



**Marin City Health & Housing Hub
Capital Committee
2019-2020**

The *Marin City Health & Housing Hub* is a mixed-use new construction that will provide expanded access to wraparound healthcare and 20 units of affordable housing to very-low-income families of all ethnicities. This grassroots project, sponsored by Marin City Health & Wellness Center (Center), is a game-changer for a community that has faced systemic barriers to health and housing. Founded in 2006, the Center is uniquely poised for success as a community-based nonprofit, having managed several other clinic expansions, and demonstrated prudent financial management with 20-30% year-over-year growth in revenue.

We invite individuals who have an interest in African American equity to serve on a *Capital Campaign Committee* to raise awareness and funding for this important project.

Overview of the Health & Housing Hub:

In 2017 the Center purchased the property at 100 Phillips Drive, Marin City, as the first commercial real estate transaction in Marin City in decades. Located across from recreation facilities and a senior center, it is adjacent to the K-8 public school and within 100 yards of the existing clinic. The proposed design by Quezada Architects consists of a 4-story building with a health clinic, meeting space, and 20 affordable housing units as follows:

- 1. Health Hub (9,200 sq. ft.):* The Health Hub will double the number of exam rooms, expanding access to medical, dental, behavioral health, recovery, and case management care in an underserved community, and allowing onsite patient navigators, care coordinators, call center, and co-location with Marin Health and Human Services' specialty programs. The Center will double patients, from 3,900 to nearly 8,000.
- 2. Affordable Housing (16,300 sq. ft.):* Twenty rental units will provide short/long-term housing for youth aging out of foster care, homeless mothers and families, community members facing trauma and substance use, and local workforce; *100% of units will be affordable.* Depending on turnover, 35-50 tenants are expected annually.

Disrupting Poverty in Marin City:

Marin City's unique sense of place stems from working class families who came from across the South for WWII shipyard jobs. After the war, title deed restrictions (called red-lining) prevented African Americans from moving elsewhere. Now plagued by extreme poverty, Marin City is home to 52% of all county public housing, average family income is \$13,213, and nearly 100% of children in the local K-8 public school qualify for free or reduced-price school lunch. Residents experience enormous barriers to care and the poorest health in the region. This diverse, tightly knit community of 3,000 remains the home of most African Americans in Marin, one of California's wealthiest counties. Marin City is the ideal setting to build a hub for Black wellness, health equity, affordable housing and supportive services.

Role of the Capital Committee:

Marin County residents who commute to jobs in San Francisco pass Marin City every day, yet few know about the structural barriers to employment, housing and health faced by this community. Committee members are individuals who care and want to create change.

Each member of the Capital Committee will spend approximately 4 hours per month to:

1. Provide feedback on campaign strategies, messages and collateral (print, website).
2. Make a personal contribution to the capital fundraising campaign.
3. Introduce friends and colleagues to the project by hosting an informal meet-and-greet, where Center leadership can share the story of Marin City with others.

We would be deeply honored to have your support and commitment to our success. For more information and to tour the new site, please contact Melanie Hamburger, Development Director, at 415.999.3197 (mobile) or melanie@marincityclinic.org.

Anticipated Project Costs & Timeframe:

The capital project budget is \$21M, with construction completion expected by spring 2021. Funding will be from tax credits, foundation and agency grants, low/no-interest loans, and donations. The Capital Campaign will raise approximately 15% of the project funding.

Community Support:

The new *Health & Housing Hub* has widespread support from these Marin County leaders: Supervisor Kate Sears; Dr. Grant Colfax, Former Director of Marin County Health and Human Services; Marin Community Foundation leadership; Terena Mares, Acting Superintendent, Bayside MLK Academy (Marin City K-8); Audree Jones-Taylor, Interim Executive Director, Marin City Community Services District; and Dr. Melissa Cadet, Executive Director of Marin City Community Development Corp.

About Marin City Health & Wellness Center:

Throughout the U.S., African Americans face the worst health outcomes in nearly every disease. A 501(c)3 nonprofit organization, the Center was created by a grassroots movement of longtime residents of Marin City demanding culturally sensitive healthcare. Its mission is to provide innovative health and wellness services to all, with the goal of Black health equity. In 2018 the Center served nearly 4,000 patients with 20,000 visits with providers across six sites from San Rafael to Bayview Hunters Point (San Francisco). Over 90% of patients are low income, and 85% use Medi-Cal.

In recent years the Center has been recognized statewide and nationally for innovations in chronic care. Our Medication Assisted Treatment for opioid addiction, praised as the best possible response to the opioid crisis, was profiled by the Center for Care Innovation (marincityclinic.org/MAT). Park Rx and Food Pharmacy, in partnership with SF/Marin Food Bank and regional parks, offer Healthy Eating Active Living (HEAL) programs instead of medication, and were recently featured on KRON-TV4. The Marin Family Birth Center, one of only a handful of FQHC/birth center models in the country, provides midwifery care to improve Black maternal health outcomes for Medi-Cal mothers (marinbirth.org). The Marin City Academy of Health and Wellness High School (marincityclinic.org/academy), launched last year as a pilot upstream intervention in poverty, is a private school with behavioral health support and African American educators to serve the children most likely to drop out of traditional school.

The new *Marin City Health & Housing Hub* will significantly increase access to care, programs and services, improving health outcomes for some of Marin County's poorest residents.