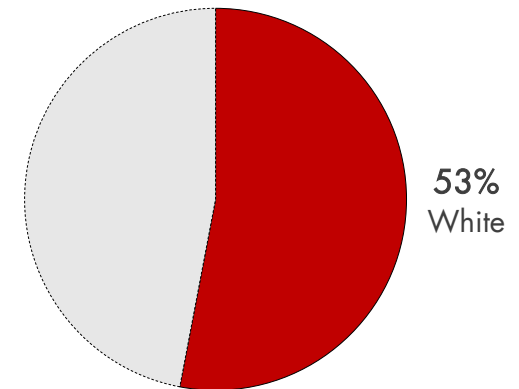
POINT REYES



MARIN COUNTY



BAY AREA

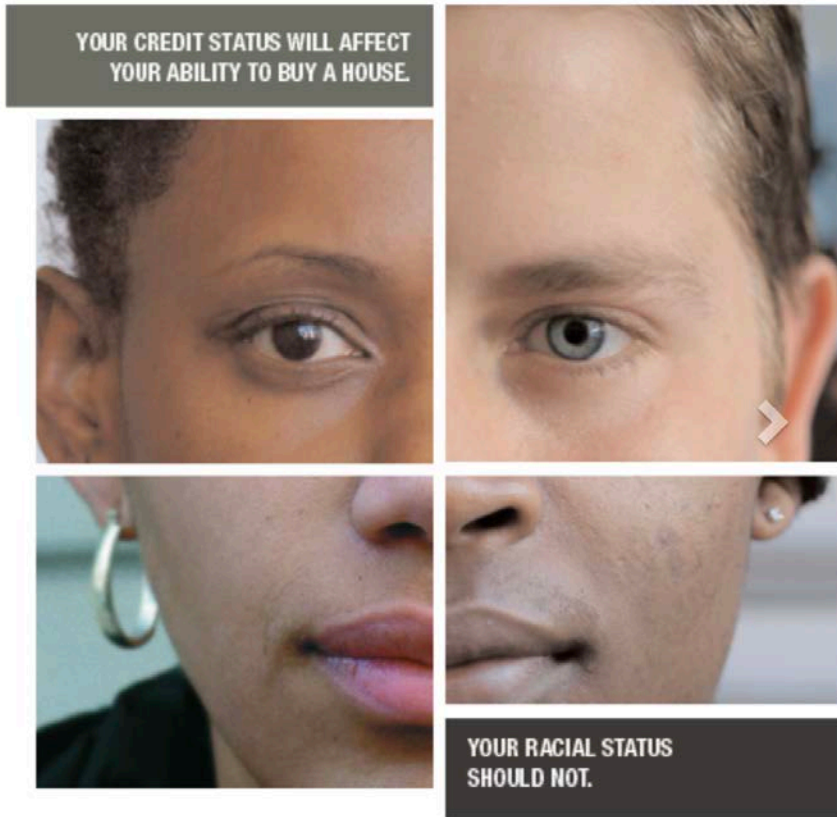


- Less diverse even when you factor in income
- Discriminatory policies have current implications



Fair Housing and Civil Rights Laws

AFFIRMATIVELY FURTHERING FAIR HOUSING



- Diverse marketing and outreach
- Local preferences and residency requirements
- Disparate impact
- Perpetuating segregation
- Addressing barriers and truly integrating



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Affirmative Marketing

ARIANNE DAR, EXECUTIVE DIRECTOR, BOLINAS COMMUNITY LAND TRUST

- Affirmative marketing plans:
 - Special efforts to reach out to potential tenants who might not normally seek housing due to historical and current barriers.
 - Identify populations who are *least likely* to apply and market to them.



Affirmative Marketing

ARIANNE DAR, EXECUTIVE DIRECTOR, BOLINAS COMMUNITY LAND TRUST



Bolinas Community Land Trust



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Request For Proposals

STEPHANIE LOVETTE, PROGRAM SPECIALIST, CDA

- A request for proposal, or **RFP**, is a document that describes a project's needs and asks for proposed solutions from qualified developers.
- Advisory Panel will make selection recommendation
 - Members of the Working Group, County Staff, financing expert, housing staff from neighboring Cities
- Board of Supervisors has final decision



Selection of Developer

NON PROFIT HOUSING DEVELOPER PARTNER TO WORK WITH THE COUNTY

- County will seek a non profit housing organization to assist with the purchase, renovation and management of the affordable homes.
 - Could be one organization or a partnership
- The developer will need to have experience in:
 - Doing major renovations,
 - Working in rural and agricultural communities,
 - Fund raising, including tax credits, and
 - Developing and managing affordable housing.





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



Description of Planning Process

CHALLENGES TO DEVELOPMENT

- Coast Guard was exempt from State and local requirements
- Site not included in local plans
- No septic system



Description of Planning Process

CHALLENGES TO DEVELOPMENT

- Zoning is Coastal – Open Area
- Allows limited residential and agricultural uses only.
- Local Coastal Plan must be amended to allow existing housing and other uses envisioned by the community.



Description of Planning Process

CHALLENGES TO DEVELOPMENT

- Lagunitas Creek - setbacks from the creek.
- Water District wells on the property –water supply must be kept safe.
- Renovation will require Environmental Review.
- A septic system must be installed



Timeline

WHAT'S NEXT?

1. 2018-19 County will select a developer
 - Identify and apply for funding
 - Developer will do additional community outreach after purchase is final
2. 2019-2020: Purchase the property from the Coast Guard
3. Environmental review
4. Local Coastal and Countywide Plan amendment, use permit, etc.
5. Develop septic system, renovate property
6. Affirmative marketing of housing





Photo Credit: Jeff Wong



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