

# MARINWOOD VILLAGE NEWSLETTER

## A MARKET FOR MARINWOOD

### WHY IS IT TAKING SO LONG?

There are several reasons that explain part of the story for the delay---drawn out negotiations with the property owner, remediation of the toxic plume left over from a prior cleaning business, the normal delays of the planning process---but there is one explanation that overshadows all of these and has brought the project to a grinding halt. This explanation centers on the County's goal to make the Marinwood Village "a model project for providing affordable housing at a redevelopment site such as an underutilized shopping center". The County's goal is to have up to 50% of the housing units affordable.

In order for any project to be successful, the three main parties (Community, Developer and County) must agree on the terms for moving the process forward. For the community the key is community acceptance---does the project meet the needs of the community---for the developer it is economic viability---can the project be built--- and for the county it is reasonable compliance with county planning policies and goals.

For the Marinwood Village project, the Community and the Developer are close to meeting their requirements for moving the process forward. The County, however, still has a long ways to go before its requirements are met. The County continues to demand a larger number of affordable units than the 20% required by County Ordinance. The County's new goal, adopted in November 2007, for up to 50% affordable has never been tried in a county project. The highest affordable % for any jurisdiction within the county is 20%. The Marinwod Village project is the test case for the 50% goal. There is no funding mechanism available to implement the 50% goal. Consequently, as the County continues to insist on more affordable units and demands concessions from the

developer and the community the project loses its economic viability---it can't be built---and its potential for community acceptance.

The Marin County Board of Supervisors has the authority to determine the number of affordable units within the Marinwood Village project.

The residents of Tam Valley, which was initially proposed as a 50% goal site, rose up and demanded that their County supervisor take action to get them off the 50% goal list. The effort was successful. Tam Valley is no longer a site with a goal for up to 50% affordable units.

Now it is Marinwood's turn. If we want a Market (market rate housing is the economic engine which makes a market possible) then we have to demand that our County Supervisor take appropriate action to make sure the affordable component for the Marinwood Village project remains at the 20% level and that the project not become an experiment to see how many affordable units up to 50% can be built as part of the project.

1<sup>st</sup> District Supervisor Susan Adams can be reached by email at [SAdams@co.marin.ca.us](mailto:SAdams@co.marin.ca.us)

As part of the community effort to move the project forward and get a market for the community, the Marinwood Village Task Force has scheduled a community meeting for Monday, July 14<sup>th</sup>, 7:30 pm at the Marinwood Community Center.

A flyer announcing the community meeting is attached as a pdf file. Also attached as a pdf file is a letter which was sent to Supervisor Adams and that explains the reasons for holding the community meeting.

## LETTER TO SUPERVISOR SUSAN ADAMS

Supervisor Adams:

The Task Force has decided that it is time to have a community meeting and submit to a reality check.

Specifically, with respect to the total number of housing units the community will accept, the Task Force has agreed that our next step should be to ask the community for feedback.

Following are positions the Task Force agreed to at the Thursday meeting:

1. That the Community's goals are for a market, ancillary retail, a community gathering area and a overall quality project that fully addresses traffic circulation and parking concerns.
2. That the Community will accept a housing component as a trade off for the market and retail center as long as the total number of housing units does not exceed 70.
3. That there is no reason to engage in a facilitated process to decide the upper limit for the total number of housing units. This number should be based on community acceptance and economic viability.
4. That if the county wishes to increase the number of affordable units within the 70 unit total beyond the 20% amount then the burden should fall on the county to secure funding to subsidize any additional units.

The Task Force members, based on individual communications with a wide range of community residents, believe that positions 1-4 accurately represent the majority view of the community. Nonetheless, to confirm this conclusion the Task Force has decided that it is important to hold a community meeting for the purpose of soliciting community feedback

The Task Force has reserved the community meeting room at the Marinwood Community Center for the evening of July 14<sup>th</sup>. The Task Force would like to invite The County (Supervisor, Planning Director and staff) to attend the July 14<sup>th</sup> meeting to present the County perspective and to answer any questions from the residents.

A Flyer (see attachment below) announcing the community meeting has been prepared. Door to door distribution will begin this weekend. In addition, an electronic newsletter will be sent out this weekend announcing the community meeting.

Respectfully,

Frank Nelson, Chair, Marinwood Village Task Force

WHERE  
IS OUR  
MARKET ?

Why has it been two years since the approval of the Marinwood Village Concept Plan and still the community has no market?

- Get the inside scoop on what's behind the delay in getting a market
- Find out what action you can take to help the community get a market

**You can make a difference.**

**COME TO A COMMUNITY MEETING**

Meeting location: Marinwood Community Center

Date: Monday, July 14<sup>th</sup>

Time: 7:30 pm

Meeting sponsored and presented by the Marinwood Village Task Force