

# ECONOMIC WHAT WE HEARD

a living wage for Marin County  
a manufacturing based innovation hub  
affordability  
at least 60% of capital expenses have gone to GGV past three years  
average < \$103,000 per unit  
barriers  
budget review session  
capital budgets are extremely tight  
Civic Center bond process  
co ops shared ownership  
commerce  
community land trust  
competitive funding process  
Conservation Corp of the North Bay desire to partner with  
Marin City leaders  
conversion of units uses tax credits  
co-op  
cost per unit will differ based on needed repairs and improvements  
cost to rehab cost can escalate could be higher than building new  
credit restoration  
current residents have a future  
development models  
economic  
economic development  
economic development activities  
economic opportunities  
economic security  
employ local workforce  
employment and training opportunities  
expand economic development to residents  
factors to determine most feasible mixed use  
financing requires outside sources  
find economic stability  
foster a pipeline of qualified workers  
funding models  
funding streams  
funding to seed the preservation effort  
GGV 5% increase in funds going to GGV property needs over the  
last five years  
GGV is 296 units of the 496 total units that MHA is responsible for  
green job training  
green jobs  
Green Streets saved the Housing Authority thousands of dollars  
historic preservation  
historic preservation  
homeownership

housing choice homeownership  
Housing choice vouchers  
how HUD funds the MHA  
how to develop employment from within Marin City  
HUD allocation to MHA has decreased  
HUD dollars allocated and spent  
HUD has consistently reduced funding allocations to  
housing authorities  
HUD is disinvesting in housing  
HUD to purchase property  
HUD would not support creation of land trust  
identifying additional sources  
increase local employment  
individual development accounts  
innovation hub  
Innovation Hub manufacturing  
job training  
job training, employment, entrepreneurial opportunities  
job training/education opportunities  
lack of employment opportunities in Marin City  
land trust can be difficult transforming land ownership  
land trust with co-op  
limitations and restrictions associated with HUD funding  
look into some of those funding streams  
maintain the property for low-income residents  
maintenance and landscaping of the housing development  
manufacturing  
many residents proactive and already working  
many training opportunities are not connected to jobs  
Marin City CDC is building a new training program  
Marin City is surrounded by wealth  
Marin City residents are not always successful staying on the job  
Marin County tied to shipyard  
MHA might pursue in its economic development strategies  
MHA receives \$800,000/yr from HUD  
MHA receives \$800K for capital improvements to all properties  
MHA reduction of more than \$75,000 in capital funding over the  
last five years  
MHA's finances and budget for 2015  
minimum income to afford housing  
mixed financing  
mixed income  
mixed income  
mixed income  
mixed income  
mixed income

mixed income housing  
mixed incomes  
mixed use  
monetary  
need to be able to leverage tax credits and private funding  
not immediately addressing capital needs  
occupancy is 99.4%  
once the shipyard closed the jobs left  
opportunities  
opportunities for public housing residents  
options/strategies  
percentage of participants in workforce training  
preserve existing including moderate/market rate  
pool of funds can be used to support subsidized units  
potential to get loan based on land value  
provides income  
purchase of below market rate properties  
questions and concerns about how MHA might finance any strategy  
rental assistance demonstration  
rental assistance demonstration  
resident ownership  
resident run contract  
residents employed by MHA to perform maintenance  
residents will always have a unit  
revenue vs expenses  
savings account support  
Section 8 voucher portability  
stimulate the local economy  
strategic business partners  
students lack the resources too afford tutoring  
targeted apprenticeship training  
tax-credit equity with bank loans  
expenses 2.65 million dollars with a reserve of  
approximately \$150,000  
total capital allocation of \$500,000 is earmarked for improvements  
total revenue is just under 2.8 million dollars  
types of jobs, cost, funding  
what type of manufacturing would occur at proposed  
innovation hub?  
workforce driver  
workforce training and job opportunities  
would have to bring in additional financing

# SOCIAL

## WHAT WE HEARD

a sense of pride in the Golden Gate Village community through work  
a store with the necessities  
Best Buy building  
broken promises of past  
building relationships with marginalized students  
case management  
case studies  
children this summer?  
church partnerships with the community around educational goals  
community and family  
community value around staying in homes  
concerns about MHA's ability to facilitate a process with resident interest as a priority  
concerns that a plan is already in place and the working group is a rubber stamp body  
core challenges students, public schools  
craft realistic partnerships with HUD, private developers, local governments, community  
creating culturally relevant curriculum  
creating standards  
cultural  
decision making body  
design  
developing partnerships  
discipline policies  
disillusionment of students who do not value education  
displacement  
displacement of residents  
displacement relocation  
drug and alcohol issues  
Early Childhood Education  
earthquake preparedness plan  
education outreach  
education planning  
educational  
engage residents and gather their input  
engaging residents  
family self sufficiency  
fear that the need for revitalization is a cover to  
financial literacy training  
focus on prenatal to 5 years old  
focus on self determination  
freedom school model  
gender specific learning  
gentrification

help resident overcome obstacles  
historic heritage  
history and culture as a tool to empower and orient  
African American students  
households  
how to leverage resident voices  
implementing social/emotional supports particularly for students of color  
increase academic supports to help student  
information kiosk  
institutionalized barriers  
institutionalized racism  
lack of diversity of the staff  
leaseholders will not be displaced  
low resident representation on the working group  
many students from Marin City are not high school/college ready upon graduation  
Marin residents benefit from better housing  
Marin's largest concentration of black residents  
marinship hired black workers  
mentoring programs 5-18 y/o  
mentoring: high schoolers mentor middle schoolers who mentor elementary schoolers  
MHA leads to relocation  
minimal displacement of legal residents  
more GGJ residents participating  
more than 50% of the Working Group should be Golden Gate Village residents  
no displacement  
no displacement  
no tolerance policy for displacement  
non-displacement  
non-displacement of residents during construction  
organizational  
outreach attempts have been ineffective  
outreach to community  
parenting support  
parents and communities can play a more active role  
participation  
participation of more GGJ residents  
peer outreach  
perceived lack of resident representation on working group  
permanent relocation without the option to return  
prepare parents before they become parents  
program partnerships between TAM HS and MC schools

promoting and using community assets  
protection of family  
providing free opportunities to educational experiences  
public should not be excluded from the process  
racism, sexism, and homophobia  
recreational opportunities  
relocate residents to vacant or newly remodeled units  
relocation impacts  
replacement needs to be 1:1  
resident participation throughout the planning process  
resident engagement is a critical part  
resident participation  
residents immigrated from south  
restorative Justice programs  
revitalization  
segregation  
social  
social promotion  
some residents will want to permanently relocate  
state law forbids displacement or reduction in affordable housing units  
Students coming to school unprepared  
students failing  
summer bridge model  
support parents and educators  
system barriers that affect a student's ability  
temporary relocation  
to support resident services  
working group will create recommendations  
wrap around services  
year round K-8 school

# PHYSICAL WHAT WE HEARD

a development plan  
accessible  
all ages  
amenities should be 21st century  
an integrated connection  
at end of assessment process residents decided to rebuild  
average typical life of a building  
biological growth  
Civic Center preservation  
code hazards  
commercial/retail may not be feasible  
deferring could lead to long-term problems and closing buildings  
down unit repairs  
emergency repair  
energy audit  
Frank Lloyd Wright and Aaron Green  
further study  
GGV buildings are older structures  
GGV is 296 units  
Golden Gate Village physical improvement needs far outweigh the allocation  
green buildings in the preservation process  
Green Physical Needs Assessment  
green plan  
high quality open space  
hiking trails, parks, and playgrounds  
historic  
historic  
historic heritage  
historic legacy of GGV

historic preservation  
historic preservation  
historic preservation  
Historic preservation could run into ADA complications  
historic preservation of Golden Gate Village structures  
historic designation  
housing  
housing with other uses such as commercial space  
lack of space  
legacy should be preserved  
life safety  
life safety  
low density  
maintenance  
old best buy and renovate  
physical  
physical improvement needs are \$31 million over a 15 year period  
Physical Needs Assessment  
physical upgrades  
preservation process  
preserve the current structures  
Priority One : Immediate  
quality open space  
removal of potentially hazardous materials a part of rehab  
renovations/maintenance  
replacement density reconfigurations needs to be 1:1  
restore historic purpose  
sewer lines, parking lots, sidewalks  
smart green innovation  
soundness of structures

state of townhomes  
tear down GG village  
the building of Golden Gate Village  
townhomes issues  
upgrading structures  
vibrant shops  
water leaks  
well maintained  
what entity owns the land?

