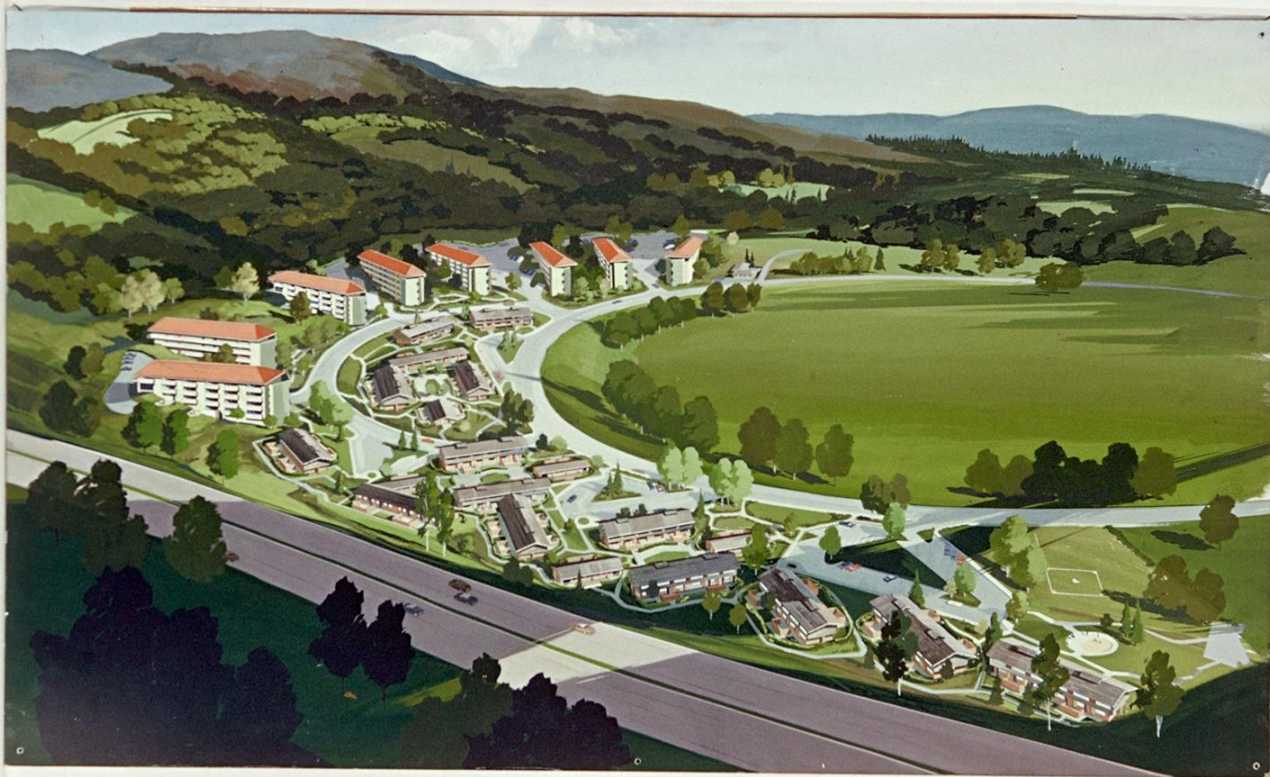


An architectural rendering of a residential development. The scene is dominated by a large, multi-story building with a prominent central tower and several wings, set against a backdrop of rolling hills and mountains. The foreground shows a landscaped area with trees, a paved walkway, and a few smaller structures. 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 community. In the background, there are rolling hills and mountains, some with vertical hatching for shading. 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 overall style is a detailed line drawing with some cross-hatching and fine lines for texture and shading.

CURRENT CONDITIONS

Golden Gate Village residents face serious, ongoing habitability and health issues with their units, including 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 black and white, showing a community layout. It features several buildings of varying sizes, some with gabled roofs, interspersed with numerous trees and shrubs. A winding path or road curves through the scene. In the background, there are rolling hills or mountains, some with vertical hatching to indicate texture or shading. The overall style is that of a traditional architectural rendering.

PLAN OVERVIEW

- **Renovation of existing units**
- **No new construction**
- **Preservation of historic buildings**
- **No displacement of tenants**
- **Less expensive to build**
- **Less time to complete**
- **Creates sustainable, resilient community**
- **Provides resident equity and job training opportunities**
- **Reverses decades of neglect and indifference**



GOLDEN GATE VILLAGE

THE PLAN ADDRESSES HUD CONCERNS

A community-driven process that offers:

- Expanded and different housing opportunities without new construction
- New building opportunity for project-based Section 8 housing
- Extensive community/meeting spaces
- Expanded outdoor recreation space
- Preservation of historic structures
- A model for public housing projects nationwide
- Aligns 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

You will hear from our consultant Arup shortly about specific sustainability and resiliency strategies for:

- Energy
- Solar
- Water
- Healthy building materials



RESIDENT EQUITY

The Resident Plan also 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
- LEHC housing is 100% Section 8-based
- 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)



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

- Historic Tax Credits (Federal and State)
- Low Income Housing Tax Credits
- New Market Tax Credits
- 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 OPPORTUNITIES: JOB TRAINING/MFG

- Federal Apprenticeship Programs
- Manufacturing USA Programs

FINANCING OPPORTUNITIES: GREEN NEW DEAL

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



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
- Minimizes time and cost of environmental analysis, including Section 106 analysis
- Preservation of historic buildings
- No displacement of tenants
- Less expensive to build
- Creates sustainable, resilient community
- 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

NEXT: PRESENTATIONS FROM OUTSIDE EXPERTS

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