



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

May 8, 2018

Brian C. Crawford
DIRECTOR

Marin County Board of Supervisors
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San Rafael, CA 94903

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SUBJECT: Consolidated Plan Amendments 2018 Annual Action Plan (including Budgets for the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME)).

Dear Board Members,

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

RECOMMENDATIONS:

1. Hold a public hearing on May 8, 2018, for comment on:
 - A. Marin County's housing and community development needs.
 - B. Marin County's community development performance.
 - C. The Consolidated Plan Amendments 2018 Annual Action Plan, including activities proposed for federal fiscal year 2018 funding from the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME).
 - D. The proposed budget for the use of federal fiscal year 2018 (2018-19 local program year) CDBG funds included in the Consolidated Plan Amendments.
 - E. The proposed reprogramming of past years' CDBG funds to new activities and the proposed use of CDBG program income included in the Consolidated Plan Amendments 2018 Annual Action Plan.
 - F. The proposed budget for the use of federal fiscal year 2018 (2018-19 local program year) HOME funds included in the Consolidated Plan Amendments 2018 Annual Action Plan.
 - G. The proposed reprogramming of past years' HOME funds to new activities and the proposed use of HOME program income included in the Consolidated Plan Amendments 2018 Annual Action Plan.
 - H. Local Policies and Procedures, including:
 - i. The Local Standard for Affordable Rents.
 - ii. The Civil Rights Policy.
 - iii. The Residential Antidisplacement and Relocation Assistance Plan.
 - iv. Notice of Nondiscrimination Policy.

2. Following public testimony, approve the Consolidated Plan Amendments 2018 Annual Action Plan and related documents, as attached, including the items listed above, and authorize any budget changes necessary to implement these actions.
3. Following public testimony, approve the Resolution authorizing staff to submit the Consolidated Plan Amendments to the U.S. Department of Housing and Urban Development (HUD), and authorize staff to act in connection with the submission of the Consolidated Plan Amendments and to provide such corrections or additional information as HUD may require.
4. Announce that copies of the Consolidated Plan 2018 Annual Action Plan (as amended) are available from the Community Development Agency, and that program files, records regarding past use of CDBG and HOME funds, the Local Standard for Affordable Rents, the Civil Rights Policy, the Residential Antidisplacement and Relocation Assistance Plan, and the Nondiscrimination Policy are available for inspection at the Community Development Agency.

SUMMARY:

On May 12, 2015, the Marin County Board of Supervisors approved the Consolidated Plan for fiscal years 2015-19, the document required by HUD as our application for formula funding from the Department of Housing and Urban Development (HUD) through the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME). These federal grant funds are used for housing, community facilities, and human services for low and moderate-income households. The five-year Consolidated Plan includes an analysis of affordable housing and community development needs and statements of policies for the entire period, as well as CDBG and HOME project budgets for the first year of the five-year period. In the second, third, fourth, and fifth years, the Consolidated Plan must be amended with an “Annual Action Plan” to add each year’s CDBG and HOME project budgets.

July 1, 2018 will mark the beginning of the fourth year covered by the Consolidated Plan and an annual amendment is required. The attached 2018 Annual Action Plan Amendments to Marin County’s five-year Consolidated Plan (2018 Annual Action Plan) update the policy section and add budgets for the use of \$1,340,159 in federal fiscal year 2018 CDBG funds and \$601,435 in federal fiscal year 2018 HOME funds. The 2018 Annual Action Plan is prepared in HUD’s Integrated Disbursements & Information System, using their required format. In order to meet HUD’s strict time limits on spending, the budget also includes CDBG and HOME funds from prior years which are recommended for reprogramming (reallocation) to new projects, and allocations of CDBG and HOME program income.

Marin’s actual grant amounts are affected by changes in the overall program funding in the federal budget and Marin’s ranking in comparison with other grantees based on demographic factors. Staff were projecting flat funding levels in both programs for the 2018-19 fiscal year. However, on May 1, the County received notification of our funding allocation, which includes \$1,493,285 in CDBG funds and \$833,212 in HOME funds.

The attached 2018 Annual Action Plan has been reviewed and recommended by the Novato and San Rafael Planning Area Subcommittees, comprised of elected officials,

and the Countywide Priority Setting Committee, which is made up of community members representing protected classes and elected representatives from city, town, and County jurisdictions.

DISCUSSION

The CDBG and HOME budget information in the 2018 Annual Action Plan was developed following three public hearings held in the Planning Areas, one hearing held by the Novato City Council, one hearing held by the San Rafael City Council, and one hearing held by the Priority Setting Committee on April 5, 2018. The application, review, and approval process for CDBG and HOME funding encourages community participation. To ensure engagement, eight public meetings were conducted for the 2018-19 application cycle. Three meetings were Priority Setting Committee meetings, which included a planning hearing to identify local funding priorities; an application workshop to discuss various projects in more detail; and a public hearing, noted above, where committee members adopted recommendations for funding. In addition, three bidding conferences were held for potential applicants to learn about funding requirements and discuss potential projects. Finally, the Novato and San Rafael City Councils' dedicated time at their regularly scheduled meetings to adopt recommendations for their respective planning areas. All of these meetings were open to the public and provided opportunities for public comment.

The local funding priorities identified by the Priority Setting Committee and used by staff in evaluating applications and making funding recommendations include:

- Affirmatively Furthering Fair Housing (a legal requirement that federal grantees further the purposes of the Fair Housing Act by taking steps to address historical patterns of segregation and discrimination).
- Supporting projects that serve members of the protected classes (under federal civil rights laws).
- Prioritizing fewer applications.
- Funding fewer housing projects per year.

In addition, there are several HUD regulations that staff must adhere to in order to ensure future funding. These requirements include:

- Timely spending
 - CDBG - if the County has an unspent balance of CDBG funds exceeding 1.5 times the annual grant award in April of the following calendar year, HUD will designate the community as "high-risk" and may take funds away.
 - HOME - funds are automatically taken if the County has not entered into contract within two years of a grant award OR a project has not completed within 4 years.
- CDBG funding activities and required allocations (federal regulation that stipulates at least 40% of funds be spent on housing, a maximum of 15% may be spent on public services, and the remaining 35% may be spent on capital projects).

Funding requests for the 2018-19 CDBG and HOME application cycle far exceeded the anticipated funding available from HUD. The expected entitlement from HUD was estimated to be just over \$1.9 million as compared to over \$5.1 million in funding requests received from 43 applications covering both programs. This total funding request represents an increase of six hundred thousand dollars from the previous year. The demand for public service funding, which receives the least amount of

resources, is particularly high. Unfortunately, due to the considerable gap in resources, very difficult choices were made and many valuable projects did not receive funding recommendations for this cycle.

The local Planning Area and Priority Setting Committee meetings provide an opportunity for community members, funding applicants, and decision makers to hear from each other and discuss the merits of specific proposals. The Priority Setting Committee public hearing held on April 5th, 2018 was well attended by applicants and community members. Due to the demand for funding and the limited funds available, a significant portion of the public comment consisted of organizations advocating to receive funding or increased support.

There was extensive testimony and discussion regarding two specific projects: Downtown Streets Team's case management for the mobile shower program¹ and the Marin City Health and Wellness Center's new building rehabilitation, neither of which received a funding recommendation this year. The Priority Setting Committee expressed support for these proposals and considered moving funds from other projects and allocating it towards the Downtown Streets Team. After careful consideration the Priority Setting Committee ultimately chose not to make changes to the recommendations, consistent with approvals made by both the Novato and San Rafael Planning Areas. Committee members representing towns and cities commented that if there are additional costs to run the program each city and town may consider supplementary contributions to support the whole program. The Priority Setting Committee also requested that the Board of Supervisors consider funding both the Downtown Streets Team and the Marin City Health and Wellness Center projects with other resources.

For the 2018-19 grant cycle, the Priority Setting Committee recommends adopting a funding package that includes support for 26 CDBG projects with \$1,604,860 in combined new entitlement funds, reprogrammed funds, and program income; and three HOME projects with \$901,435 in combined new entitlement funds, reprogrammed funds, and program income.

Staff received the funding allocations from HUD after the PSC meetings. Since there are additional funds available, the Board of Supervisor's could choose to proportionally adjust the grant awards set at the local planning area hearings or consider allocating the additional funds to the following projects:

- Housing - \$61,250 (minimum of 40 percent of the additional funds)
 - Marin Housing Authority's rehabilitation loan program - specifically designated to provide capital to increase the number of loans.
- Public Services - \$22,969 (maximum of 15% of the additional funds)
 - Downtown Streets Team's case management for the mobile shower program - contingent upon securing additional funding to make the position viable.
- Capital Projects - \$38,282 (remaining 35% of additional funds)
 - Marin City Health and Wellness Center's new building rehabilitation - contingent upon spending down all funds allocated in previous years.

¹ Downtown Streets Team's mobile shower program was initiated through matching funds from the Marin Community Foundation and from cities and towns through the Marin County Council of Mayors & Councilmembers. At the time of initial funding, cities and towns understood they were funding the full cost of the shower program.

- HOME - \$208,599
 - Resources for Community Development's Victory Village affordable housing development.

FISCAL/STAFFING IMPACT:

The 2018 Annual Action Plan serves as Marin County's application for federal CDBG and HOME grants, which the County then distributes to eligible projects sponsored by local nonprofit organizations and public agencies. As contemplated in the federal CDBG and HOME regulations, the County is providing grant funds to sub-recipients to implement the sub-recipients' public benefit projects. Acceptance of these awards has no impact on the General Fund.

The federal fiscal year 2018 CDBG and HOME funds become available to the County at the start of the local program year, which runs from July 1, 2018 to June 30, 2019. CDBG and HOME grants will be held in HUD Fund 2100; Program 5130 CDA Federal Grants until the 2018-19 fiscal year begins, at which time the funds will be transferred to Org Code 21055132 (HUD CDBG), and Org Code 21055133 (HUD HOME Program).

REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> County Counsel | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

SIGNATURE:


 Molly Kron
 Planner


 Leelee Thomas
 Planning Manager

Attachments:

1. Resolution approving the Consolidated Plan Amendments 2018 Annual Action Plan.
2. Consolidated Plan Amendments 2018 Annual Action Plan
3. Local Policies and Procedures, including:
 - i. The Local Standard for Affordable Rents.
 - ii. The Civil Rights Policy.
 - iii. The Residential Antidisplacement and Relocation Assistance Plan.
 - iv. Notice of Nondiscrimination Policy.

The Board letter and all attachments are available online at: www.marincounty.org/depts/cd/divisions/federal-grants

RESOLUTION NO. 2018-_____
RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN AMENDMENTS TO THE
CONSOLIDATED PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS

WHEREAS, the Board of Supervisors of the County of Marin, in cooperation with eleven cities in the County, has adopted a community development strategy establishing three interjurisdictional Community Development Block Grant (CDBG) citizen participation/planning areas, allocating a portion of Federal Fiscal Year 2018 (2018-19 local program year) CDBG funding to the planning areas; and

WHEREAS, four informational workshops were held, and four local public hearings were held to elicit public response and program ideas; and

WHEREAS, the Countywide Priority Setting Committee, the countywide citizen participation body for the CDBG Program and the HOME Investment Partnerships Program (HOME), conducted a public hearing on April 5, 2018 to solicit public testimony on community development objectives and the projected use of CDBG and HOME funds, and to make funding recommendations to be forwarded to the Board of Supervisors of the County of Marin; and

WHEREAS, a notice of availability of the draft Consolidated Plan Action Plan Amendment for Fiscal Year 2018 (2018-19), including the proposed CDBG and HOME Fiscal Year 2018 budgets, was published on April 7, 2018 in the Marin Independent Journal, a newspaper of general circulation; and

WHEREAS, the Board of Supervisors of the County of Marin conducted a public hearing on May 8, 2018, to hear public testimony and consider in full the draft 2018 Annual Action Plan Consolidated Plan Amendments and associated documents; and

WHEREAS, the Board of Supervisors of the County of Marin has certified that the Community Development Program has been developed with citizen input and gives maximum feasible priority to activities which will principally benefit low or moderate income persons.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Marin hereby authorizes County staff to sign and submit the Consolidated Plan Amendments, including the required Certifications and associated documents, to the United States Department of Housing and Urban Development, and authorizes staff to act in connection with the submission of the Consolidated Plan and to provide such additional information and non-substantial budget adjustments as may be required.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 8th day of May, 2018, by the following vote:

AYES: SUPERVISORS

NOES:

ABSENT:

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

DEPUTY CLERK

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD) requires that jurisdictions consolidate goals for all of its CPD programs into one strategic plan, called the Consolidated Plan. The federal grant programs included in Marin's Consolidated Plan are the Community Development Block Grant (CDBG) program, and the HOME Investment Partnerships (HOME) program. Marin County's current Consolidated Plan is a five-year strategic plan that covers the time period of July 1, 2015 through June 30, 2020.

The 2018-2019 Annual Action Plan addresses the goals established in the 2015-2019 Consolidated Plan and represents the annual implementation plan for the fourth year of the 2015-2019 Consolidated Plan. The Action Plan identifies specific programs and projects that have been recommended for funding for the 2018-2019 program year with CDBG and HOME funds.

The Annual Action Plan is submitted to HUD annually and constitutes an application for funds under the Federal Funding programs. Please refer to the 2015-2019 Consolidated Plan for background information, including demographic data, an analysis of community development and housing needs, and the plan for meeting those needs as they relate to community development and housing.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, Marin County focuses on four major areas:

- Expanding the supply of affordable housing (with outcomes to be measured by the number of units produced),
- Preserving the existing supply of affordable housing (with outcomes to be measured by the number of units rehabilitated or preserved),
- Improving public facilities and enhancing access to healthy outdoor activities (with outcomes measured by the number of residents with access to the improved facilities), and

- A variety of public services which will assist low-income families, seniors, persons with disabilities, and youth, (with outcomes to be measured by the number of persons assisted).

Marin County's priority for the use of HOME funds is the rehabilitation and construction of affordable housing serving a broad spectrum of people; with a focus on members of protected classes.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Overall, the community development and affordable housing activities that were implemented during the previous Consolidated Plan served the identified needs. The five-year performance measures matrix and the one-year annual performance measures matrix in each of the County's Consolidated Annual Performance and Evaluation Reports (CAPERs) show how the County performed against the goals that were set in the five-year strategic plan and the one-year action plan. The comparison of accomplishment data to goals indicate that the Consolidated Plan activities made a positive impact on the identified needs.

However, due to the complexity and extent of the needs in the County and limited funds, the identified needs are still significant. This is particularly true of affordable housing activities. Marin County is an extremely expensive housing market and our resources available through the federal grants program are not sufficient to make significant impacts on the housing affordability crisis.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The initial public meeting for the 2018-2019 action plan was held September 21, 2017 with the Countywide Priority Setting Committee, which is comprised of community members representing protected classes and city, town, and County elected officials representing the entire county. At this meeting local and countywide funding priorities were discussed along with the potential impact for each planning area. Next, three informational workshops were held on October 2nd in Novato, October 11th in Marin City, and October 25th in Point Reyes Station, to inform the public and prospective applicants about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements. Subsequently, an application workshop for Priority Setting Committee members to learn more about and provide feedback on the submitted applications was held on February 15, 2018. Finally, three local planning area public hearings were held on March 13th, 19th, and April 5th, 2018 to elicit public comment and make decisions about the use of CDBG and HOME funds. Public comments were received regarding funding amounts, funding trends, and eligibility for CDBG/HOME funded projects.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comment was generally favorable with applicants expressing gratitude for funding recommendations, however, some concerns were raised regarding the amount of funding available. In some planning area meetings, worry was expressed over not funding additional public service agencies that provide services to the homeless and the funding level for fair housing services. In addition, applicants expressed discontent around the lack of funding recommended for two capital projects. Moving forward we anticipate receiving additional public comment on funding recommendations as we move to fund fewer projects and insure that projects meet local funding priorities.

The following is a summary of comments from Countywide Priority Setting Committee members at the hearings:

- CDBG and HOME funding recommendations should prioritize projects serving the protected classes.
- Homeless services should be a shared expense across all planning areas.
- Concern about the expanded amount of funding requested and the limited federal funding available.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted during this process.

7. Summary

Marin County continues to involve the community in the planning and funding processes related to Federal Grants and other County programs. The limited amount of funding available, the extensive restrictions on those funds, and the ever-changing types and numbers of applicants make it challenging to meet all of the needs of the entire community.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MARIN COUNTY	Housing and Federal Grants, Community Development Agency
CDBG Administrator	MARIN COUNTY	Housing and Federal Grants, Community Development Agency
HOME Administrator	MARIN COUNTY	Housing and Federal Grants, Community Development Agency
ESG Administrator	n/a	n/a

Table 1 – Responsible Agencies

Narrative (optional)

n/a

Consolidated Plan Public Contact Information

Leelee Thomas: Planning Manager, Housing and Federal Grants Division

Molly Kron: Planner, Housing and Federal Grants Division

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation for this current Annual Action Plan occurred over an eight (8) month period that included workshops and committee meetings with service providers, local government officials, and citizens. Marin County has committed itself to citizen engagement and conducted a wide-variety of meetings throughout the County to ensure that all citizens were well-informed of the County's federal grant monies.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

County staff conducted a series of federal grant workshops for nonprofit agencies and service providers in the County. The workshops were open to the public and covered topics specific to our funding sources, CDBG and HOME, and addressed programmatic questions that the agencies had regarding the grants, the grant amounts, and use of the grant monies. Following the completion of each workshop, applications for the CDBG grant and HOME program were provided to all attendees.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The County has recommended funding for agencies that support Continuum of Care efforts; Homeward Bound of Marin, Marin Housing Authority, and St. Vincent De Paul will all utilize federal funds during the coming year. Homeward Bound of Marin provides emergency shelter services to individuals experiencing homelessness at their Mill Street Center and will provide permanent supportive housing for formerly homeless older adults at their King Street property. In addition, they operate 15 other emergency shelters, transitional, and supportive housing programs serving families and individuals experiencing homelessness. The Marin Housing Authority is one of our largest CDBG funded recipients and provides Continuum of Care services throughout the County, serving chronically homeless, homeless families, and disabled homeless individuals. St. Vincent De Paul provides a wide-array of services to homeless individuals, including counseling, a food kitchen, and housing location services for homeless and precariously housed families and individuals.

In addition, staff from the Housing and Federal Grants Division participate on the Homeless Policy Steering Committee (Continuum of Care Committee and provide comments and feedback to policy direction.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The County of Marin does not receive Emergency Solutions Grant money.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Adopt A Family of Marin
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs-Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
2	Agency/Group/Organization	Bella Vista Foundation
	Agency/Group/Organization Type	Services-Children Services-Education Foundation
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding family resource provider needs.

3	Agency/Group/Organization	Buckelew Programs
	Agency/Group/Organization Type	Housing Services-Housing Services-Persons with Disabilities Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homelessness Needs-Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
4	Agency/Group/Organization	Center for Domestic Peace
	Agency/Group/Organization Type	Services-Housing Services-Victims of Domestic Violence Services-Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs-Families with children Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
5	Agency/Group/Organization	Center Point, Inc.
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Strategy Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
6	Agency/Group/Organization	City of Belvedere
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
7	Agency/Group/Organization	City of Larkspur
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
8	Agency/Group/Organization	City of Mill Valley
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
9	Agency/Group/Organization	City of Novato
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
10	Agency/Group/Organization	City of San Rafael
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
11	Agency/Group/Organization	City of Sausalito
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
12	Agency/Group/Organization	Community Land Trust of West Marin (CLAM)
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding affordable housing needs in West Marin.
13	Agency/Group/Organization	Community Action Marin
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
14	Agency/Group/Organization	County of Marin
	Agency/Group/Organization Type	Other government-County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation, consultation through the Homeless Policy Steering Committee process and Priority Setting Committee process.
15	Agency/Group/Organization	Dance Palace
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding rural civic and community engagement and community development needs.
16	Agency/Group/Organization	Downtown Streets Team
	Agency/Group/Organization Type	Services-Homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation and consultation through the Homeless Policy Steering Committee process.
17	Agency/Group/Organization	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Services-Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding fair housing services, affirmatively furthering fair housing, and assessment of fair housing.
18	Agency/Group/Organization	Galilee Harbor
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding affordable housing needs.
19	Agency/Group/Organization	HOMEWARD BOUND OF MARIN
	Agency/Group/Organization Type	Housing Services-Housing Services-Homeless Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation and consultation through the Homeless Policy Steering Committee process.
20	Agency/Group/Organization	Lifehouse Inc.
	Agency/Group/Organization Type	Housing Services-Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding housing and services for people with disabilities.
21	Agency/Group/Organization	Marin Center for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding housing modification services for people with disabilities.
22	Agency/Group/Organization	Marin City Community Services District
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Other government-Local
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community Development Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding community service needs, outreach, and service delivery.
23	Agency/Group/Organization	Marin Community Foundation
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Foundation
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding affordable housing, community development, emergency preparedness, and family resource provider needs.
24	Agency/Group/Organization	Housing Authority of the County of Marin
	Agency/Group/Organization Type	Housing Services-Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding low-income homeowners, expansion of affordable housing, and needs of public housing residents. Additional consultation through the Homeless Policy Steering Committee process.
25	Agency/Group/Organization	Marin Organizing Committee
	Agency/Group/Organization Type	Services-Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
26	Agency/Group/Organization	North Bay Children's Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding subsidized child care needs.
27	Agency/Group/Organization	Novato Youth Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding subsidized child care needs.
28	Agency/Group/Organization	Resources for Community Development
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding affordable housing development.
29	Agency/Group/Organization	Ritter Center
	Agency/Group/Organization Type	Services-Housing Services-Children Services-Elderly Persons Services-Homeless Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
30	Agency/Group/Organization	San Geronimo Valley Affordable Housing Association
	Agency/Group/Organization Type	Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding affordable housing needs in West Marin.
31	Agency/Group/Organization	Senior Access
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding service needs for older adults.
32	Agency/Group/Organization	Shore Up Marin
	Agency/Group/Organization Type	Emergency Preparedness
	What section of the Plan was addressed by Consultation?	Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding emergency preparedness needs for low-income communities.
33	Agency/Group/Organization	Spahr Center
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
34	Agency/Group/Organization	St. Vincent de Paul Society of Marin
	Agency/Group/Organization Type	Housing Services-Housing Services-Homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homeless Needs-Families with children Homelessness Needs-Veterans Homelessness Needs-Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation and consultation through the Homeless Policy Steering Committee process.
35	Agency/Group/Organization	Sunny Hills Services
	Agency/Group/Organization Type	Services-Children Services-Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs-Chronically homeless Homelessness Needs-Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Homeless Policy Steering Committee process.
36	Agency/Group/Organization	Town of Corte Madera
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
37	Agency/Group/Organization	Town of Fairfax
	Agency/Group/Organization Type	Other government-Local

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
38	Agency/Group/Organization	Town of San Anselmo
	Agency/Group/Organization Type	Other government-Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
39	Agency/Group/Organization	West Marin Senior Services
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Community Development Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation regarding service needs for older adults.
40	Agency/Group/Organization	YWCA of San Francisco and Marin
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Community Development Needs

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff consultation regarding employment and training needs for older adult women.</p>
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Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

n/a

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Department of Health and Human Services	Both the Action Plan and Continuum of Care identify housing as a critical need.
Housing Element	Community Development Agency	The Housing Element is a comprehensive documentation of the housing need in Marin County. In addition to identifying housing needs, it sets forth strategies for addressing barriers to housing which supports our goals presented in the Consolidated Plan.
Marin Countywide Plan	Community Development Agency	Addresses land use issues in the unincorporated areas of Marin County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

n/a

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The initial public meeting for the 2018-2019 action plan was held September 21, 2017 with the Countywide Priority Setting Committee, which is comprised of community members representing protected classes and city, town, and County elected officials representing the entire county. At this meeting local and countywide funding priorities were discussed along with the potential impact for each planning area. Next, three informational workshops were held on October 2nd in Novato, October 11th in Marin City, and October 25th in Point Reyes Station, to inform the public and prospective applicants about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements. Subsequently, an application workshop for Priority Setting Committee members to learn more about and provide feedback on the submitted applications was held on February 15, 2018. Finally, three local planning area public hearings were held on March 13th, 19th, and April 5th, 2018 to elicit public comment and make decisions about the use of CDBG and HOME funds. Public comments were received regarding funding amounts, funding trends, and eligibility for CDBG/HOME funded projects.

Additionally, staff attended monthly community meetings located at a CDBG funded facility in Marin City to learn about community needs and services and update the community members on the Housing and Federal Grants division initiatives.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking- Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	26 attendees between four workshops held on October 2, 11, 25, 2017 and February 15, 2018.	Comments received were in relation to project descriptions, funding sources, funding eligibility, and funding requirements/reporting.	No comments not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Minorities Non-English Speaking- Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	33 attendees between four public hearings held on September 21, 2017, March 13, 19, and April 5, 2018.	Comments were positive. Consensus was reached on targeting members of the protected classes more intensively with federal funds.	No comments not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

CDBG Program Income is comprised of an actual amount that was received above what was projected in the 2017 plan. The Program Income for HOME represents the actual amount that was received over what was projected in the 2017 plan. Note that both the CDBG and HOME entitlements in 2015 were below what they are in 2017, resulting in a lower projection for the 2015-2019 Consolidated Plan than what was actually awarded during the span of years 2016-2017. The consequence of this is that the Expected Amount Available Remainder of Con Plan does not appear to be sufficient to cover what is projected to be available for the final year 2019 of the Con Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,340,159	67,431	197,270	1,604,860	1,554,169	2018 CDBG projected allocation, 2017 actual entitlement-projected, 2016 actual program income-projected.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public-federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	601,435	3,821	296,179	901,435	-213,911	2018 HOME projected allocation, 2017 actual entitlement-projected, 2016 actual program income-projected.

Table 5-Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

With whatever resources are available, Marin County will continue to leverage Federal, State and local funds in order to support the acquisition, rehabilitation, and new construction of affordable housing and to offer rental assistance to lower income households. Funding sources include local County Housing Trust funds, local community foundations, and State housing funds, including the cap and trade funds.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

During the Housing Element process, County owned land was evaluated and vetted for possible affordable housing development. Most of the publicly owned land in Marin County is protected as parkland or designated open space, which typically is in remote areas and does not have sewer or water utilities available. There would be serious public opposition to selling designated open space for affordable housing development.

Discussion

Marin County will continue to leverage local, State, Federal and private philanthropic dollars to maximize the effectiveness of HUD funds. The County strategically leverages other sources that support its strategies of preservation and development of affordable housing and community revitalization. For example, the County is working closely with partners at the Marin Community Foundation, local cities and towns, other local funding groups, and community organizations to address housing and service needs. Currently there is a focus on ways to preserve existing affordable housing. Ways to do this include the acquisition and permanent preservation of below market rate housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing Rehabilitation	2015	2019	Affordable Housing	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Low and moderate income rental housing	CDBG: \$69,105	Rental units rehabilitated: 25 Household Housing Unit
2	Rental Housing-New Construction	2015	2019	Affordable Housing	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Extremely low and very low income rental housing Low and moderate income rental housing	HOME: \$441,291	Rental units constructed: 54 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeowner Housing Rehabilitation	2015	2019	Affordable Housing	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Homeownership Housing-Rehabilitation	CDBG: \$345,738	Homeowner Housing Rehabilitated: 28 Household Housing Unit
4	Other Housing Activities	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Homeownership housing	CDBG: \$50,000	Homeowner Housing Added: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Special Needs Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Extremely low and very low income rental housing Low and moderate income rental housing	CDBG: \$20,000 HOME: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Rental units constructed: 2 Household Housing Unit
6	Housing for Formerly Homeless People	2015	2019	Homeless Non-Homeless Special Needs	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Extremely low and very low income rental housing Low and moderate income rental housing	CDBG: \$68,416 HOME: \$300,000	Housing for Homeless added: 16 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Homeless Shelters	2015	2019	Homeless	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Community facilities	CDBG: \$141,008	Homeless Person Overnight Shelter: 60 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds
8	Child Care Centers	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Community facilities	CDBG: \$22,677	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Community Facilities	2015	2019	Non-Housing Community Development	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Community facilities	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 11,650 Persons Assisted
10	Fair Housing Services	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership housing Public Services	CDBG: \$60,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Public Services	2015	2019	Non-Housing Community Development	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Public Services	CDBG: \$227,916	Public service activities other than Low/Moderate Income Housing Benefit: 16,045 Persons Assisted
12	Administration	2015	2019	Administration costs	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Public Services	CDBG: \$350,000 HOME: \$60,144	

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing Rehabilitation
	Goal Description	Rental housing rehabilitation for extremely low, very low, low, and moderate-income individuals and families.
2	Goal Name	Rental Housing - New Construction
	Goal Description	Construction of new rental housing for extremely low, very low, low, and moderate-income individuals and families.
3	Goal Name	Homeowner Housing Rehabilitation
	Goal Description	Homeowner housing rehabilitation for extremely low, very low, low, and moderate-income individuals and families.
4	Goal Name	Other Housing Activities
	Goal Description	Land acquisition for the development of new affordable homeownership housing.
5	Goal Name	Special Needs Housing
	Goal Description	Rehabilitation and development of new special needs housing for extremely low, very low, low, and moderate-income individuals and families.
6	Goal Name	Housing for Formerly Homeless People
	Goal Description	Development and rehabilitation of housing for formerly homeless extremely low, very low, low, and moderate-income individuals and families.
7	Goal Name	Homeless Shelters
	Goal Description	Homeless shelters for extremely low, very low, low, and moderate-income individuals and families.

8	Goal Name	Child Care Centers
	Goal Description	Develop and rehabilitate child care centers for extremely low, very low, low, and moderate-income individuals and families.
9	Goal Name	Community Facilities
	Goal Description	Community facilities available to extremely low, very low, low, and moderate-income individuals and families.
10	Goal Name	Fair Housing Services
	Goal Description	Fair Housing Services for extremely low, very low, low, and moderate-income individuals and families.
11	Goal Name	Public Services
	Goal Description	Public services for extremely low, very low, low, and moderate-income individuals and families.
12	Goal Name	Administration
	Goal Description	Program Administration.

Projects

AP-35 Projects – 91.220(d)

Introduction

A brief summary of the proposed projects and their funding amounts for the 2018-19 Fiscal Year.

Projects

#	Project Name
1	Rental Housing Rehabilitation
2	Rental Housing Development
3	Homeowner Housing Acquisition
4	Homeowner Housing Rehabilitation
5	Special Needs Housing Development
6	Special Needs Housing Rehabilitation
7	Housing for Formerly Homeless People
8	Housing Access and Modification
9	Community Housing Development Organization (CHDO) Set Aside
10	Child Care Center Rehabilitation
11	Homeless Shelter Development
12	Neighborhood Facilities & Improvements
13	Child Care Services
14	Emergency Preparedness
15	Fair Housing Services
16	Housing Locator Services
17	Healthcare Services
18	Legal Services
19	Senior Services
20	Youth Programs

#	Project Name
21	CDBG Program Administration
22	HOME Program Administration

Table 7-Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

When determining allocation priorities, the County considers local priorities including projects which affirmatively further fair housing and serve members of protected classes, project sponsor capacity, and readiness to proceed.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rental Housing Rehabilitation
	Target Area	Countywide
	Goals Supported	Rental Housing Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$54,105
	Description	Support the rehabilitation of affordable housing units available to low income residents.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	18 extremely low, very low, or low-income households will be served.
	Location Description	Rehabilitation activities will take place in rural West Marin at 7, 11, and 15 Sage Lane, Forest Knolls, CA; 988 Mesa Road, Pt. Reyes Station, CA; and 21 Calle de Embarcadero, Stinson CA.
	Planned Activities	Improve security and emergency escape routes at two affordable housing apartment complexes. Rehabilitate 6 affordable housing units by replacing decaying carpet, installing thermal blinds, repairing rotted decking and doors, replacing old appliances with energy star certified appliances.
	Project Name	Rental Housing Development

2	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Rental Housing - New Construction
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$351,076
	Description	Support the development of new affordable rental housing.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	54 low, very low, and extremely low-income older adults.
	Location Description	The development site is 2626 Sir Francis Drake Blvd. Fairfax, CA.
	Planned Activities	Finance the construction of a 54-unit senior, affordable housing complex.
3	Project Name	Homeowner Housing Acquisition
	Target Area	Countywide
	Goals Supported	Other Housing Activities
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$50,000
	Description	Support the purchase of land for the development of up to four new affordable housing units.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Up to 4 moderate, low, very low, and extreme low-income households.
	Location Description	The land for purchase is located on Aspen Road in Bolinas, CA.
	Planned Activities	Acquire property to build a main house and an accessory dwelling unit (ADU) that could create up to four units of housing for low-income residents.
4	Project Name	Homeowner Housing Rehabilitation
	Target Area	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities
	Goals Supported	Homeowner Housing Rehabilitation
	Needs Addressed	Homeownership Housing Rehabilitation
	Funding	CDBG: \$330,738
	Description	Support the provision of rehabilitation loans to low, very low, and extremely low-income homeowners in Marin County.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 low, very low, and extremely low-income homeowners.
	Location Description	Loans provided throughout the County of Marin and administered from 4020 Civic Center Dr., San Rafael, CA.

	Planned Activities	Provide loans to owner-occupants of single family homes, condominiums, floating homes docked in approved berths, mobile homes located within a mobile home park, and non-profit group homes serving special populations. These funds are specifically designated for urgent home repairs, correcting substandard housing conditions, eliminating health and safety hazards, and legalizing and/or creating second units within an existing house where permitted by local ordinance.
5	Project Name	Special Needs Housing Development
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Rental Housing - New Construction
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$100,000
	Description	Support the development and construction of two new affordable housing rental units for individuals with developmental debilitates.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	2 extremely low-income individuals with developmental disabilities will have access to these new housing units.
	Location Description	The development will be at 627 Wilson Avenue, Novato CA.
	Planned Activities	Finance the development and construction an accessory dwelling unit (ADU) to provide two units of affordable housing available to adults with developmental disabilities.
6	Project Name	Special Needs Housing Rehabilitation
	Target Area	Countywide

	Goals Supported	Special Needs Housing
	Needs Addressed	Extremely low and very low income rental housing
	Funding	CDBG: \$20,000
	Description	Support the rehabilitation of a deteriorating pool used to provide therapeutic interventions to individuals with limited mobility due to cerebral palsy and other disabilities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	20 extremely low-income individuals access the therapeutic pool for therapy.
	Location Description	The rehabilitation will take place at 48 Golden Hinde Blvd, San Rafael, CA.
	Planned Activities	Re-plaster, re-tiling, and replace the pool mechanical system.
7	Project Name	Housing for Formerly Homeless People
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Housing for Formerly Homeless People
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$68,416 HOME: \$300,000
	Description	Support the rehabilitation of a 12-unit complex providing 11 units of permanent supportive housing for formerly homeless residents. Support the acquisition of property to build a new 54-unit complex providing 5 units of permanent supportive housing for formerly homeless residents.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	16 formerly homeless individuals will be housed in affordable rental units.
	Location Description	The two housing projects are located at 127 King Street in Larkspur, CA and 2626 Sir Francis Drake Blvd. Fairfax, CA.
	Planned Activities	Finance the land acquisition for a 54-unit senior affordable housing complex with 10% of units designated for individuals coming out of homelessness. Rehabilitate a formerly vacant convent into housing for 11 homeless seniors and one onsite program coordinator who will qualify as a low-income senior.
8	Project Name	Housing Access and Modification
	Target Area	Countywide
	Goals Supported	Special Needs Housing
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership Housing-Rehabilitation
	Funding	CDBG: \$30,000
	Description	Support home modifications to increase accessibility for individuals at risk of losing their independence.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 low, very low, and extremely low-income households will receive home modifications.
	Location Description	Home modifications will be done throughout the County of Marin and administered from 710 4th Street, San Rafael, CA.

	Planned Activities	Home modifications range from the installation of grab bars and ramps to stair lifts and kitchen lowering.
9	Project Name	Community Housing Development Organization (CHDO) Set Aside
	Target Area	Countywide
	Goals Supported	Rental Housing - New Construction
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$90,215
	Description	15% of HOME funds designated for use by a Community Housing Development Organization (CHDO).
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	54 units of affordable housing will be developed for low, very low, and extremely low older adults.
	Location Description	The project site is located at 2626 Sir Francis Drake Blvd., Fairfax, CA.
	Planned Activities	Finance the land acquisition, design, and construction of Victory Village, a 54-unit affordable apartment complex for low and extremely-low income residents aged 62 and older.
10	Project Name	Child Care Center Rehabilitation
	Target Area	Countywide
	Goals Supported	Child Care Centers
	Needs Addressed	Community Facilities
	Funding	CDBG: \$22,677
	Description	Support the replacement of flooring at a child care center.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	225 moderate, low, very low, and extremely low-income children will benefit.
	Location Description	The child care center located at 680 Wilson Ave, Novato, CA.
	Planned Activities	Replace vinyl flooring in the child development dining room, Kindergarten classroom, and fourth grade classroom and bathroom. Install new carpeting in three child development administrative offices, stairwells, second floor hallway, and the community-based counseling program office.
11	Project Name	Homeless Shelter Development
	Target Area	Countywide Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Homeless Shelters
	Needs Addressed	Community Facilities
	Funding	CDBG: \$141,008
	Description	Support the reconstruction of an emergency homeless shelter.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	60 very low and extremely low-income homeless adults will access services daily.
	Location Description	The emergency shelter is located at 190 Mill Street, San Rafael, CA.
	Planned Activities	Funding to support predevelopment costs including architectural and engineering fees, application fees, utilities costs, and permit fees.
	Project Name	Neighborhood Facilities & Improvements

12	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Community Facilities
	Needs Addressed	Community Facilities
	Funding	CDBG: \$250,000
	Description	Support the relocation and expansion of a community container garden and rehabilitate community parks in two of Marin's most economically disadvantaged and rationally and ethnically diverse communities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 11,650 residents from both communities will benefit from access to the enhanced facilities.
	Location Description	The projects are located at 630 Drake Avenue Marin City, CA and 50 Canal Street, San Rafael, CA.
	Planned Activities	Support building a retaining wall, perimeter fence, ADA ramp and composite ground covering, install irrigation, and build 20 raised garden beds. Fund the design and reconstruction of aging and heavily used parks to ensure safety and age appropriate activities.
13	Project Name	Child Care Services
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$72,460
	Description	Support the provision of child care services.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 200 low, very low, and extremely low-income families.
	Location Description	Services are provided throughout the County of Marin at 199 Porteous Ave, Fairfax, CA; 100 Phillips Drive, Marin City, CA; 680 Wilson Avenue, Novato, CA; 932 C Street, Novato, CA; and 40 Canal Street, San Rafael, CA.
	Planned Activities	Funding to support child care scholarships, therapeutic services, teacher's salary, and transportation.
14	Project Name	Emergency Preparedness
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$40,000
	Description	Support effective implementation of culturally and linguistically competent disaster preparedness operations in two of Marin's economically disadvantaged and racially and ethnically diverse communities.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15,000 people residing in the two communities.
	Location Description	Services provided throughout the Canal neighborhood of San Rafael and Marin City, and administered from 30 North San Pedro Road, suite #250, San Rafael, CA.
	Planned Activities	Coordinate and train 30 neighborhood block captains in Community Emergency Response Training (CERT), Mental Health Disaster Training, and Get Ready Marin Training. In addition, provide leadership development, team building, and effective outreach and engagement to the larger community to operationalize the disaster plan and allow the communities to sustain themselves for up to 14 days in the event of a major regional disaster.
15	Project Name	Fair Housing Services
	Target Area	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Fair Housing Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000
	Description	Support the provision of comprehensive fair housing services by a HUD-certified Housing Counseling Agency.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	900 low, very low, and extremely low-income individuals.
	Location Description	Services provided throughout the County of Marin and administered from 1314 Lincoln Avenue, Suite A, San Rafael, CA.
	Planned Activities	Services include counseling victims of housing discrimination, investigating potential complaints, mediating settlements where appropriate, referring cases to federal and state enforcement agencies, monitoring complaints, helping people with disabilities request reasonable accommodations, conducting training seminars for the housing industry, and providing community education on fair housing rights.
16	Project Name	Housing Locator Services
	Target Area	Countywide Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$28,234
	Description	Support homeless and precariously housed families and individuals identify homes and provide direct rent and security deposit assistance.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	75 low, very low, and extremely low-income homeless and precariously housed individuals.
	Location Description	Services offered at 820 B Street, San Rafael, CA.

	Planned Activities	Aid clients in identifying affordable units, complete applications, and get on waiting lists. The program provides financial assistance for application fees, credit checks, first month of rent, rental deposits, and move-in expenses.
17	Project Name	Healthcare Services
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Support Marin County's only free health clinic.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	900 low, very low, and extremely low-income individuals.
	Location Description	Services offered at 1033 Third Street, San Rafael, CA.
	Planned Activities	Support the clinic's pharmacy program and transitional care and healthy living programs for patients diagnosed with chronic illness.
18	Project Name	Legal Services
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Support the provision of domestic violence legal services.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	150 domestic violence victims and their families.
	Location Description	Services provided at 30 North San Pedro Road, Suite 245, San Rafael, CA.
	Planned Activities	Provide full legal representation and assist victims of domestic violence obtain restraining orders, by preparing paper work and accompanying clients to court. In addition to legal support, the organization provides warm referrals to partner organizations providing emergency shelter services, food assistance, down payment assistance, and other community services
19	Project Name	Senior Services
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$57,222
	Description	Support the provision of services for older adults allowing them to maintain their health and independence.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	1,665 low, very low and extremely low-income older adults.
	Location Description	Services provided throughout the County of Marin at 1560 Hill Road, Novato, CA; 11435 State Route 1, Pt. Reyes Station, CA; and 70 Skyview Terrace, Bldg. B, San Rafael, CA

	Planned Activities	Funding will support scholarships for adult day care services for people with memory loss; case management; nutritional services including congregant meals, food pantries, and home delivered groceries; outreach and visitor programs, educational and health programs, yard maintenance, and minor home repairs.
20	Project Name	Youth Programs
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Support after school, extra-curricular arts, recreation, and enrichment opportunities for low-income, primarily minority children.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	150 low, very low, and extremely low-income children.
	Location Description	Youth attend programs throughout Marin and San Francisco, the program is administered from 271 Drake Avenue, Marin City, CA.
	Planned Activities	Afterschool programs include girls modern dance, boys reading program, digital literacy, and a civic education drama troupe. The summer camp program provides 70 scholarships and transportation for children to attend camps hosted throughout Marin and San Francisco. Camp partners include Presidio Trekker & Junior Rangers, Marin Shakespeare Company, Stapleton Ballet, Marin Theater Company, Nature Bridge-Coastal Camp, Sailing Education Adventures, and Branson High School Dance Camp.

21	Project Name	CDBG Program Administration
	Target Area	Countywide Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Rental Housing-New Construction Rental Housing-Rehabilitation Homeowner Housing-Rehabilitation Special Needs Housing Homeless Shelters Housing for Formerly Homeless People Fair Housing Services Other Housing Activities Community Facilities Child Care Centers Public Services Administration
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing Community facilities Public Services Homeownership Housing-Rehabilitation Homeownership housing
	Funding	CDBG: \$350,000
	Description	2018 CDBG Program Administration
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Services carried out throughout the County and administered at 3501 Civic Center Drive, Suite 308, San Rafael, CA
	Planned Activities	2018 CDBG Program Administration
22	Project Name	HOME Program Administration
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Rental Housing-New Construction Rental Housing-Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$60,144
	Description	2018 HOME Program Administration.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Services are provided throughout the county and administered from 3501 Civic Center Drive, Suite 308, San Rafael, CA.
	Planned Activities	2018 HOME Program Administration.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Marin County does not designate geographic areas where assistance will be directed, although we do focus some public service spending on high-need neighborhoods. The County is divided into three planning areas

1. Novato Planning Area (includes Novato, Ignacio, Bel Marin Keys, and Black Point)
2. San Rafael Planning Area (includes San Rafael, Los Ranchitos, Lucas Valley, Marinwood, and Santa Venetia)
3. County Other Planning Area (includes Belvedere, Corte Madera, Fairfax, Greenbrae, Kentfield, Larkspur, Marin City, Mill Valley, Ross, San Anselmo, San Quentin, Sausalito, Strawberry, Tam Valley, Tiburon, Waldo Point and West Marin-encompassing the inland rural and coastal corridors.).

Geographic Distribution

Target Area	Percentage of Funds
Countywide	25
Countywide, with an emphasis on mobile home parks and liveaboard houseboat communities	13
Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity	49
Countywide, with emphasis on high-need neighborhoods	13

Table 8-Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County includes two cities with populations exceeding 50,000 that have opted to be included in the CDBG Urban County rather than receiving funding directly from HUD as separate entitlement communities. Funds are distributed as described in the "discussion" section below and according to established HUD procedures.

Discussion

After deduction of administrative expenses, forty percent (40%) of the net Community Development Block Grant monies and one hundred percent (100%) of the net HOME Investment Partnerships Program monies allocated annually to the County of Marin as an "urban county" under the Housing and Community Development Act of 1974, as amended, shall be allocated for

housing purposes on a countywide basis. Distribution of such funds will be made by the Board of Supervisors, on recommendation of the Priority Setting Committee. Such distribution will be consistent with HUD guidelines and evaluation criteria developed by participating cities and the county, to ensure consistency and facilitate implementation of countywide housing goals.

The remaining sixty percent (60%) of the net Community Development Block Grant urban county allocation shall be sub-allocated to the interjurisdictional citizen participation/planning areas according to the general distribution formula established by HUD based on the latest available countywide data on population, the extent of poverty, and the extent of housing overcrowding, with the provision that the extent of poverty be counted twice. However, a different distribution is hereby expressly authorized if and when necessary to comply with Title I of the Housing and Community Development Act of 1974, as amended.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In general, Marin County will continue to place the highest priority on meeting the housing needs of extremely low and very low-income individuals and families, including renters in elderly, small, and large households; homeless persons and those at-risk of homelessness; and individuals with special needs throughout all areas of the county.

The number of households served with affordable housing projects is highly dependent on the amount of funding made available by the federal and state governments, the availability of suitably zoned sites and the initiative taken by local community-based nonprofits.

With whatever resources are available, Marin County will continue to leverage federal, state, and local funds, in order to support the acquisition, rehabilitation, preservation, and new construction of all types of housing and to offer rental assistance to lower income households.

One Year Goals for the Number of Households to be Supported	
Homeless	76
Non-Homeless	104
Special-Needs	22
Total	202

Table 9-One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	87
Rehab of Existing Units	75
Acquisition of Existing Units	0
Total	162

Table 10-One Year Goals for Affordable Housing by Support Type

Discussion

Timing requirements and restrictions on the use of federal funding will result in greater difficulty to create new units in an already tight real estate market. The slow-moving nature of large, new developments in Marin County makes it difficult to predict project timelines for new construction. For this reason, County staff shifts funds from various projects to support other projects that are ready to move forward. County staff will remain committed to the development of new construction but anticipate more progress in the rehabilitation and acquisition of existing units due to the nature of federal funding and timely spending requirements.

AP-60 Public Housing – 91.220(h)

Introduction

The Marin Housing Authority's (MHA) public housing program continues to operate at appropriation levels that are too low for long-term sustainability of these properties. The Housing Authority continues to seek additional sources of funding and revenue to efficiently manage and maintain safe, decent, and affordable housing. Over the last few years, administrative costs have been significantly reduced and the Housing Authority continues to implement more efficient systems and less cumbersome policies and procedures. The Marin Housing Authority currently serves approximately 890 household members within nearly 500 units of public housing.

Actions planned during the next year to address the needs to public housing

The Capital Fund Program (CFP) has generally been the only federal funding for public housing agencies to replace obsolete building systems (heating, electrical, plumbing, ventilation, etc.); make major repairs to elevators, roofs, exteriors, bathrooms, and kitchens; abate hazardous materials; add accessibility modifications; make site improvements; and provide energy upgrades, security, resident services, operating subsidy, and management improvements. CFP funding from the federal government has declined dramatically and has not been adequate to cover replacement costs for the aging public housing stock.

Due to the significant capital improvements needed at the agency's one family public housing complex, MHA, in partnership with community stakeholders, has embarked on a process to explore revitalization options for the property. Through this process a Community Working Group identified and recommended two potential possibilities. Next, a facilitator convened a taskforce of Golden Gate Village residents, community stakeholders, and housing experts to assist MHA in selecting a feasibility consultant to provide deep analysis of the two models with respect to financial, physical and community impact and viability.

The feasibility consultant's work resulted in the recommendation that MHA engage an experienced developer of public housing and mixed-income sites, whether for-profit or not-for-profit, to advise, assist, and potentially partner with MHA. The feasibility consultant also recommended that the development partner abide by the aforementioned community guiding principles, as well as the following additional guidelines to ensure a final outcome that mitigates community concerns and is derived from a community-driven process:

- Honor, preserve, and celebrate the community and site's historical significance.
- Guarantee zero permanent involuntary displacement.
- Ensure that the final plan is financially feasible and leverages the Agency's limited resources.
- Incorporate green and sustainable technologies into a rehabilitation and new construction.
- Seek ways to incorporate innovative job training and creating programs to address the

- underlying goals of concepts such as the manufacturing innovation hub.
- Continue to engage site residents and community stakeholders in a community driven planning process.

Currently, MHA is in the process of hiring a team of experts who will assist in selecting a developer partner.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The primary goal of the Resident Opportunities and Self-Sufficiency (ROSS) Service Coordinator is to help residents improve their living conditions, enabling them to age-in-place and avoid placement in a full-care facility to the greatest extent possible. Multi-year HUD funding provides service coordination to 200 elderly and disabled residents in the five MHA complexes designated for this population.

The Family Self-Sufficiency Program (FSS) assists 100 families in the Section 8 program and 40 to 50 families in Marin City Public Housing. Most participants are single mothers and are provided case management and referrals toward individually-crafted educational or employment goals. With special HUD grants, the Marin Housing Authority has maintained the Family Self-Sufficiency Program in both the Section 8 Voucher Program as well as in Marin City family public housing. This program is directed toward improving the economic situation of residents by ultimately increasing the families' earned income.

Section 3 Resident Training allows the Marin Housing Authority to periodically provide short-term training opportunities to public housing residents in maintenance, landscaping, property management, and administrative support work. Residents work in paid training positions under the supervision of community-based training organizations. These projects typically last four to eight weeks and are designed to provide the basic skills which trainees can take to more permanent jobs in the maintenance, construction, landscaping, property management, or office support fields.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

In addition to the programs above for residents of public housing, Marin Housing also offers supportive housing programs to voucher holders, these include:

The Shelter Plus Care Program, which combines housing subsidy from HUD McKinney Vento Funds with case management services funded by Marin County Mental Health and Substance

Use Services (MHSUS). The Shelter Plus Care Program eligibility includes individuals and families who are chronically homeless and have a severe and persistent mental illness. The Shelter Plus Care Program serves 80 households with a housing subsidy and case management services. MHA has set aside 50 vouchers for the most medically vulnerable people experiencing chronic homelessness, these participants will also be provided with wrap around supportive services.

The HOPWA Program combines housing subsidy from HUD and case management services from local community-based organizations with which the Housing Authority has entered into a Memorandum of Understanding to provide services. Individuals and families must have an HIV/AIDS diagnosis confirmed by an appropriate third party and meet income eligibility guidelines. HOPWA is expected to serve 26 households in 2018-19.

Below Market Rate (BMR) Homeownership Program manages a portfolio of over 340 homes for low and moderate-income first-time homebuyers through the Below Market Rate (BMR) Homeownership Program. MHA recently added seventeen (17) new BMR units. MHA provides a priority preference to families living or working in Marin City for all the re-sell units available in Marin City. MHA offers First Time Homebuyer Education Workshops in both English and Spanish in collaboration with Fair Housing Advocates of Northern California. Staff also collaborates with the Marin City Community Development Corporation to help prepare Marin City residents for homeownership opportunities by addressing credit issues, down payments, and savings.

Through the Below Market Rate and Section 8 Homeownership Program MHA continues to collaborate with Habitat for Humanity, Hello Housing, and Marin City Community Development Corporation to publicize opportunities for first time homebuyers.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Section AP 30 shows the proposed CDBG and HOME activities to be undertaken serving the homeless and special needs populations. In the list of proposed CDBG and HOME projects, activities serving homeless and special needs populations are so noted.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

The County's goals to reduce and end homelessness over the next year are:

- Provide housing-based case management through the Whole Person Care Medicaid waiver program to create additional Permanent Supportive Housing beds with Section 8 vouchers.
- Apply for new project funding, if available, in the 2018 CoC NOFA.
- Transition our Emergency Shelter system to housing-focused shelter to increase housing placements and shorten length-of-time homeless.
- Increase and improve diversion resources to reduce first-time homelessness.
- Create a system map and by-name list for homeless Transitional-Age Youth.
- Continue to add system entry points for Coordinated Entry to ensure minimal barriers to housing.
- Expand outreach to underserved areas of the county and improve coordination with alternative outreach including police, parks, and public works.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Marin County Health and Human Services have staff dedicated to ending chronic homelessness and coordinating and improving services for people who are homeless. They staff the Homeless Policy Steering Committee, which is the Continuum of Care organization for the County. Organizations such as St. Vincent De Paul, Ritter Center, and Downtown Streets Team have established a strong presence within the unsheltered homeless community. St Vincent De Paul has been recommended for CDBG funding during the coming program year. Marin County has implemented a Coordinated Entry system to use a standardized assessment process to prioritize the highest-need, most vulnerable individuals and families for supportive housing. County Health and Human Services runs the 457-INFO resource hotline to refer clients to resources, and it will be serving as the phone entry point for Coordinated Entry, setting up appointments for clients to be assessed for housing. Additional efforts include:

- The Homeless Outreach Team (HOT) Program coordinates existing outreach, case management, and housing providers to determine system gaps that prevent high-needs

individuals from receiving the housing and services they need.

- All key homeless providers (housing/non-housing providers) participate in the Homeless Management Information System (HMIS), which helps to identify unsheltered persons, and are able to assess clients for the Coordinated Entry system.
- Dedicated encampment/street outreach (HOT outreach workers, Mental Health Transition Teams, CARE Teams, Marin Interfaith Street Chaplaincy, San Rafael Police Department Mental Health Outreach worker) identify and engage people daily and are participating in outreach planning meetings to ensure county-wide geographic and population coverage to reach all unsheltered individuals.

Addressing the emergency shelter and transitional housing needs of homeless persons

All the major transitional housing and emergency shelters in Marin participate in HMIS. The Continuum of Care regularly analyzes HMIS data to develop strategies to help improve utilization of transitional housing and shelter by those most in need, to identify services and programs that will help households achieve housing stability and self-sufficiency, and to determine gaps in inventory and capacity. Currently, existing emergency shelters are working to transition to a housing focus to further improve housing outcomes for clients.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeward Bound of Marin has created new permanent supportive housing beds for individuals and families each year, including the conversion of several transitional housing projects into permanent supportive housing. Their New Beginnings Center serves as a housing-focused emergency shelter for homeless individuals and they have placed 70% of these clients into permanent, non-supportive housing throughout the county. St. Vincent De Paul has master leased and purchased several properties to provide permanent supportive housing options for clients who are unable to rent directly from landlords due to past evictions, credit history, and presentation. The Marin Housing Authority and Marin County Health and Human Services (HHS) have teamed up to pair Section 8 vouchers with housing-based case management to increase the available permanent supportive housing in Marin. HHS also directly funded 58 units of permanent supportive housing with local providers, as well as providing the services and matching funds for much of the federally-funded homeless housing.

HHS uses County general funds, CalWORKs Housing Support Program funds, and federal Emergency Solutions Grant funding to provide Rapid Rehousing for clients who do not need the ongoing services of permanent supportive housing. In addition, the Marin Housing Authority provides Moving On vouchers: Section 8 vouchers for clients who are in Permanent Supportive

Housing and still need the rental subsidy but no longer need the services. This frees up additional Permanent Supportive Housing beds.

The County has invested in the Housing Authority's ability to attract and retain landlords willing to accept vouchers through the Landlord Partnership Program, including funding a Housing Locator position, providing funding for deposits, and creating a risk pool to pay for any damages to units.

HHS also coordinates stakeholders and identifies opportunities to increase long-term permanent housing stability. Long-term strategies include:

Increasing access to mainstream services to better stabilize clients in the long-term. Services include outreach, SSI advocacy, and on-site benefits enrollment. HHS uses national best practices to expedite SSI/SSDI enrollment for people with disabilities who are homeless.

- Expanding integrated interagency service teams providing housing-linked wraparound services.
- Integrating mental health and substance abuse programs to form a behavioral health team, which serves as a cross-sector initiative to increase access to integrated services in community clinics.
- Mental health transition teams provide support to people experiencing mental health crises to prevent mental health-related housing loss.
- Evaluating annual agency performance to deliver targeted technical assistance.
- Improving data-sharing between all health, behavioral health, and homeless services to improve care and decrease duplication of services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Preventing Households from Becoming Homeless: Marin County Health and Human Services staff assists in the coordination of efforts of several key prevention providers, including Adopt A Family, Canal Alliance, Community Action Marin, Legal Aid of Marin, North Marin Community Services, Ritter Center, St. Vincent De Paul Society, and the West Marin Resource Center. In the Ten-Year Plan update process, the Homeless Policy Steering Committee (HPSC) identified prevention as a key priority. Prevention action steps include enhancing the capacity of phone services to assess and link callers to prevention services and expanding outreach to

landlords to make them aware of prevention services.

Discussion

Marin County providers and government partners are working to implement best practices across the entire homeless system of care to reduce and end homelessness in our community. These include Coordinated Entry, to prioritize the highest-needs clients for permanent supportive housing; diversion to help clients find housing options outside the system of care; specialized approaches for subpopulations including veterans, youth, and families; Housing First; and lowering case management ratios in permanent supportive housing to improve outcomes for the hardest to serve.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The main constraints to new affordable housing include, limited available land and high land costs, lack of funding and community opposition. Land costs and other market constraints can significantly impact housing development and affordability. Two major factors contribute to high land costs: high demand and limited supply of developable land. In Marin County as a whole, land costs average around 15% to 20% of construction costs for multi-family developments. Generally, land zoned for multi-family and mixed-use developments costs more than land zoned single-family residential. For example, recent sales show land zoned for multi-family developments in Marin County average between \$1 million and \$2 million dollars per acre. Total development costs for a subsidized multi-family development are over \$600,000 a unit.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80% of the loan-to-value ratio of the new construction cost. In recent years, due to market conditions and government regulations, banks require larger investments by the builder. Affordable housing developments face additional constraints in financing. Although public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments may be more difficult to make financially feasible, because the higher per unit costs result in a sale or rental price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant investments of time by developers. But because the overall budget is smaller and a developer's operating income is based on a percentage of total costs, the projects are often not feasible, without special incentives or significant local funding.

Affordable rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available. However, recent cuts in public spending statewide have put pressure on these sources. Tax credits are a valuable source of revenue for low-income housing developers; however, few potential sites in the County qualify for such credits. In the past construction costs were falling for all builders, but the potential for tax credit revenue was declining at an even greater rate, meaning that developers of low-income property were at a greater financing disadvantage than market-rate developers. Today, the cost of construction has grown considerably due to the North Bay fires of October 2017. This combined with stagnant tax credit revenue, puts developers of low-income properties at an even greater disadvantage. Another constraint to housing production in Marin County is community resistance to new developments. Marin County's infrastructure has been strained and this leads to a number of concerns, primarily: 1) new developments may cause increased traffic; 2) long-term sustainability of the local water supply; 3) potential impacts on schools and other local infrastructure; and 4) valuable open space could be lost. Additionally, issues related to community character are often raised, such as how density may adversely affect the visual cohesiveness of the neighborhood, how affordable housing may impact property values, or how affordable housing should be distributed more evenly

throughout the County. At times, there is tension between fair housing laws and a desire to provide preferential access to affordable housing for some community segments, such as nurses, teachers, and law enforcement personnel. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County of Marin seeks to address community opposition in a number of ways, including the following:

- Housing and Federal Grants staff will continue to provide presentations and facts sheets about affordable housing. Concerns to be addressed include studies on property values and affordable housing, information on who lives in affordable housing, and traffic data on affordable developments, such as fewer vehicles owned, and fewer vehicle miles traveled by lower income households.
- Housing and Federal Grants staff will continue to coordinate with local nonprofit developers on how to effectively work with community groups, County staff, and elected officials.
- Encourage and facilitate early community planning of major developments in order to identify and address opposition at an early stage.

In addition, the County is looking at improving coordination between cities and towns to improve opportunities for development.

Finally, the County is doing an extensive Assessment of Fair Housing, which will look at barriers to fair and affordable housing and will include a specific work plan to address the identified barriers. To date, staff have met with over 1,400 individuals and will bring initial recommendations to the Board of Supervisors in June of 2018.

Discussion:

While unincorporated Marin County comprises a large land area, most of the land is not zoned for residential development, as it is publicly owned as parkland, watershed, or open space. Agricultural conservation easements and related zoning also limit the ability to develop vacant lands. Most land suitable for residential development has been built upon. Remaining vacant lands zoned for residential uses tend to have significant environmental constraints, which either substantially increase construction costs or preclude development altogether, including sites with steep slopes or wetland habitats. As a strategy for dealing with these constraints, the County has adopted programs in its Countywide Plan that promote opportunities for reuse of underutilized

commercial centers, support mixed-use development, and encourage more dense development along transit routes. Marin County also encourages residential development in more urbanized areas or within villages in the Inland Rural and Coastal Corridors.

Affordable Housing is a principally permitted use (P) in all districts that allow residential uses, except the Agriculture and Conservation district. Additionally, the density for affordable housing is the maximum density allowed by the Countywide Plan land use designation, rather than the zoning district's density standard.

Within Marin's larger cities, multi-family zoning is typically allowed in the downtown and commercial/mixed-use zoning districts. Marin's smaller towns have limited undeveloped land and multifamily zoning.

AP-85 Other Actions – 91.220(k)

Introduction:

Obstacles to meeting underserved needs for Marin County are related to the extent of need in the County and its cities and towns and the geographic diversity of the County. Major obstacles include: limited funds, extremely high housing costs, land and development costs, and gaps in institutional structure.

Due to high housing costs, economic conditions, poverty and unemployment, a significant number of low-income Marin County residents are not economically self-sufficient. The limited resources that are available to support programs and services that help individuals and families to become self-sufficient are inadequate. The situation is made worse by reductions in funding at the federal, state, and local government levels at the same time as needs are increasing due to the high cost of housing.

Actions planned to address obstacles to meeting underserved needs

To address obstacles to meeting underserved needs, the County proposes to fund activities directed at members of protected classes, including racial and ethnic minorities, people with disabilities, and families with children. For example, Community Development Block Grant assistance will be used to support public services for children of low-income minority families (such as youth development programs in Marin City and various child care programs across the county). Conservation and expansion of the supply of subsidized family rental housing will be a major priority for the use of HUD funds.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the County will use a large portion of its HUD funding for development, preservation, and rehabilitation of subsidized housing. The County will also seek to leverage other funding sources, including Federal, State and local funds.

Actions planned to reduce lead-based paint hazards

To evaluate and reduce lead-based paint hazards, the County will require all recipients of HUD funding to comply with the requirements for lead paint testing and abatement. The Housing Authority will also continue its program of lead paint testing and abatement for public housing.

The Marin County Department of Health and Human Services operates the Childhood Lead Poisoning Prevention Program reaching out to workers about how to protect themselves and their loved ones. On the job, workers need to protect themselves from exposure to lead dust. At home, workers can carry dust on their clothing back to their homes and expose their children to lead. The CLPPP responds to cases of childhood lead poisoning with assistance from Environmental

Health Services. EHS follows up on complaints regarding violation of lead safe work practices.

Every applicant for a building permit involving a structure built before January 1, 1978 must show proof of successful completion of a County administered "Lead-Safe Work" test. If all questions are answered correctly, the applicant is prompted to continue to the "LSWP Certificate" page. The applicants' name and quiz date are displayed automatically on the certificate, which is valid for one year.

Actions planned to reduce the number of poverty-level families

To reduce the number of poverty-level families, Marin County will continue its extensive employment training program and encourage nonprofit organizations to better coordinate their services to families in distress.

Actions planned to develop institutional structure

The Marin County Housing and Federal Grants Division staff participate on the Homeless Policy Steering Committee.

Actions planned to enhance coordination between public and private housing and social service agencies

To foster public housing improvements and resident initiatives, the Housing Authority will continue to seek funding for public housing improvements and will provide public housing residents with technical assistance for resident initiatives as funds permit.

Discussion:

The large number of non-profit organizations serving low-income communities in Marin is both an asset and a challenge. The sheer number of non-profits leads to increased competition for limited resources. Conversely, the benefits of a rich variety of social service organizations often translates to more community-based and culturally competent services for low-income residents. Lack of organizational capacity of non-profits is another gap in institutional structure. In response, the Marin Community Foundation engages in efforts to work with non-profits in organizational and programmatic capacity building to improve the effectiveness and efficiency of service delivery. Additionally, the Department of Health and Human Services coordinates agencies which serve homeless individuals and families.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

All of the proposed 2018-19 program year budget allocations, 100% of the grant and all program income, will be used for activities benefiting low and moderate-income persons.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit-A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Marin County intends to use its entire HOME allocation for projects described in 24 CFR

92.205(b). the County does not intend to use any HOME funds for projects no described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

No homebuyer activities currently planned

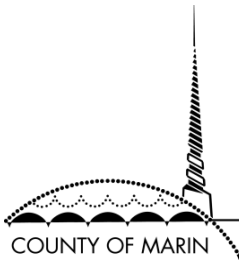
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

No homebuyer activities currently planned

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No refinancing activities currently planned

No HOME Program Income has been received during the current year. None has been projected for the 2018 planning process. If HOME Program Income is received prior to the start of the 2018 program year, it will be allocated to projects and included in the 2019 plan.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Brian C. Crawford
DIRECTOR

**County of Marin
Community Development Agency
Housing and Federal Grants Division**

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Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

www.marincounty.org/cda

Local Policies and Procedures

- I. The Local Standard for Affordable Rents
- II. The Civil Rights Policy
- III. The Residential Antidisplacement and Relocation Assistance Plan
- IV. Notice of Nondiscrimination Policy

Availability of Information

Additional information about the Community Development Block Grant (CDBG) Program, the Housing Opportunities for Persons with AIDS Program, and the HOME Investment Partnerships Program is available from Molly Kron at the Marin County Community Development Agency, Federal Grants Division, 3501 Civic Center Drive, Room 308, San Rafael, California, phone 415-473-6279. This information includes copies of the Consolidated Plan, records regarding past use of funds, a plan for minimizing the displacement of persons as a result of CDBG activities, a plan to assist persons actually displaced by CDBG activities, and an assessment of Marin County's housing and community development performance prepared by the U.S. Department of Housing and Urban Development. Copies of documents are available in accessible formats upon request.

I. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM LOCAL STANDARD FOR AFFORDABLE RENTS

In order for most rental housing projects to qualify for Community Development Block Grant assistance, a specified percentage of the units must be occupied by low and moderate income households at affordable rents. The Community Development Block Grant regulations at 24 CFR 570.208(a)(3) require that localities define "affordable rents" for this purpose.

It is the policy of the County of Marin that, for the purposes of 24 CFR 570.208(a)(3), for each dwelling unit, affordable rent equals the greater of:

- (a) 30% of the occupant household's gross income, or
- (b) 30% x 1.3 x the San Francisco Primary Metropolitan Statistical Area Very Low-Income limit, as published by the U.S. Department of Housing and Urban Development, for the appropriate household size for the unit.

<u>Number of Bedrooms</u>	<u>Appropriate Household Size</u>
0	2
1	3
2	5
3	7
4	9

Part (b) of this standard may not be applied to projects with less than four individual dwelling units. Part (b) of this standard may not be applied to existing tenants already in occupancy if it would result in a rent increase beyond normal annual increases in debt service and operating expenses.

This Local Standard for Affordable Rents is to be used solely for determining whether projects meet Community Development Block Grant Program eligibility standards, and does not in any way supersede the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Housing and Community Development Act of 1974, as amended, or the federal and local regulations and policies implementing those statutes.

II. CIVIL RIGHTS POLICY

In accordance with requirements for receiving funding from the U.S. Department of Housing and Urban Development, it is the policy of the County of Marin that:

The use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations is prohibited; and

Applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction will be enforced.

III. RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

In accordance with the replacement housing requirements of Section 104(d) of the Housing and Community Development Act of 1974, as amended, it is the policy of the County of Marin that:

All reasonable steps, consistent with other goals and objectives of the Community Development Block Grant Program and the HOME Investment Partnerships Program, will be taken to minimize the displacement of families and individuals from their homes and neighborhoods as a result of any activities assisted by the Community Development Block Grant Program or the HOME Investment Partnerships Program. In its evaluation of project proposals, Marin County will give substantially lower priority to projects which will cause involuntary displacement or which will cause rents to rise so as to cause involuntary economic displacement of residential tenants. In all cases, Marin County will carefully weigh the benefits of a proposed project against any hardship it might impose on potential displacees, giving special consideration to the shortage of low-priced rental housing in Marin County.

In accordance with the requirements of 24 CFR 570.606(c)(1), if any occupied or vacant occupiable low/moderate-income dwelling units are demolished or converted to a use other than low/moderate-income dwelling units in connection with an activity assisted by Community Development Block Grant Program funds or HOME Investment Partnerships Program funds, the demolished or converted units will be replaced with low/moderate-income dwelling units which are located within Marin County, which are sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished or converted, which are in standard condition, which are initially available for occupancy during the period required by 24 CFR 570.606(c)(1)(ii)(D), and which will remain as low/moderate-income dwelling units for at least 10 years.

Any eligible displaced person will be given relocation assistance as required by all applicable regulations, including 24 CFR 570.606(c)(2). Any displaced person who is eligible under 24 CFR 570.606(c)(2) will be advised of the option to receive benefits under either Section 104(d) of the Housing and Community Development Act of 1974, as amended, or 49 CFR 24.

If Community Development Block Grant Program funds or HOME Investment Partnerships Program funds are committed for any activity that would directly result in the demolition of low/moderate-income dwelling units or the conversion of low/moderate-income dwelling units to another use, the County will make public and submit to the U.S. Department of Housing and Urban Development the information required by 24 CFR 570.606(c)(1)(iii).

IV. NOTICE OF NONDISCRIMINATION POLICY

The County of Marin does not discriminate on the basis of handicap in violation of 24 CFR Part 8 in admission or access to, or treatment or employment in, its federally assisted programs and activities, including those funded by the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Housing Opportunities for Persons With AIDS Program. Anyone with questions about this policy or the activities of the programs listed above may contact Molly Kron at the Marin County Community Development Agency, Housing and Federal Grants Division, 3501 Civic Center Drive, Room 308, San Rafael, phone 415-473-6279. The person who has been designated to process grievances under this policy is William Campagna, Disability Access Manager, Marin County Civic Center, 3501 Civic Center Drive, Room 304, San Rafael, California 94903, phone 415-473-6065. Information about the existence and location of accessible services, activities, and facilities is available from the Section 504 Compliance Office, Marin County Civic Center, 3501 Civic Center Drive, Room 304, San Rafael, California 94903, phone 415-473-6065. People using TTY devices may reach all County of Marin offices, including the Section 504 Compliance Office and the Housing and Federal Grants Division Office, at 415-473-3232, or through the California Relay Service at 711.