



## Marin Housing Authority

### Community Working Group

#### Meeting Summary

February 23, 2015

### **Welcome, Meeting Process, Introductions**

(Facilitator: Dwayne Jones)

Meeting opens with introduction of members and a recap of the highlights from the previous meeting. Mr. Jones of RDJ Enterprises reviews the meeting process, and the principles of participation. He also introduces himself and the facilitation team from RDJ Enterprises.

### **Survey results**

(Facilitator: Art Taylor)

Art Taylor reviews the responses to the members completed between the first meeting and the meeting on 2.23.15. He gives the highlights from the survey. Survey showed consensus around:

- Meeting days – third Monday of the month
- Time for public comment: After each agenda item
- Public comment time allotment: 2 mins per person
- Topics WG wants to cover: Safety/Security, Education, Fair Housing, Gentrification fear

### **History Marin City**

(Facilitator: Dwayne Jones/Lisa Gray)

Several members gave brief presentations about their experience as a Marin City resident and community member. DJ explained that at most meetings two or three members will give share their answers to three guiding questions that frame and give context to Marin City's rich history for the group. Facilitators identified themes in the personal/community histories. Members addressed the following questions:

1. What was it like growing up here if you are from Marin City? /What was it like when you arrived if you did not?

Give us a sense of your slice of life in Marin. This can include where you went to school, what your parents did, the neighborhood you grew up in and what you know about how its past. Your story should help inform the larger picture of the city's past.

2. What do you see as assets then and now?

What makes Marin City great? What happened in the past to make it a great place to live or a not so great place to live?

3. What significant events influenced the growth and development of Marin City?

Homer Hall, Shirley Thornton, Denni Brusseau, and Ryan Acton spoke the questions. Themes that emerged from their stories:

- Marin City tied to shipyard and work there
- Housing also in many ways linked to shipyard
- Marin City had active and vibrant commerce, shops, etc. that served resident needs
- Saw a lot of transition and movement once the shipyard closed and jobs left the area
- Marin City valued community and family
- Many residents immigrated from south
- Community in transition
- Segregation played into how lines drawn in community
- Community values of Family and Faith

DJ opens floor up for public comment. Working group members also have questions. Inquiries focused on the following:

- History presentations
- Role and selection process for Working Group,
- Role and selection process for facilitators,
- Displacement during and after any revitalization process
- Their role in the process
- Perceived lack of resident representation on working group
- Role of HA and maintenance/other critical issues
- Exploration and implementation of innovative housing models – mixed-use, mixed income, increased section 8 opportunities
- Role of HUD
- Status of a development plan
- Working group focus – whole of Marin City or GGV
- Development timeline
- Affordability of housing
- Status and state of townhomes adjacent to GGV and where S8 residents live
- Lack of space in HA for programming and resident driven initiatives and activities
- Focus of revitalization process
- Engaging residents
- Messaging and outreach to community to involve them in the process
- Broken promises of past impact and influence resident fears today

DJ addresses questions. He explains that:

- Resident engagement is a critical part of the process
- The working group's role as an impartial, non-voting body made up of a cross section of Marin City stakeholders.
- That the working group process will last for 8 months and that he has seen reutilization processes last for up to six years
- Capacity of working group and differentiation between housing authority based activities/functions and working group
- The working group will create recommendations that inform revitalization process. Also that while it is concerned with Golden Gate Village, that is in the context of how it can link GGV to efforts to spur economic growth in Marin City.
- A part of RDJ role is to engage residents and gather their input particularly at critical milestone points in the working group process
- Goal around non-displacement finding out what happened in other places like SF where residents and HA created an MOU that spoke to non-displacement and current residents marinating presence in revitalized developments

### **GGVRC Revitalization Plan**

(Presenter: Royce McLemore/Facilitator: Lisa Gray)

Golden Gate Village Resident Council gives its presentation regarding the historic preservation of GGV and the creation of an innovation hub that serves as a workforce driver for residents. Focus of the Innovation Hub is manufacturing. The presentation gave a robust and interesting look at the history of Marin City and the building of Golden Gate Village. Focus of the revitalization for GGV is historic preservation based on its connection to Frank Lloyd Wright and Aaron Green who worked with Wright. She gives information on the connection between the Civic Center preservation and GGV, and points out that the GGV buildings are older structures. Discuss green plan and upgrading structures to include 21<sup>st</sup> century amenities. She speaks of the historic legacy of GGV, and how that legacy should be preserved. GGV Resident council wants to preserve the current structures and maintain the structures property for low-income residents with no displacement. Royce points out that many residents proactive and already working while others need to find economic stability so they can access homeownership and other economic opportunities. She describes the plan for Green Buildings in the preservation process.

Innovation Hub would leverage the history/legacy of area as a manufacturing based center. Would use current space in the mall (old Best Buy) and renovate to act as a manufacturing center that included opportunities for training, apprenticeship, and work for residents. She mentions that here is a precedence for this in other places.

Plan to present to appropriate groups to grow consensus and get buy in for the plan. Want working group to consider this as an option for the revitalization of GGV.

Resident Council meets the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month – invites those in attendance to come to meetings.

Members ask questions about the Civic Center bond process, the preservation process, and status of Resident Council process for attaining it. The floor is opened up to community comment. Resident comment focuses on soundness of structures and mention townhomes and issues there.

### **Housing Urban Development (HUD) State of Funding**

(Presenter: Miguel A. Correa/Facilitator: Art Taylor)

Mr. Correa's presentation focused on how HUD funds the MHA. He described the various funding streams available to the MHA and how HUD allocates them. He also gave information on how the HUD allocation to MHA has decreased over the last several years. He then pointed out that the MHA maintains a 99.4% occupancy rate. He also discussed the housing voucher or Section 8 system and how it is connected to the housing authority. His presentation highlighted the limitations and restrictions associated with HUD funding. Finally, he described the competitive funding process HUD uses to disburse funding for critical issues in public housing. He advised the MHA to look in to some of those funding streams to support some of the ideas that come out of the working group process.

Working group members ask questions about the funding process and how it works. Mr. Hall brings up the fact that HUD is disinvesting in housing. Residents inquire about:

- Section 8 voucher portability and what that means
- What entity actually owns the land on which the development sits
- Whether or not HUD money can be used to purchase property,
- The feasibility of transferring HUD property to a community land trust
- What 1:1 replacement really means particularly as it pertains to density and reconfigurations like mixed-income housing.

### **Close – Next steps**

Give next meeting date and close