

**MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS
MINUTES**

**Wednesday, March 24, 2021
VIA VIDEOCONFERENCE
6:00pm**

Members Present

Belvedere: Block, Campbell, Kemnitzer, Lynch
Corte Madera: Beckman, Casissa
Fairfax: Ackerman, Coler, Cutrano, Goddard, Hellman
Larkspur: Candell, Haroff, Way
Mill Valley: Carmel, McCauley, McEntee, Ossa
Novato: Athas, Eklund, Lucan, Peele, Wernick
Ross: Brekhus, Kuhl, McMillan, Robbins
San Anselmo: Colbert, Fineman
San Rafael: Colin, Gulati, Kertz
Sausalito: Blaustein, Cleveland-Knowles, Hoffman, Kellman
Tiburon: Fredericks, Ryan, Thier

Ex Officio: Larkspur City Manager Dan Schwartz; Mill Valley City Manager Alan Piombo; Novato City Manager Adam McGill; San Rafael City Manager Jim Schutz; Ross City Manager Joe Chinn; MCCMC Secretary Rebecca Vaughn

Guests were: Supervisor Damon Connolly; Supervisor Dennis Rodoni; Supervisor Katie Rice; Supervisor Stephanie Moulton-Peters; Benita McClarin, Director Health and Human Services Marin County; Nancy Hall Bennett, League of California Cities North Bay Division; Melissa Apuya, District Director for Assemblymember Marc Levine.

Call to Order

President Eric Lucan called the meeting to order at 6:00p.m., and welcomed everyone to the meeting of the Marin County Council of Mayors and Councilmembers via webinar for March 24, 2021. A roll call of the Marin towns/cities was taken. At least one representative from each of the 11 Marin Cities and Towns were present.

He then called for Public Comment.

Public Comment –

1. **Linda Jackson, Program Director, Aging Action Initiative** – She expressed gratitude for the attention paid to the health and comfort of older residents in the cities and towns across Marin, and unique tailored responses to reaching out to the oldest old and frailest residents in a variety of ways to let them know that they are not alone. She congratulated San Rafael for completing their Age Friendly plan, and encouraged remaining cities & towns to complete theirs. She offered the Aging Action Initiative (AAI) as a resource to get started on Age Friendly plans. She also offered support for Housing Element work coming up. AAI will be happy to work with cities on housing policies to help your older residents age happily in their home town.
2. **Lee Pullen, Director, Marin County Aging and Adult Services** – Spoke about the Commission on Aging, which advises both his office and the Marin County Board of Supervisors. It brings the cities and the County together to do work for older adults. The Commission is charged with getting involved in issues that pertain to people over the age of

60, including housing, transportation, legislation and equity and outreach to communities and people in Marin. There are currently some terms that are coming to an end, and also some vacancies, on the Commission and they are looking for applicants. In particular, they are looking to get applications from people of color and bilingual backgrounds. He will be reaching out to City Clerks to talk about the work of the Commission and to get the word out about the application period.

Following public comment, President Lucan proceeded to of introduction guests and a continuation of the introduction of recently elected Councilmembers and current Mayors.

President Lucan introduced the following guests in attendance: Supervisor Dennis Rodoni, Supervisor Katie Rice, Supervisor Stephanie Moulton-Peters, Benita McClarin, Director Health and Human Services Marin County, Nancy Hall Bennett, League of CA Cities, Melissa Apuya, District Director for Assemblymember Marc Levine. He then introduced all remaining recently elector or appointed who were not introduced at the previous meeting, and invited them to participate in “Two Truths and a Lie” to introduce themselves.

The following Council members were introduced: Jack Ryan, Tiburon (Elected March 2020), Jim Lynch, Belvedere (Elected November 2020), Leila Mongan, Corte Madera (Appointed March 2021)

President Lucan continued the Two Truths and a Lie icebreaker with current Mayors: James Campbell, Belvedere; Eli Beckman, Corte Madera; Kate Colin, San Rafael; and Julie McMillan, Ross. The remaining Mayors will be introduced at the next MCCMC meeting.

4. Presentations:

4.a. Congressman Jared Huffman

President Lucan introduced Congressman Huffman and thanked him for providing this update to MCCMC. He stated that Congressman Huffman has served as our Congressman since 2012. Before that, he spent six years in the Assembly. He's a progressive leader, an environmental expert and it's such a privilege to have him with us tonight.

Congressman Huffman began by introducing his District Director, Jenny Callaway, and stated that he has great staff in Marin County who are available as a resource. He encouraged everyone to reach out and let them know how they can help.

He then summarized that he will spend a little time updating MCCMC on our recent COVID response and the American Rescue Plan, the \$1.9 trillion bill that was signed into law earlier this month. Then he will offer some thoughts about some upcoming legislation that may be of interest to local governments in Marin and also leave time for questions.

He began by congratulating everyone for what he considers to be really exciting progress being made in defeating the pandemic in Marin County. It is hard to believe that it's been a year since all of our lives were turned upside down. Obviously, it's been a tough time. We've had terrible losses and hardship but he is really proud of this community, and so impressed with the way people all over this community have rallied. They've shown such strength and resilience. You've seen our recent vaccination numbers. We are days away from hitting the milestone of 50% of Marin County receiving at least one shot. That is incredible.

He recently toured the Civic Center vaccination site and was so impressed with the capacity and the organization and the professionalism of what's going on in these vaccination sites. According to Dr.

Willis, thanks to that great work, thanks to what our healthcare providers are doing all over the county, we can expect further relief, in the weeks ahead. Moving into the orange tier is a big deal for all of us this week. But if we stay vigilant and stay on track, we've got a chance to fully vaccinate the entire adult population in Marin before the end of May, and that's incredible. That is well ahead of where most of us thought we would be even just a few months ago.

But obviously it is not mission accomplished. We are in a race against variants and mutations, and that's really what it's all about: vaccinating quickly enough that we win that race against variants. He thinks we really are on track to achieve the goal that President Biden put out there, to have a normal 4th of July holiday weekend. One of the reasons Congressman Huffman is optimistic about that is the huge amount of help that the federal government is providing. This help is not just on the way, it's here.

Congressman Huffman and his House colleagues have been working hard for the entire past year to push Congress to go big and be bold and try to match the scale of the need and the moment. They did have some hard-won victories last year that were bipartisan, and they had their Republican colleagues join in on several big, important bills. At other times, though, it really seemed like a challenge to get especially Senate Republicans and the Trump White House to take seriously what he believes has been real hardship, and continues to be real hardship, facing working families and small businesses and so many others who have borne the brunt of this pandemic.

But all of that changed with the election of President Biden, and Congressman Huffman stated he is grateful and impressed that from day one President Biden hit the ground running with crushing this pandemic as his absolute top priority. He put the right people in place. He went big with his own proposal. That's where we got this American Rescue Plan, and it's such a victory for all of us.

He stated that the American Rescue Plan is a historic relief package that was signed in record time, and it meets the four greatest needs: Getting vaccines into people's arms, getting kids safely back to school, putting money in peoples' pockets and putting people back to work in their jobs.

He explained that one of the pieces they fought the hardest for and one of the toughest parts of the politics of all this has been the one that's maybe nearest and dearest to many, local government relief. They had to convince some of their colleagues that this was not a Blue State bailout. They needed a new President that understood the burdens that those on the front lines in local government have been bearing. But it got done, and they were not about to jettison it. Congress could have had a skinny COVID deal at the end of last year leading up to the election. The problem is it wouldn't have included any help at all for local government, and it would have also had all kinds of trap doors with blanket immunity for industry and other problems.

Congressman Huffman summarized that on balance, it's a good thing that they held the line and were able to get some really important relief that is on its way. Much of it is a direct funding model unlike other times when they have pushed money down to states and local government. Unlike the county which will get money directly from the Treasury, cities will get it passed through from Sacramento. There are very specific safeguards in this legislation, so that they cannot block the relief money, and the state will start incurring very serious penalties if it doesn't push that funding down to cities within 120 days.

The other good news is there is really no strings attached to this funding. Each of your towns are going to be able to determine what your highest need is and then you're going to be able to spend this money on that. Maybe it is infrastructure, maybe it is housing assistance. It's going to be up to the cities to decide how to use it. He referenced the spreadsheets that have been put together by the Treasury Department putting out very specific, for each city, numbers in terms of what is coming. These are population-driven formulas largely, but at the low end they have Belvedere getting about \$400,000 and

then the higher end, \$10.5 million to Novato, a little more than that, about \$11 million for the city of San Rafael. This is substantial funding, and it comes at a really critical time for all of your communities. He can get any technical information that anyone may need, but also assumed that the League of Cities and others have fully briefed cities on what is being estimated. Although he doesn't think those numbers are going to change much, he stated that the Treasury Department is taking a look at some data and population figures and others so there could be slight changes. But the numbers on the spreadsheets that everyone has seen and been briefed about are going to be the number that you get or something very, very close to it.

So, what's next? Congressman Huffman explained that he thinks the next big piece of unfinished business in this Congress and certainly for the first six months of this Congress, is infrastructure, and there's a huge effort underway to pull that together now. They passed a big and really good infrastructure package out of the House last year, called the Moving Forward Act. That's probably the starting point for what they are going to pass out of the House in the weeks ahead. You can count on it being big, you can count on it being broad, and you can count on it being green. There are several of his own bills that he is pretty confident are going to be included in that package.

One of those bills deals with something that's been in the news lately, regarding Postmaster General Louis DeJoy being awarded a multibillion dollar contract to modernize the postal fleet. It's a good thing that we're modernizing the postal fleet. It's the largest civilian fleet in the world, and it's a mess. The vehicles are gas guzzlers, they cost billions in maintenance and fuel costs, they are breaking down all the time. In fact, a number of them have caught fire. They're not safe. We have to modernize this fleet, but he wants to do it with almost entirely fossil fuel vehicles. If you project out the operating life of those vehicles, they will be the last fossil fuel vehicles on the road, and we're going to go from a point where right now, our postal service is an embarrassment compared to private fleets at UPS and FedEx and others, who are all electrifying right now, to being the same kind of embarrassment and competitive disadvantage 25, 30 years from now. We just can't let it happen.

He summarized that his bill would electrify the fleet, and provide funding assistance to the postal service so that they also put in charging infrastructure. He is excited about that aspect of it too because if this passes, every postal facility in the United States will also be a place where people can charge electric vehicles and the postal service can charge its electric fleet.

He will also have a really big and ambitious water infrastructure bill in this package. It is a progressive, no regrets water infrastructure package. It doesn't pit cities or farms against fish or environmental values. It keeps our environmental standards very high, and we reward innovation and low hanging fruit that can develop an awful lot of water to get us through dry years like the one that we're unfortunately going to be living through this year.

He expressed his excitement about this infrastructure package. He knows that it's coming very soon, and Marin is going to like a lot of what's in it. He is not yet sure, though, how bipartisan it will be, and is also not sure whether it will be something that passes through the Senate in a regular order fashion where they have to get the 60-vote cloture number or whether it moves through this budget reconciliation vehicle, and they only need 50 plus Vice President Harris to break the tie. His guess is that since they are going to demand that it be green, that it address climate and clean energy and lots of other things, it may be hard to make it broadly bipartisan. In that case, they are going to go with the good bill rather than a less than good bill that might bring some of those Republican Senators on board. But we're going to have to wait to see how that plays out.

At this point, Congressman Huffman concluded his presentation and took questions from the audience. After Q&A concluded, President Lucan introduced the next presentation.

4.b. Andrew Henning – Opening Doors Marin. Update Regarding Project Homekey 2.0

President Lucan introduced Andrew Hening from Opening Doors Marin, to provide a brief update on Project Homekey 2.0.

Mr. Hening thanked everyone for having him tonight. He stated he is here tonight on behalf of Opening Doors Marin, and would like to spend a couple minutes describing what Opening Doors Marin is and then shift over to Homekey.

In short, last month marks the five-year anniversary of our community's push to try to focus on chronic homelessness. Chronic homelessness is long-term homelessness of the most vulnerable people in our community. Five years ago, in February 2016, we started a new effort called the Homeless Outreach Team to prioritize this group for housing services. Over the first 18 months of that effort, we housed 23 of the most visible and vulnerable chronically homeless people in Marin County. That pilot became the basis for our county-wide strategy for addressing homelessness and, in the three-and-a-half years since then, we've housed over 300 of the most visible, vulnerable chronically homeless people county wide, over 90% of whom are still housed.

He stated that many of in MCCMC may have known him from his days with the city of San Rafael as the Director of Homeless Planning, so he was very involved with a lot of this work. In the early days of that effort in early 2017, we felt like if we're really going to drive this county wide shift, we need a broad group of stakeholders that are helping to really change the system. We formed a group called the Marin Chronic Homeless Action Task-Force or MCHAT for short. This included council members, members from the county, business, philanthropy, faith-based community and really for those first two years, 2017 and 2018, we were focused on educating ourselves about how communities around the region and the country were working to end chronic homelessness.

We even realized towards the end of 2018 that our biggest value add would be actually trying to create more permanent supportive housing units. Probably 80% of the people that we've housed over the past five years have actually been in scattered site rentals from Mill Valley to Novato, Larkspur to actually Inverness. He also gave a quick shout out to the city of Sausalito, who was holding a landlord recruitment event tonight to try to keep this momentum going. This has been a huge way that we've been able to get a lot of people off the street. But our group at that time felt like this is really where we're going to move the needle by creating even more permanent supportive housing. But the biggest barrier to that is financial. It's capital. We don't have enough capital to pursue opportunities in our community.

In 2019 MCHAT rebranded itself as Opening Doors Marin and became a 501(c)(3) fiscally sponsored project under CDNL. In 2019, we spent time looking at the feasibility of a public revenue measure for housing. You might have seen that some communities around us have actually passed these measures so that they have more local control over how housing is created in their community, and unfortunately after pursuing this for a number of months, we decided there actually wasn't political viability to pursue a revenue measure like that. In early 2020, Opening Doors shifted to focusing on developing a community business plan for ending chronic homelessness and really looking to philanthropic giving to make that happen. That was the plan in early 2020. COVID hit and of course, as we all know, everything that we were doing has shifted.

One of those shifts was that he actually have left his full-time role at the city of San Rafael and effective July 1, 2020, was doing that role in a more limited part-time basis. He also started working with the Richardson's Bay Regional Agency to help implement an outreach program similar to the HOT team that he mentioned earlier, and then also through funding through Marin County Foundation and the county, was able to do more work around Opening Doors.

In terms of Opening Doors in 2020, the state announced this new program called Project Homekey. But Opening Doors is able to lend support to the county in trying to identify sites for Homekey and then doing some of the community engagement work around trying to see if those projects would be viable or not. As I think most people here probably know, Marin had applied for three Project Homekey sites, and we ultimately ended up purchasing two of them, a project in Corte Madera and a project in San Rafael, creating close to 70 new units of permanent supportive housing, which was incredible. So thank you to San Rafael and Corte Madera and everyone that was involved in that process.

Shifting into 2021, Mr. Hening explained that he wanted to let everyone know that he has told both Richardson's Bay Regional Agency and the city of San Rafael that he is wrapping up his work with them. Effective July 1, the only thing related to homelessness in Marin County that he will be involved with is Opening Doors. But for Opening Doors itself, we've been looking at, for a number of years, ways to pursue faith-based housing opportunities, we're returning to our community business plan for really trying to project out the cost for ending chronic homelessness, and then we've also seen from activity at the state that there could be a Project Homekey 2.0.

Given that, and given the likelihood that we're going to have another extremely short turnaround if the last time was any indication of how this is going to go, we're trying to begin to solicit information from throughout the community about potential projects and potential criteria for prioritizing projects.

Regarding Homekey 2.0, what we know so far is basically an extrapolation of Homekey 1.0. The way Project Homekey 1.0 worked was that the state allocated funding for the entire state, and they created geographic buckets of priority areas, so the Bay Area was its own area. Within those buckets, the Bay Area, there was about \$100 million worth of funding, cities, counties, housing authorities could apply with co-applicants from local service providers, local nonprofit developers, and honestly the types of projects were very varied and it was very open and flexible. But the main push was to acquire and convert hotels, motels or other commercial buildings to be turned into residential housing for people experiencing homelessness. There were also some communities that bought single-family homes, did tiny home villages or other things like that, but it was mostly hotels, motels and commercial sites. In Marin, we did a motel in Corte Madera and a commercial site in San Rafael.

Some of the additional criteria that we know from Homekey 1.0 is that communities had to close escrow by the end of the calendar year. So that made these projects move very rapidly, probably five or six times faster than a typical housing project. Then the projects that were selected, there was a requirement from the state that they were occupied, at least 50% occupied, within 90 days of closing escrow. So these can't just be vacant land. It has to be sites that can be converted and then move-in ready relatively quickly. Then finally, there was also a local funding match.

Given what we know, we've added some additional criteria this time. Mr. Hening is working again with a group that includes staff from the county as well as local philanthropic partners. We're getting feedback from nonprofit housing developers and we're trying to really figure out, and would love input from you and other community members about the type of criteria and projects we're looking for. But some of the information, just to let you know now, is number one, we're trying to find projects that are not located in areas of concentrated poverty. In Marin, that would be the canal and it would be Marin City. The reason for that is that a big way that we're financing these projects is through housing vouchers, and the Marin Housing Authority cannot put housing vouchers in these communities because of historic segregation and other crowding of people that are in poverty.

Number two is, like the first time, we're shooting for geographically distributed projects. So not just in one community, but really trying to potentially apply for a portfolio of projects across the entire county. We're also looking for projects of a certain scale, and the reason again is financial. Many of our nonprofit developer partners are trying to focus on projects that on the low end are more like 25 units as a very

bare minimum, but really more like 40, 45 units as the minimum cutoff for the size of project they're looking for. We're also, based on the match funding from the state, looking for projects that are \$350,000 per unit or less in terms of acquisition and initial rehab. Ideally, we're looking for 250,000 or less. I think last time our projects were about 225,000 or so on average.

Then lastly, and this is part of the state NOFA, is these projects can't just be out in the middle of nowhere. Part of the application is making sure that they are near transit hubs, that they're near groceries, that they're near potential services or healthcare. That's some of the initial criteria that we're looking at.

Mr. Hening summarized that there is a ton of information presented here, and that he was providing an overview version of all this. He encouraged anyone with questions to reach out to him at: andrew@openingdoorsmarin.org.

He also shared that they are tentatively planning, through Opening Doors, to do upwards of 10 community listening information events the weeks of April 12th and April 19th. The idea here is that we'll share the same information that he just shared tonight, but in more detail. He will be able to take questions in more detail, and will be both soliciting potential sites as well as hoping to further refine the criteria for what we're looking for.

Following the presentation, Mr. Hening took questions from the audience. After Q&A concluded, President Lucan continued with the remainder of the meeting agenda.

Prior to resuming the business meeting, President Lucan acknowledged departed Corte Madera Councilmember David Kunhardt, who will be moving out of the area and asked him to say a few words to his colleagues.

5. **Committee Reports:** All Committee reports were submitted in writing and are available in the [agenda packet on the MCCMC website](#). President Lucan thanked those who submitted written reports and encouraged the membership to review the reports.
 - 5.a. ~~Metropolitan Transportation Commission (MTC)~~ (No Report This Month)
 - 5.b. Association of Bay Area Governments
5b. Written report from Pat Eklund, Novato
 - 5.c. Disaster & Citizen Corps Council (DC3)
5c. Written report from Catherine Way, Larkspur
 - 5.d. Golden Gate Bridge, Highway & Transportation District
5d. Written report from Alice Fredericks, Tiburon
 - 5.e. Transportation Authority of Marin
5e. Written report from Alice Fredericks, Tiburon
 - 5.f. Sonoma-Marín Area Rail Transit (SMART)
5f. Written report provided by Dan Hillmer, Larkspur
 - 5.g. MCCMC Climate Action Committee
5g. Report not available at time of agenda publication. Agenda packet will be updated and re-posted once available.

- 5.h. Marin Local Agency Formation Commission
- 5h. Shared Services Workshop Announcement provided by Sashi McEntee, Mill Valley

6. BUSINESS MEETING

6.a. Review of Draft Agenda for April 28, 2021 MCCMC Meeting To Be Held Via Zoom

There were no comments from the membership and no public comments received, in person or via email, on the draft agenda.

6.b. Informational Item: Review of Draft Minutes of the February 24, 2021 Marin County City Selection Committee Meeting

There were no comments from the membership and no public comments received, in person or via email, on the draft minutes of the February 24, 2021 Marin County City Selection Committee.

6.c. Approval of Draft Minutes of the February 24, 2021 MCCMC Meeting

President Lucan called for any edits or corrections to the February 24, 2021 draft minutes. Hearing none, he called for public comment. No public comments were received, in person or via email, regarding the draft minutes, and President Lucan called for a motion.

There was a motion and second (Beckman / Campbell) to approve the minutes of the February 27, 2021 MCCMC meeting.

The motion was approved unanimously by roll call vote of the cities/towns present, 11-0.

After concluding the Business Items on the agenda, President Lucan made an announcement that, at the last City Selection Committee, an appointment was made for the ABAG alternate. Unfortunately, Council Member Sobieski from Sausalito is unable to fulfill that role, so we do need to make a reappointment to that alternate seat. He put this out as a call for letters of interest. So if anyone is interested, please submit an email letter to the clerk. The City Selection Committee will be meeting in April next month to make that appointment.

Following the announcement, President Lucan adjourned the meeting.

Adjournment

President Lucan thanked everyone for attending and adjourned the meeting at 7:03pm to the next regular meeting scheduled for April 28, 2021 to be held via Zoom videoconference.