



Marin Housing Authority

Community Working Group

Meeting Summary

May 18, 2015

Welcome, Meeting Process, Introductions

(Facilitator: Lisa Gray)

Meeting opens with a welcome. The agenda was previewed and discussed. The Presentation process was shared: All present were asked to hold questions until the end and to present their questions on comment cards.

EMG, the company hired to do the Physical Needs Assessment was introduced.

Physical Needs Assessment presentation

(Presented by Mark Surdam, facilitated by Lisa Gray and Saleem Gilmore)

EMG performed a Green Physical Needs Assessment (GPNA) which includes a Physical Needs Assessment and an Energy Audit. The EMG representative defined the scope of the assessment and reported on the findings.

The physical condition of Golden Gate Village was assessed as a Priority One.

Priority One -These items are to be addressed as Immediate. Items in this category require immediate action and include corrective measures to:

- Correct life safety and/or code hazards
- Repair item permitting water leaks into the building or structure
- Repair biological growth conditions
- Down unit repairs
- Further study investigations

Making identified improvements would cost ~ \$31 million over a 15-year period. In addition, the presentation itemized the needed repairs in the low-rise and high-rise structures. The presentation also showed that Golden Gate Village physical improvement needs far outweigh the allocation (\$800,000/yr.) MHA receives from HUD to make such improvements.

The presenter discussed how the findings from the assessment can guide and inform Capital Planning and recommended that the working group consider the following in their exploration of ways to revitalize Golden Gate Village:

- Costs at each facility
- What improvements impact or are associated with life safety, emergency repair, maintenance, and physical upgrades
- Prioritizing identified needs
- Determining what needs to be done now and what can be deferred
- Identifying additional sources of funding to meet needs

The work required repairs and improvements differ by unit and structure. This means that the cost per unit will differ based on needed repairs and improvements. The presentation showed that some of the work focuses on common areas outside of the structures (sewer lines, parking lots, sidewalks). EMG suggests that cost associated with the identified repairs and physical improvements required for Golden Gate Village could be upwards of \$31 million (average <\$103,000 per unit).

The presentation highlighted that the HUD has consistently reduced funding allocations to housing authorities and that capital budgets are extremely tight while need capital needs are high. Financing of any housing revitalization strategy from straight repair, through infrastructural upgrade to rebuild requires outside sources. Mixed financing was outlined. WG members and resident attendees had a number of questions and concerns about how MHA might finance any strategy recommended by the working group.

The presentation moved into a discussion and question answer segment. During this time, working group members asked for clarifications about how the PNA was conducted, EMG's qualifications, the level of work that needs to be done to get Golden Gate Village out of the Priority One area, and what next steps look like. Residents in the audience expressed concerns about MHA's ability to facilitate a process that held resident interests as a priority. Other concerns lifted up by working group members and residents:

- Temporary relocation during any remodel/rebuild plan
 - Residents expressed the desire to stay in their units during remodel work when possible
- Permanent relocation without the option to return to one's original unit
 - This concern comes out of past experiences in the local area and region and the lack of trust with MHA
- Low resident representation on the working group and lack of ownership over the process
- Fear that the need for revitalization is a cover to tear down GG village
- Residents asked WG members to seriously consider and incorporate job training, employment, and entrepreneurial opportunities into any plan
- Concerns that a plan is already in place and that the working group is simply a rubber stamp body

Other relevant information shared during this agenda item included the following:

- GG Resident Council meetings are the 2nd and 4th Tuesday of each month at 6pm.
- East Bay Housing Organization is a resource to learn how to leverage resident voice and craft realistic partnerships with HUD, private developers, local government, and the larger community.
- Ora Hathaway, WG Member, has information from a housing tour she attended; shed is willing to share with the group.
- Mr. Lewis offered to host a budget review session so all WG members and interested residents can be on the same page in regards to HUD dollars allocated and spent.
- Full EMG report available though HUD office.

Comment cards collected from attendees at the end of the meeting read as follows:

- How is the job training financed?
- What percentage of participants in workforce training remain employed 5, 10, 15 years later?
- What organizations are addressing the need to earn income for the 25 year old and older residents?
- What is the average typical life of a building?
- How [sic] are the decision making body and how is it structured?
- How will Marin residents benefit from better housing and monitarily [sic]?

Close – Next steps

(Lisa Gray)

Lisa shared the next steps for WG members:

- Respond to the Doodle email to reschedule the Housing Tour
- Next Meeting is June 22nd at 6pm