

## *North Coast Land Holdings, LLC*

June 5, 2026

Michelle Levenson, Senior Planner  
Community Development Agency  
County of Marin  
3501 Civic Center Drive, Room 308  
San Rafael, CA 94903

Re: 201 Seminary Drive – Tenant Relocation Benefits

Dear Ms. Levenson:

On behalf of North Coast Land Holdings, LLC (“North Coast”), I am writing to share our plan for providing existing residents relocation benefits in connection with the development of 337 residential units and a residential care facility for the elderly along with an improved administration building, a reconstructed maintenance building, a daycare, a fitness center, and numerous recreation, open space, and landscaped areas (“Project”) on a 101-acre portion of the former Golden Gate Baptist Seminary site (“Project Site”).

Today, the Project Site includes 132 total dwelling units originally built as student housing in the 1950s. Of the 132 dwelling units, 85 units were assumed to be occupied for purposes of the Project’s Affordable Housing Plan.<sup>1</sup> However, today far fewer units are occupied by tenants from the general public. Approximately 31 households, consisting of 57 tenants, are occupied by tenants who are unaffiliated with North Coast or Olivet University. Some students, faculty, staff, and their families affiliated with the current academic user also live on-site in other units. All units are made available at market rates consistent with the condition of the housing stock; in other words, there is no existing deed-restricted affordable housing on the Project Site, although rents are naturally lower than newer or more amenity-rich housing units elsewhere in the County.

As a condition of the Project’s State Density Bonus Law request, the Project will be required to provide 70 units of replacement housing that is deed restricted to be affordable to lower-income households for at least 55 years. Therefore, the Project significantly increases the County’s supply of deed-restricted affordable housing available to lower income households.

In addition, both the Tenant Projection Act of 2019 (Civil Code § 1946.2) and the Housing Crisis Act (Gov’t Code § 66300 *et seq.*) require that existing tenants receive certain relocation benefits. Consistent with the Housing Crisis Act, all existing occupants will be allowed to occupy their

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<sup>1</sup> Eighteen of the 132 existing units are uninhabitable and/or have been vacant for five years or longer.

units until six months before the start of construction activities on the Project Site, and tenants will be provided with written notice of their vacation date at least six months in advance.

In addition, North Coast intends to provide tenants with relocation benefits that exceed the Tenant Protect Act's requirements. Under the Act, tenants must receive relocation assistance or a rent waiver equal to one month's rent; North Coast will provide tenants of the 31 units currently occupied by renters from the general public with two months of rent waivers to offset relocation costs, double the legal requirement. To the extent tenants are lower income households and eligible for additional relocation benefits under the Housing Crisis Act, North Coast will comply with the applicable relocation benefit requirement that requires the greatest level of assistance.

Thank you and the County staff for your dedication in working to bring the Project forward to the Board of Supervisors for their consideration. We look forward to the Project hearing on June 9, 2026, and the opportunity to present the Project and discuss these topics with the full Board as we continue our work to deliver much needed housing to the County.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Jones', with a stylized flourish at the end.

Bruce W. Jones  
North Coast Land Holdings, LLC