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
- 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’s finances and budget for 2015
- Minimum income to afford housing
- Mixed financing
- Mixed income
- Mixed income
- Mixed income
- Mixed income
- Mixed income
- MHA might pursue its economic development strategies
- MHA receives $800,000/year 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
- Mixed income
- New strategies are needed to address occupational disparities
- Not immediately addressing capital needs
- Opportunities for public housing residents
- Options/strategies
- Percentage of participants in workforce training
- Perserve 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
- 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
WHAT WE HEARD

- A sense of pride in the Golden Gate Village community through work.
- Breaking promises of past.
- Building relationships with marginalized students.
- Implementing social/emotional supports particularly for students of color.
- Increasing academic supports to help students.
- MHA leads to relocation.
- Minimal displacement of legal residents.
- Replacing needs to be 1:1.
- Developing partnerships.
- Discipline policies.
- Disillusionment of students who do not value education.
- Displacement.
- Displacement relocation.
- Earthquake preparedness plan.
- Education outreach.
- Education planning.
- Educational outreach attempts have been ineffective.
- Engaging residents and gather their input.
- 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.
- Generalization.
- Help resident overcome obstacles.
- Historical 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.
- Increasing academic supports to help students.
- Information kiosk.
- Institutionalized barriers.
- Institutionalized racism.
- Lack of diversity of the staff.
- Leasingholders 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.
- Minimal displacement of legal residents.
- More GGV residents participating.
- More than 50% of the Working Group should be Golden Gate Village residents.
- 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.
- 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.
- Protecting and using community assets.
- 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.
- Residents immigrated from south.
- Restorative Justice programs.
- Social promotion.
- Some residents will want to permanently relocate.
- State law forbids displacement or reduction in affordable housing units.
- Students coming to school unprepared.
- 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.

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Golden Gate Village – Revitalization Feasibility Analysis | Listening Sessions
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?