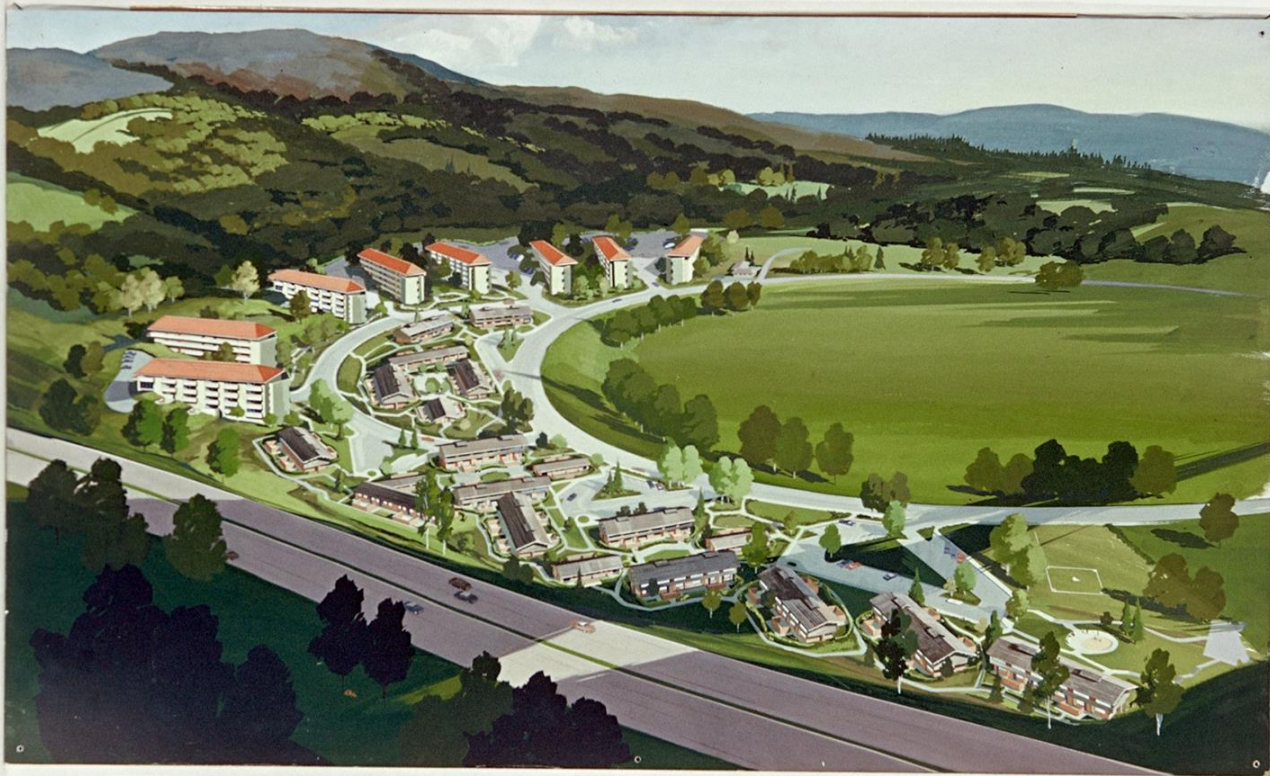


An architectural rendering of a residential development. The scene is set in a valley with a large mountain range in the background. The foreground and middle ground are filled with various buildings, including multi-story apartment complexes, smaller houses, and a large, modern-looking structure with a curved roof. There are also trees, a winding road, and a body of water in the distance. The overall style is a detailed line drawing with some shading to indicate depth and texture.

THE RESIDENT PLAN:
A GOLDEN OPPORTUNITY
FOR GOLDEN GATE
VILLAGE

Warnecke Archives - Original Design for Golden Gate Village



An architectural sketch of a village or resort. In the background, there are mountains with vertical hatching. The middle ground shows a cluster of buildings, some with gabled roofs, surrounded by trees and a winding path. In the foreground, there are more buildings, including a long, low structure and a smaller one with a gabled roof. The style is a fine-line drawing with cross-hatching for shading.

CURRENT CONDITIONS

Golden Gate Village residents face serious, ongoing habitability and health issues with their units, including severe pest infestations, black mold, leaky plumbing, faulty wiring, and lack of heat.



GOLDEN GATE VILLAGE

The Resident Council has developed a revitalization plan to address these unsafe conditions that costs less money, saves time and addresses years of inequity.



GOLDEN GATE VILLAGE

THE RESIDENT PLAN WAS DEVELOPED WITH THE HELP OF RENOWNED OUTSIDE EXPERTS

- **Architectural Resources Group (ARG)**
- **Arup**
- **Roth/LaMotte Landscape Architecture**

A detailed architectural sketch in the background of the slide. It depicts a residential development set against a backdrop of rolling hills and mountains. The foreground shows several buildings, some with gabled roofs, interspersed with trees and landscaped areas. A road or path winds through the scene. The style is a fine-line drawing, typical of architectural site plans or conceptual renderings.

PLAN OVERVIEW

- **Renovation of existing units**
- **No new construction**
- **Preservation of historic buildings, grounds and landscaping**
- **No permanent displacement of tenants**
- **Less expensive to develop than any plans that include new construction**
- **Less time to commence and complete than any plans that include new construction**
- **Creates sustainable, resilient housing**
- **Provides resident equity and job training opportunities**
- **Reverses decades of neglect and indifference**



GOLDEN GATE VILLAGE

Our community-driven process offers:

- Expanded and different housing opportunities
- Extensive community/meeting spaces
- Expanded outdoor recreation space
- Preservation of historic structures and grounds
- A model for public housing projects nationwide
- Alignment with the Green New Deal



GOLDEN GATE VILLAGE

KEY DESIGN CONSIDERATIONS

- Maintain historic integrity and preserve community
- Upgrade overall building performance, sustainability, and resiliency in line with current best practices
- Return landscaping to Halprin's original vision



GOLDEN GATE VILLAGE

SUSTAINABILITY

Our consultant Arup has developed sustainability and resiliency strategies for:

- Energy
- Solar
- Water
- Healthy building materials



GOLDEN GATE VILLAGE

RESIDENT EQUITY

The Resident Plan addresses four key issues identified by the community:

- Equity
- Control
- Inheritability
- Revitalization



GOLDEN GATE VILLAGE

SOLUTION: BUILDING RESIDENT EQUITY THROUGH A LIMITED EQUITY HOUSING CO-OP (LEHC)

- LEHC owns buildings and land
- GGV Resident Council is LEHC governing board
- Tenant-shareholders each own a share in the LEHC
- Tenant-shareholders build equity
- Residents, if they wish, may continue to rent from the LEHC



GOLDEN GATE VILLAGE

LEHC BENEFITS FOR RESIDENTS

- Right to pass homes to heirs
- Permanently guaranteed affordability
- Residents have decision-making authority
- Preserves National Historic District permanently
- Offers an opportunity to build home equity



GOLDEN GATE VILLAGE

LEHC BENEFITS FOR COUNTY

The Resident Plan addresses the problem that Marin is the most racially disparate county in California.

In Golden Gate Village, the county has a golden opportunity to make its own long-overdue reparations through land and home ownership for GGV residents.



GOLDEN GATE VILLAGE

ADDRESSING SENIOR NEEDS

- Underreported vs “over-housed.” Everyone living in an apartment needs to be added to the lease.
- Safety modifications to existing units can be completed in months.
- Long-standing community ties are an essential component of senior support.
- Summit at Sausalito and 825 Drake (SB 35).
- Possible conversion of 2BR to 1BR in high-rise buildings



KEEP IN MIND

By keeping elders in their homes the Resident Plan preserves their dignity, respects the bonds of community, and makes it possible for younger family members, who may have children of their own, to have a place to come home to when their parents pass.



GOLDEN GATE VILLAGE

FINANCING OPPORTUNITIES: STATE AND NATIONAL

- HUD Section 213 Mortgage
- Community Development Block Grants (CDBGs)
- CDBGs related to Historic Preservation
- California Strategic Growth Council
- Federal Home Loan Bank (SF)
- National Trust for Historic Places



GOLDEN GATE VILLAGE

FINANCING OPPORTUNITIES: RACIAL/SOCIAL JUSTICE

- National Park Service African American Civil Rights Grants
- Affordable Housing and Sustainable Communities Grants
- Various Federal, State, and local racial/social equity grants
- Foundations - MCF, Ford, MacArthur
- Social Impact Bonds
- “Soft” Debt (local “in-lieu” funds)
- Corporate Affordable Housing Initiatives (e.g. Apple, Google, etc.)



GOLDEN GATE VILLAGE

FINANCING CONTINUED

GREEN NEW DEAL

- California Energy Commission (CEC) Grants
- Climate Change/Sustainability Grants
- Cap & Trade Grant Pool
- Biden Infrastructure Plans

JOB TRAINING/MFG

- Federal Apprenticeship Programs
- Manufacturing USA Programs



THERE IS BROAD SUPPORT FOR RESIDENT PLAN

- Cornerstone Community Church of God in Christ - Marin City
- St. Andrew Presbyterian Church, Marin City
- Congregation Rodef Shalom
- First Presbyterian Church of San Anselmo
- Marin Interfaith Council (a collaboration of 52+ congregations, 8 religious organizations, and 19 nonprofits)
- Sierra Club
- The Redwoods, Seniors For Peace
- SURJ (Showing Up for Racial Justice) Marin
- Friends of Golden Gate Village
- Indivisible (various Marin chapters)
- Turning Green
- Yellow Letter Project



GOLDEN GATE VILLAGE

SUPPORTERS CONTINUED

- 350 Marin
- Conscious Kitchen
- Performing Stars
- Green New Deal Marin City Coalition
- ISOJI
- Horizon Community School
- ML King Jr. Coalition
- Moms Advocating Sustainability
- Shore Up Marin City
- Social Justice Center of Marin
- Systems Thinking Marin
- Watershed Alliance of Marin
- Women Helping All People
- Marin City Community Services District
- Marin City Arts & Culture
- Bridge the Gap



GOLDEN GATE VILLAGE

SUMMARY: BENEFITS OF RESIDENT PLAN

- Addresses failing physical scores from HUD more quickly than other plans
- No new construction at Golden Gate Village
- Minimizes time and cost of environmental analysis, including Section 106 analysis
- Preservation of historic buildings, grounds and landscaping
- No permanent displacement of tenants
- Less expensive to build
- Creates sustainable, resilient housing
- Provides resident equity and job training opportunities
- Maintains direct outdoor access for all units (key element of healthy living communities)
- Enjoys support from broad coalition of Marin organizations
- Resonates with Marin County voters



GOLDEN GATE VILLAGE

INFORMATION PROVIDED BY OUTSIDE EXPERTS

- **Architectural Resources Group (ARG)**
 - *Historic Structures Report*
- **Arup**
 - *Sustainability Assessment*
- **Roth/LaMotte Landscape Architecture**
 - *Landscape Site Review and Analysis*