

COMMUNITY RESOURCE GUIDE

GOLDEN GATE VILLAGE FREQUENTLY ASKED QUESTIONS

*Based on the Town Hall Meeting held at Saint Andrew
Presbyterian Church on May 14, 2026.*



A MESSAGE TO EVERY GOLDEN GATE VILLAGE RESIDENT

You have been heard.

Every question in this document came from you—your experiences, your concerns, and your commitment to the community you call home. Thank you for taking the time to ask questions, share your perspectives, and engage in this process. Your voice matters.

At the community meeting held at Saint Andrew Presbyterian Church on May 14, 2026, we committed to compiling the questions raised that evening into a Frequently Asked Questions (FAQ) document. This publication fulfills that commitment. It includes questions gathered during the meeting, from the Zoom recording, and from additional questions submitted by residents afterward.

As community partners—**Saint Andrew Presbyterian Church, RIZE MARIN (formerly Performing Stars), and Come to the Table**—we organized the questions raised by residents. **Marin Housing Authority** and **Burbank Housing** reviewed the responses to help ensure the information is accurate, current, and reflective of the revitalization plan.

This FAQ is more than a collection of answers. It reflects our shared commitment to transparency, respectful engagement, and working with the community throughout the revitalization process. Every resident deserves clear information, dignity, and support as this work moves forward.

Thank you for showing up, speaking up, and helping shape this document. Your voice continues to help shape the future of Golden Gate Village.

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PROJECT OVERVIEW

Q1. What is the Golden Gate Village Revitalization project and why is it happening now?

Golden Gate Village is undergoing a comprehensive rehabilitation because the property has aged significantly and needs major mechanical, accessibility, and quality upgrades. The goal is to preserve and improve deeply affordable housing for current and future residents while bringing units and shared spaces up to modern standards.

Q2. Who is leading this project and what is Burbank Housing's role?

The Marin Housing Authority is the lead public agency overseeing the project. Burbank Housing is the development partner and future property manager. Both organizations stated that they are responsible for working with residents through the revitalization process.

Q3. What improvements will be made to units and buildings?

Planned improvements include new kitchens and bathrooms, updated plumbing and electrical systems, better heating and ventilation, ADA accessibility improvements, new windows and insulation, and exterior work such as roofing, siding, and landscaping. Community spaces and amenities will also be upgraded.

Q4. What protections do residents currently have?

Residents have non-displacement protections, relocation assistance rights, right-to-return protections, rent protections, and reasonable accommodation protections for seniors and residents with disabilities.

RELOCATION AND RETURN

Q5. What does the right to return mean?

All current residents in good standing have a guaranteed right to return to the same unit after revitalization, even if they are over- or underhoused. Right-sizing will only be considered later if household composition changes after the resident has returned.

Q6. Will residents be required to move to a different unit after construction?

No. Current residents in good standing will return to their same unit after the temporary relocation period ends.

Q7. What does good standing mean for return eligibility?

Residents must remain in good standing by staying current with rent, utilities, and lease obligations.

Q8. What moving help will residents receive during relocation?

The relocation package includes moving supplies, such as boxes and tape, packing assistance, licensed and insured professional movers, transportation of belongings to temporary housing and back, and secure storage for items that will not move with the household. Any items packed by the moving company will be included on the inventory list and will be fully insured. Any items packed by residents will be insured at \$.60 per pound.

Q9. When will residents have to move?

No final move-out date was provided at the meeting. The delay was attributed to pending HUD and State Historic Preservation Office approvals related to Section 106 historic review, and residents were told that a concrete timeline would be shared after final approvals and financial closing.

RELOCATION AND RETURN

Q10. How long will the revitalization process take?

A full timeline has not been finalized, and meeting leaders confirmed that exact relocation and construction dates were still pending. Regular updates will be provided as approvals are completed and milestone dates become clear.

Q11. Will temporary housing include laundry access?

Laundry access during temporary relocation is still being worked out. Meeting leaders acknowledged questions about washers, dryers, hookups, and possible laundry cost support, and said details would be communicated once finalized.

Q12. What happens to resident-owned washers and dryers?

The Housing Authority is developing a one-on-one process to assess resident-owned washers and dryers based on model, purchase date, and condition to provide fair compensation where appropriate. Questions about whether temporary units would accommodate those appliances were still being resolved.

Q13. What about resident-installed items such as blinds or custom upgrades?

Reinstallation of resident-installed items would be handled case by case. Because the units will receive a standardized full rehabilitation, some custom interior upgrades may not be returned in the same way after construction.

RENT, VOUCHERS, AND LEASES

Q14. Will rents increase after revitalization?

No. Rent will remain based on approximately 30 percent of adjusted household income under the Project-Based Voucher structure.

RENT, VOUCHERS, AND LEASES

Q15. Which utilities will residents have to pay for after revitalization?

Residents will be responsible for paying for electric service from PG&E, telephone, internet, and cable. MHA will continue to pay for garbage, water, and sewer.

Q16. What is the shift from public housing to Project-Based Vouchers and how does it affect residents?

Golden Gate Village will transition from traditional public housing to the Housing Choice Voucher program using Project-Based Vouchers attached to each unit. The transition keeps rent income-based, improves long-term funding and maintenance stability, and means the subsidy stays with the unit rather than traveling with the resident unless a separate tenant-based voucher is later issued.

Q17. Can a resident request a portable Housing Choice Voucher later?

Yes, residents may request a tenant-based or portable Housing Choice Voucher which can be used anywhere in the US that it's accepted after living in their revitalized unit for one year, but the request depends on the availability of federal funding and may therefore involve a waitlist.

Q18. When is rent due, and will there still be a grace period?

Rent is due on the first of the month. The current policy of allowing rent payments to be made until the seventh of the month without penalty will continue, in compliance with HUD guidelines. Rent will be considered late starting on the eighth day of each month.

RENT, VOUCHERS, AND LEASES

Q19. How will the new lease differ from the current one?

The new lease is still being finalized to comply with HUD, RAD-related requirements, state rules, and tax-credit requirements. Residents will receive a comparison and a guided review before signing their lease so the changes can be explained clearly. Residents will receive a signed copy of their new lease before temporary relocation.

PARTICIPATION AND DECISION-MAKING

Q20. Who is making decisions about the revitalization?

The project involves the Marin Housing Authority as lead agency and Burbank Housing as the development partner and future manager, while federal and historic-review approvals also affect the timeline and process.

Q21. Will residents have input before decisions are finalized?

Yes, there have been and will be community meetings, listening sessions, one-on-one discussions, and resident advisory structures. At the same time, several residents said previous participation had not been meaningful enough, and the Housing Authority director committed to identifying engagement gaps and explaining when resident feedback could not be adopted.

Q22. What concerns were raised about resident inclusion?

Residents expressed concerns about parking, alleged lost paperwork, and that Resident Council rights had not been honored. In response, the Housing Authority Director said she would review the Resident Council MOU, examine the cited HUD regulation, and create a more structured process for tracking unresolved concerns and feedback.

PARTICIPATION AND DECISION-MAKING

Q23. What happens to the Resident Council under the new program?

Public housing allows a Resident Council, while the transition to Project-Based Vouchers will move governance toward a Resident Advisory Board. Housing Authority and developer representatives said they intend to preserve resident voice during that transition.

ACCESSIBILITY, DOCUMENTATION, AND COMMUNICATION

Q24. How will seniors, disabled residents, and families with special needs be protected?

During individual relocation interviews, each household's needs will be documented, including any medical, disability, dementia, and/or accessibility needs, so temporary housing and support can be tailored to each household. Caregivers and family members may be included in the process when a resident needs help understanding or managing the relocation.

Q25. What if a resident does not understand the paperwork or notices?

Residents should contact Marin Housing Authority staff for plain-language explanations and request translation if needed before signing anything they do not understand.

Q26. What if residents are worried that paperwork has been lost?

Residents said MHA staff had lost paperwork, and the Housing Authority Director agreed to review the intake process, consider confirmations or receipts, and improve coordination so residents are not harmed by missing or duplicated documents.

ACCESSIBILITY, DOCUMENTATION, AND COMMUNICATION

Q27. How will residents receive updates and information?

Updates will be shared through flyers, email, in-person meetings, and virtual meetings, and residents are encouraged to keep their contact information current.

COMMUNITY CONCERNS

Q28. What was said about parking?

Parking was one of the most urgent resident concerns. Residents described inequitable reassignment, inconsistent enforcement, and reduced visitor parking, and the Housing Authority Director said a new and more equitable parking methodology would be developed with the developer and parking team.

Q29. Will there be assigned parking, including accessible or handicapped parking?

The meeting did not provide a final answer. Property management said code-compliant accessible parking assignments need to be confirmed with the design team and then communicated to residents.

Q30. What is being done to address pest control concerns?

Residents raised concerns about rodents and the risk of pests spreading during construction. Active pest inspections and treatments are already underway, including perimeter checks, traps, and sealing efforts, and residents should reduce clutter, cardboard, and other items that attract pests.

COMMUNITY CONCERNS

Q31. Will empty units also be treated for pests?

Yes. Empty units are included in pest-control treatments along with occupied units.

Q32. Will community history and culture be preserved?

Yes. Golden Gate Village's historic significance requires that revitalization protects structures, honors the architectural legacy of the site, and preserves the community's cultural and Black historical significance throughout the process.

Q33. Will the “Bringing Families Back” preference be preserved?

Any preference currently in effect will be maintained. This issue was raised as important to preserving community continuity and addressing long-standing historic inequities.

Q34. Will homeownership opportunities be available to residents?

Yes. Homeownership opportunities are available and interested residents should follow up directly with MHA staff for more information because specific details were not fully developed during the session.

WHAT RESIDENTS SHOULD DO NOW

Q35. What should residents do right now to prepare?

Residents are encouraged to keep copies of every notice and housing document, update their contact information with MHA, attend meetings, ask questions, request written information, and stay connected with neighbors and trusted community organizations.

We're Here To Help!

Relocation

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General Inquiries

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New Lease Questions

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Revitalization Questions

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Facilities Management

Phase 1: Burbank Housing Management Company

☎ During Business Hours: (707) 324-1943
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Phases 2: MHA Property Management

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