



The Housing Authority of the County of Marin

General Summary of Items Covered during Resident and Stakeholder Meetings

SITE VISIT SUMMARY

The CVR Team consists of: Co-CEO Fradique Rocha, CVR Vice-President, Jennifer Humes CVR Associate, Zack Elliott; RDC Principal, Dan Rothschild and RDC Associate, Kevin Kunak. The CVR Team was in Marin County from July 17 through July 19, 2017 to participate in multiple meetings with The Housing Authority of the County of Marin (MHA) to discuss critical items related to the Golden Gate Village revitalization feasibility analysis. This report includes general summary of items covered.

MEETINGS WITH CVR Team

| Date/Meeting | Participants | Summary of Discussions |
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| Monday, July 17, 2017 (4 meetings): 1. Meeting: CDA | MHA; RDJ, Liz Darby, Leelee Thomas, Tom Lai, Brian Crawford; | <ul style="list-style-type: none"> • Clarification of both financial scenarios; benefits and restrictions; • Discussed financial analysis focus of upcoming community meeting; • Clarification and actual costs of redevelopment based on GPNA; 63 million for entire project • Relocation of resident issue and how it is handled within both financial scenarios – temp on site vs. temp off site. • Density zoning and state bonus law allowance |
| 2. Meeting: Redevelopment Subcommittee | MHA; RDJ, Homer Hall, Dennis Rodoni, Leslie Alden, Kate Sears, Matthew Hymel; | <ul style="list-style-type: none"> • Financial analysis focus on both financial scenarios; benefits and restrictions to residents; • Clarification and actual costs of redevelopment based on GPNA; 63 million for entire project • Change of ownership and partnership with MHA in redevelopment • Clarification of RAD, PBVs and tax credits financial programs • Financial scenarios – gaps in funding and options to resolve |
| 3. Resident Council | MHA, RDJ, Royce McLemore, Danielle Hoff, Hattie Cook, Damian Morgan; | <ul style="list-style-type: none"> • Review presentation for upcoming community meeting • Clarification of actual costs of redevelopment based on GPNA – 63 million for entire project • Research, analysis and findings on Resident Council funding sources provided • Reviewed both financial scenarios and funding options • Clarification of RAD, PBVs and tax credit programs • MHA federal funding received and restrictions for leveraging debt |



| Date/Meeting | Participants | Summary of Discussions |
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| 4. Community Meeting | Open to the Public; | <ul style="list-style-type: none"> Recap of previous community listening session PowerPoint presentation of financial analysis Review of financial and funding scenarios Clarification of actual costs of redevelopment based on GPNA – 63 million for entire project Clarification of federal funding programs – RAD, PBVs, tax credits Review of resident relocation – temp on site vs. temp offsite Explanation of both redevelopment financial scenarios; mixed income and historic rehab Question and answer of resident concerns. Explanation of challenge to historic preservation application process; MHA not against application filed by Resident council |
| Tuesday, July 18, 2017 <u>(4 meetings):</u> 1. Meeting: Public Agencies | MHA, RDJ, Marin City Library, Bayside MLK/SMCSD, Marin County Fire Department, Marin County Sheriff's Office, Marin City CSD; | <ul style="list-style-type: none"> Update on community meeting; Review of presentation given; feedback from resident comments Clarification of how property value was determined. Property is deed restricted and value is calculated on cash flow received from rents received – not based on comps of surrounding unrestricted land values. Clarification of federal funding programs – RAD, PBVs, tax credits Clarification of financing scenario options – benefits and restrictions Clarification of MHA current federal funding received and restrictions of Public housing unit program – MHA cannot leverage any debt under current program restrictions |
| 2. Meeting: Non-profits | MHA, RDJ, Bridge the Gap, Fair Housing of Northern California, Legal Aid of Marin, Marin City Clinic, Marin City Family Resource Center, Women Helping All People, and GGV residents Damian Morgan, Ora Hatheway; | <ul style="list-style-type: none"> Update on community meeting; review of presentation given Feedback from resident comments; attendees at meeting; clarification of graphs used in PowerPoint Clarification of how property value was determined; Explanation of both redevelopment financial scenarios; mixed income and historic rehab Concerns of resident displacement; clarification that all 292 public housing units will remain Clarification of actual costs of redevelopment - 63 Million based on GPNA |



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| <p>3. Meeting: Marin Community Foundation</p> | <p>MHA, RDJ, Johnathon Logan, Jr., Alan Burr;</p> | <ul style="list-style-type: none"> • Review of presentation given at previous community meeting • Update on previous stakeholder meetings; • Review of challenge to historic preservation application process; MHA not against application by Resident council • Previous community group meetings funded by MCF • PRI - Program related investments – confirmation not a practice of MCF – request written letter from MCF confirming PRI not available funding source for GGv. • Clarification of how property value was determined; • Clarification of federal funding programs – RAD, PBVs, tax credits • Clarification of actual costs of redevelopment based on GPNA – 63 million for entire project |
| <p>4. Meeting: Residence Council</p> | <p>MHA, Mary Davis, Hattie Cook, Royce McLemore, Nelson Willis, Damian Morgan, Danielle Hoff;</p> | <ul style="list-style-type: none"> • Update on community meeting and previous stakeholder meetings • Feedback on community meeting presentation details, graphs, details and communication • Clarification of how property value was determined. Property is deed restricted and value is calculated on cash flow received from rents received – not based on comps of surrounding unrestricted land values. • Resident fears, concerns and hopes of maintaining community • Clarification that all 292 PH units will remain and no difference between rehabbed units regardless of income restrictions • Residents want rehab to update units without displacement • Feedback on next meeting and clearer messages to resident; • Possible Saturday meeting for better attendance suggested • Clarification of benefits and restrictions for both scenario options of redevelopment • Update on CDC shopping center; daycare, mental health clinic |