Golden Gate Village Revitalization

Today’s Agenda

- Preferred Development Concept Review
  - MHA Goals
- Demographics & Influence on Concept
- Resident Survey Impact
- Physical Needs Assessment Review
  - Deep Green Rehabilitation
- Preliminary Financing & Anti-Displacement Strategies
- Next Steps
Preferred Concept Sheets
LEGEND
- REVITALIZED EXISTING BUILDINGS
- IMPROVED OPEN SPACE (AT GROUND)
- NEW / IMPROVED SITE AMENITIES:
  - BASKETBALL
  - SKATING
  - BBQ/PICNIC
  - AMPHITHEATER
  - PLAYGROUND
  - GAME TABLES
  - OVERLOOK/TRAIL

UPPER AREA:
- 5-STORY BUILDING WITH 48 UNITS
- SOCIAL SERVICE SPACE

LOWER AREA:
- 4-STORY BUILDING WITH 108 UNITS
  - ADMIN & LEASING OFFICE
  - COMMUNITY ROOM
  - COVERED PARKING AT GROUND LEVEL

SUMMARY:
- 300 EXISTING UNITS
- 16 UNITS REMOVED
- 156 NEW UNITS
- 440 TOTAL UNITS
New Construction

UPPER AREA

GROUND LEVEL COMMUNITY SPACE

LOWER AREA

GROUND LEVEL COMMUNITY SPACE

COMMUNITIES THAT lift LIVES
Open Space Ideas

NEIGHBORHOOD POCKET PARKS

PLAY EQUIPMENT FOR YOUNG PEOPLE

GAME TABLES AND ACCESSIBLE SEATING FOR ELDERS

PRESERVE AND CELEBRATE VIEWS
Open Space Ideas

EXPANDED COMMUNITY GARDEN

EXPANDED AND IMPROVED COMMUNITY GARDEN SPACE
Open Space Ideas

TRAILHEAD FITNESS AREA

TRAILHEAD SIGNAGE AND WAYFINDING

OUTDOOR EXERCISE EQUIPMENT

COMMUNITIES THAT lift LIVES
Demolition Areas

- Upper Area
  - Parking
  - MHA
- Lower Area
  - Skate Park
  - Basketball
  - Playground
  - Parking
  - 2 Buildings
  - Bridge the Gap
Phasing Plan

LEGEND
- LOWER AREA CONSTRUCTION
- LOW-RISE REHAB
- UPPER AREA CONSTRUCTION
- HIGH-RISE REHAB

COMMUNITIES THAT lift LIVES
MHA Goals

Goal

1. No involuntary displacement; protect residents first
2. New on-site service space
3. Honor historic resources & heritage
4. Meets housing needs
5. Produces most, feasible affordable housing

Concept Response

1. Build first strategy
2. Both new construction phases include new community space
3. Demolition limited (16 units, 2 buildings) & concept creates new naming opportunities
4. Renovates 284 apts and adds 150+ new apts
5. Two new affordable buildings, one for families and one for senior adults
GGV’s resident demographics will continue influence the project as we move from a concept to an approved final plan.

• Approximately 50 head of households 62+ at GGV
  • Resident need for senior focused housing
• Existing households have average size of 2.3
  • Resident need for new and renovated 1 and 2 bedroom units
• Marin County historically has had difficulty developing large family affordable housing
  • New construction proposed in Concept provides new family affordable housing as well as housing appropriate for seniors with service delivery space in each
The resident survey gave new information and reinforced shared values that helped refine and improve on the draft development concepts:

1. Residents love their home, but want the apartments renovated and fixed up.

2. Based on feedback Michaels combined Vision 1 and Vision 2 to provide the most new housing, including demolition of existing residential buildings
   • Providing new affordable housing, on-site, is best strategy to prevent displacement

3. Focus the new development (on the existing community)
   • Ensure there was new community space, ideally for both families with children and seniors
   • Designate & design new housing for families and seniors
The resident survey also had two consistent things shared:

- “We love our patios!”
- “We want new appliances and updating of our apartment interiors”
Physical Needs Assessment

Michaels reviewed the Physical Needs Assessment (PNA), overall it reported the property in fair current condition. The PNA cost estimates were reviewed and helped inform the preliminary financing feasibility shared with MHA.

Additional items to investigate

- Structural and seismic assessment of existing buildings
- Survey and mapping of site
- Plumbing systems
- Site and utility assessment
Rehabilitation Approach

Michaels has worked across the country to rehabilitation and revitalize existing public housing sites into sustainable affordable housing communities. **Our goal in our rehabilitation projects is to set up the property for long term, sustainable operation.**

---

§ **Our Approach:**

§ Lens 1 – Building Systems & Infrastructure

§ Lens 2 – Sustainability, Energy Efficiency, and Renewables

§ Lens 3 – Fixtures & Finishes
Preferred Concept – Upper Area

- Senior focused housing
- 48 new apartments
- 5 story bldg., elevator + community space,
- Mostly one bedroom apartments for seniors
- Open space upgrades
Preferred Concept – Lower Area

- Family focused housing
- 108 new apartments
- 4 story bldg.
- 50% one bedroom apartments
- 50% two & three bedroom
- Multipurpose community space (see sample layout)
- Open space upgrades
Vision – Community Space

- Other possibilities include: education and job training classrooms, computer center, childcare...
Michaels financing strategy for the new construction and rehabilitation phases is the following:

- Rehabilitation
  - Utilize Section 8 vouchers to support a permanent mortgage and 4% tax equity to finance the deep green rehabilitation of the Low Rise and High Rise apartments.
- New Construction
  - Provide build first replacement housing using Section 8 vouchers and unsubsidized low income units to support a mortgage as well as 9% tax credit equity to provide permanent financing.
Preliminary Underwriting – 4 Phases

- Marin City Senior Housing
  - 48 New Units
    - 47 replacement
    - 1 manager unit
  - Low Rise Rehabilitation
    - 116 rehabbed units
    - 79 replacement
    - 35 new families
    - 2 manager units
Preliminary Underwriting – 4 Phases

- Marin City Family Housing
  - 108 New Units
    - 60 replacement
    - 47 new families
    - 1 manager unit
- High Rise Rehabilitation
  - 168 rehabbed units
    - 114 replacement
    - 54 new families
    - 2 manager units
Next Steps

- MHA Board moves to next phase
  - February 2020
- MHA & Michaels Master Planning Agreement
  - Target Spring 2020
- Golden Gate Village Master Plan Application to Marin County
  - Target Summer 2020