



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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DATE: Wednesday, March 21, 2018

TO: Countywide Priority Setting Committee

FROM: Molly Kron, Planner
Leelee Thomas, Planning Manager

SUBJECT: Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) Funding Recommendations for FY 2018-19

MEETING LOCATION: San Rafael City Hall, Council Chambers
1400 Fifth Ave., San Rafael, CA 94901

MEETING DATE: Thursday, April 5, 2018

REQUEST:

Consider funding recommendations for Community Development Block Grant (CDBG) for the County Other Planning Area and HOME program for the 2018-19 fiscal year and approve recommendations.

Consider funding recommendations provided by the Novato City Council regarding the Novato Planning Area and from the San Rafael City Council for the San Rafael Planning Area for the 2018-19 fiscal year and approve recommendations.

RECOMMENDATION:

Consider and Recommend CDBG and HOME funding for fiscal year 2018-19 to the Marin County Board of Supervisors.

DISCUSSION:

The Community Development Block Grant (CDBG) program and Home Investment Partnership Program (HOME) are federally-funded programs of the U.S. Department of Housing and Urban Development (HUD) that provide funding for housing, community facilities, and human services for low and moderate-income households. Examples of CDBG and HOME funded projects throughout the County include site acquisition for transitional housing; development of affordable housing; rehabilitation of affordable housing, group homes, and child care centers; and a wide range of public services. CDBG funds are divided into three activity categories consisting of: 1) housing, 2) capital projects, and 3) public services. Federal regulation stipulates at least 85% of the CDBG funds must be spent on housing and capital projects, and up to 15% may be spent on public services. HOME funds are designed to provide affordable housing options for people with lower incomes.

Subject to approval by the Marin County Board of Supervisors on May 8, 2018, the funding recommendations in this report, which includes recommendations adopted by the Novato City Council and the San Rafael City Council for their respective planning areas, will be submitted to the U.S. Department of Housing and Urban Development (HUD). These funding recommendations will be included in the Annual Action Plan, which is an amendment to the five-year Consolidated Plan for Fiscal Years 2015-2019 and serves as a plan and budget for the use of CDBG and HOME funds.

Federal Funding Update

Funds for Marin County's 2018-19 CDBG and HOME program come from the federal budget for Fiscal Year 2018, which is from October 1, 2018 to September 30, 2019. This coming year, Marin County's CDBG allocation is estimated at \$1,340,159 while the HOME allocation is estimated at \$601,435. Estimates for funding are determined based on prior years' funding allocation and are subject to change in accordance with the federal budget approved by Congress.

Historically, the CDBG and HOME Programs have seen a decline in funding. Less money means less impact, and unless other funding sources fill the gap, it means fewer and/or smaller projects. This year, we are estimating our funding to remain flat as opposed to the slight increase in funding we saw during the last fiscal year.

If Marin's grant amount differs from these assumptions, to avoid the need for an additional hearing, staff recommend the grant amounts approved by the Priority Setting Committee be subject to revision. At that time, staff would recalculate the amounts available for each planning area, and for each activity category. To the extent that cuts are needed or additional funds are available, staff would adjust the preliminary project grant amounts and make funding recommendations to the Board of Supervisors consistent with the PSC and City Councils' recommendations. If additional funds are available, the adjustment would be limited so that no project receives more than the amount the sponsor agency requested.

CDBG Program Spending Deadlines

HUD regulations stipulate that projects utilize funds in a timely manner and that unspent funds should be taken and used in communities that can meet timely spending guidelines. HUD takes sanctions if, on the annual test date in late April, a community has unspent CDBG funds that exceed 1.5 times its annual CDBG grant amount. If a community's unspent CDBG balance exceeds the 1.5 standard on the test date, HUD will designate the community as a "high-risk" grantee and may also take funds away. The reduction of grant awards is done through an automated process, so there is no opportunity to request a waiver or extension. We are typically very close to the allowable limit of unspent funds. If the CDBG grant declines, the amount of unspent funds permitted also declines. Therefore, we must be careful to target CDBG funds to projects that are ready to proceed.

Current HUD regulations and policy trends suggest increased scrutiny on entitlement communities and the administration of their federal dollars. Funding should therefore be prioritized for projects which can meet timely spending requirements, avoiding funding agencies with unspent balances or agencies lacking the administrative capacity to execute their spending in a timely manner.

HOME Program Spending Deadlines

The HOME program also sets deadlines for spending funds, and the County automatically loses funds if the deadlines are not met. Under the HOME regulations:

- Within 2 years after HUD makes an allocation of HOME funds, the County must enter into a contract with a project sponsor, committing the HOME funds to a specific project. The County is not permitted to enter into a contract to provide a project sponsor with HOME funds unless all other necessary financing has been secured, and there is a reasonable expectation that the project can start construction or rehabilitation within 1 year of the contract date. If the project involves acquisition, there must be a reasonable expectation that acquisition will occur within six months. In practice, the sponsor needs to have secured all local planning approvals before they can obtain the required funding commitments for the entire cost of the project.
- A project must be completed within 4 years (5 years if HUD grants an extension) of the date when the County signed the HOME funding contract with the project sponsor.
- Funds must be expended within 5 years after HUD makes the funds available to the County.

If any of these deadlines are not met, HUD can cancel that portion of the community's HOME grant. HUD can also require repayment of funds, even if the County has already spent the money on a project, regardless of whether the project is eventually completed.

The most challenging aspect of HOME funds is the requirement that all other financing must be secured prior to the County entering into a contract to provide a project with HOME funds. Paired with the requirement that HOME funds be placed under contract within two years, this is extremely difficult to implement in Marin County. Most sponsors of affordable housing find that they need a substantial commitment of HOME funds in order to leverage commitments from other sources of funding, particularly if those sources are not local. For example, in order for an affordable housing development project to successfully compete for low-income housing tax credits, it needs a substantial commitment of local funding, which often includes HOME funds.

Local Funding Priorities

Locally, there has been an increasing emphasis on the extent to which members of the protected classes are served by CDBG and HOME projects, and the quality of each project sponsor's affirmative marketing plan.

At the September 21, 2017 meeting, the Priority Setting Committee (PSC) established local funding priorities, discussed below, which are used by staff in evaluating applications and making funding recommendations. As required by HUD, staff also focuses more on monitoring and measurable outcomes.

Affirmatively Furthering Fair Housing:

In recent years, Marin County has received criticism for its lack of affordable housing as well as significant gaps in the availability of affordable housing for members of the protected classes. In 2011, the County submitted an Analysis of Impediments to Fair Housing Choice (AI) to HUD which identified 37 specific barriers to fair housing choice. While many of the items have been addressed, several goals are still outstanding. Federal grant funding will be used in a manner consistent with

supporting the goals of furthering fair housing choice in Marin County. This will align with recommendation four (4) from the Implementation Plan of the Analysis of Impediments:

Make fair housing and equal opportunity criteria a more visible and comprehensive part of the Community Development Block Grant (CDBG) and HOME Program project selection process by screening all CDBG and HOME applications for compliance with fair housing and equal opportunity criteria and including an analysis of equal opportunity impact in staff reports recommending projects for funding.

In the 2018-19 cycle and beyond, projects which are aligned with Fair Housing goals that have been laid out in the Consolidated Plan and the Assessment for Fair Housing will be prioritized. Addressing the fair housing concerns in Marin County will require a concerted effort on behalf of County staff, Board of Supervisors, Cities and Towns, and Priority Setting Committee members. One of the first steps is to align our federal funding sources with these fair housing plans and educate and communicate our strategy and goals to our partners to create a more unified effort. An example of this would be considering recommendation 16 from the Implementation Plan of the Analysis of Impediments when funding affordable housing developments:

Encourage and facilitate the development of more subsidized and affordable housing for families with children outside areas of minority concentration. Consider acquisition and shared housing. Screen and prioritize applications for CDBG and HOME funds for housing projects that will serve families and are located outside areas of minority concentration.

Supporting projects that serve members of the protected classes:

The PSC also opted to prioritize projects that serve members of the protected classes. The funding application requires that data be provided which specifically identify how and what members of the protected classes are being served and this data will be used in making funding recommendations and evaluating whether projects predominantly serve members of protected classes.

All funded projects will be required to affirmatively market their services. In this context it means to market services and give special assistance to groups that have historically been disadvantaged. It is not enough to simply not discriminate; assertive steps aimed at reversing historical trends and discriminatory patterns must be taken. The affirmative marketing plans are one part of that effort. The purpose of the affirmative marketing plan requirement is to promote a condition in which individuals of similar income levels in the same area have available to them a range of choices in housing and services regardless of their race, religion, color, national origin, sex, disability or familial status. Through an affirmative marketing plan, a provider indicates what special efforts they will make to reach out to potential applicants who might not normally seek housing or services. This requires that the provider study the market area, learn the target population and design methods to reach out to the target population. Affirmative marketing does not limit choices; it expands choices by actively seeking to reverse the patterns of the past and provide for open and fair access to housing and services where the individual is free to live, work, and recreate where they choose. Affirmative marketing does not include specific goals or quotas. However, quantitative data and analysis are essential to planning and monitoring affirmative marketing program effectiveness.

Prioritizing fewer applications:

HUD requested that Marin reconsider the numerous small allocations that have been made and consider funding fewer projects. More funds could be directed to larger projects that address a priority as established by the Priority Setting Committee. This recommendation was based on

multiple conversations with the HUD office on ways to utilize funds more efficiently and effectively. Most recently this included comments on the 2016 Consolidated Plan Amendments requesting that we consider funding larger projects. Larger projects were identified by HUD as \$10,000 per project; however, a dollar amount was not established by the PSC and could be reconsidered at the local level in the future.

Funding fewer housing projects per year:

The PSC also recommended that one or two housing projects that are prepared and ready to utilize funds be prioritized. Funding fewer projects per year could allow more substantial funding commitments instead of funding many projects for multiple years. Funding in larger amounts may assist housing projects to meet a timelier completion schedule. However, this may not always be feasible due to the lengthy approval processes common in Marin and HUD’s strict timely spending requirements.

ANALYSIS:

Funding recommendations for CDBG

Based on projections, the County Other Planning Area is expected to receive a total CDBG allocation of approximately \$365,369 in FY 2018-19. A minimum of \$211,914 is designated for housing projects, a maximum of \$104,965 may be applied to public services, and the remaining \$48,488 can be applied to either capital projects or housing. A total of 30 applications were received for the County Other Planning Area—13 Countywide projects and 27 serving the County Other Planning Area only. The total funding request for the County Other Planning Area is \$1,965,135. Project summaries for all FY 2018-19 County Other Planning Area requests can be found in Attachment 1.

COUNTY OTHER PLANNING AREA HOUSING PROJECTS

The County Other Planning Area is expected to receive an allocation of approximately \$211,914 for housing projects in FY 2018-19. A total of ten applications were received for the County Other Planning Area—three Countywide projects and seven serving the County Other Planning Area only. The three projects serving the entire County have a total funding request of \$1,180,000, with \$628,500 earmarked for the County Other Planning Area. This allocation is based on the percentage of housing services provided for the County Other Planning Area. The combined requests for both the area specific projects and the County Other portion of the Countywide projects is \$1,251,285.

Funding recommendation

Staff recommend allocating a total of \$303,343, to support funding five of the ten housing projects (bolded in the chart below). This total includes \$91,429 in additional entitlement funds and program income funds not allocated in 2017. Through these recommendations the County Other Planning Area will contribute to developing up to 4 affordable housing units; improve security and emergency escape routes for 23 low-income residents, provide up to 20 home rehabilitation loans for low-income homeowners, offer up to 15 home modifications for low-income individuals at risk of losing their independence, and rehabilitate three affordable shared residences housing six low-income seniors. Unfortunately, with the limited funding available, it will not be possible to provide needed funding for many valuable projects.

Organization	Request	FY 18-19 Recommendation	FY 17-18 Funding
6 & 20 Wharf Road General Repair and Maintenance <i>Bolinas Community Land Trust</i>	\$36,200	\$0	N/A
Acquisition of Aspen Lots <i>Bolinas Community Land Trust</i>	\$155,000	\$50,000	N/A
Pre-development of Aspen Lots <i>Bolinas Community Land Trust</i>	\$83,000	\$0	N/A
Ocean Terrace Apts & Mesa Apts <i>Community Land Trust Association of West Marin</i>	\$16,500	\$14,000	\$8,000
Rehabilitation Loan Program * <i>Housing Authority County of Marin</i>	\$355,000	\$185,738**	\$200,000
Comito House ADU <i>Lifehouse Inc.</i>	\$228,430	\$0	\$75,350
Corte Madera House Kitchen Remodel <i>Lifehouse Inc.</i>	\$33,550	\$0	\$75,350
Residential Accessibility Modification Program * <i>Marin Center for Independent Living</i>	\$13,500	\$13,500	N/A
Victory Village * <i>Resources for Community Development</i>	\$260,000	\$0	78,196
Sage Lane Senior Affordable Housing Improvements <i>San Geronimo Valley Affordable Housing Association</i>	\$70,105	\$40,105	\$23,379
Housing Subtotal		\$303,343	

* Countywide request

** Recommendation includes newly allocated entitlement funding and program income from 2017

COUNTY OTHER PLANNING AREA CAPITAL PROJECTS

The County Other Planning Area is expected to receive an allocation of approximately \$48,488 for capital projects in FY 2018-19. A total of six applications were received for the County Other Planning Area—one Countywide project and five serving the County Other Planning Area only. The project serving the entire County has a total funding request of \$200,000 with \$80,000 earmarked for the County Other Planning Area. This allocation is based on the percentage of homeless residents residing in the County Other Planning Area during the 2017 Point-in-Time Count. The combined requests for both the area specific projects and the County Other portion of the Countywide project is \$469,500.

Funding recommendation

Staff recommend allocating a total of \$88,359, to support funding two of the six capital projects (bolded in the chart below). This total includes \$39,871 in additional funds reprogrammed from previous years projects. Through these recommendations the County Other Planning Area will contribute to the cost of predevelopment to demolish and reconstruct an emergency homeless shelter that will add 20 additional beds and support the relocation and expansion of a community container garden providing year-round access to fresh fruits and vegetables for

low-income residents in a community were access to fresh produce is scarce. Unfortunately, with the limited funding available, it will be not be possible to provide needed funding for many important projects.

Organization	Request	FY 18-19 Recommendation	FY 17-18 Funding
Galilee Marine Service Harbor <i>Galilee Harbor Community Association</i>	\$106,000	\$0	N/A
Mill Street Center Emergency Shelter * <i>Homeward Bound of Marin</i>	\$80,000	\$38,359	N/A
Marin City Intergenerational Community Garden <i>Marin City Community Services District</i>	\$82,000	\$50,000**	N/A
Marin City Family Resource Center Building Relocation <i>Marin City Family Resource Center</i>	\$125,000	\$0	N/A
Roof for Newly Purchased Clinic Building <i>Marin City Health & Wellness Center</i>	\$40,000	\$0	\$55,000
Town Hall-Rehabilitation <i>Tomaes Town Hall</i>	\$36,500	\$0	\$13,000
Capital Projects Subtotal		\$88,359**	

* Countywide request

** Recommendation includes reprogrammed funding from previous year(s)

COUNTY OTHER PLANNING AREA PUBLIC SERVICES

The County Other Planning Area is expected to receive an allocation of approximately \$104,965 for public service projects in FY 2018-19. A total of 14 applications were received for the County Other Planning Area—five serving the County Other Planning Area only and nine Countywide projects. The projects serving the entire County have a total funding request of \$435,000 with \$175,850 earmarked for the County Other Planning Area. This allocation is based on the percentage of services provided to residents of the County Other Planning Area. The combined requests for both the area specific projects and the County Other portion of the Countywide projects is \$244,350.

Funding recommendation

Staff recommend allocating a total of \$105,522, to support funding ten of 14 public service projects (bolded in the chart below). Through these recommendations the County Other Planning Area will contribute to providing emergency response training to support low-income residents in Marin City; ensure access to therapeutic services for vulnerable low, very low, and extremely low-income young children; support afterschool transportation for 70 children to ensure access to afterschool care; and provide 150 children with summer camp and afterschool enrichment opportunities. In addition, nearly 250 vulnerable older adults will receive supports allowing them to remain at home; weekly congregant meals will be available to 50 seniors, and scholarships for day program care will be provided to individuals suffering from memory loss. Moreover, 370 residents will receive fair housing services including counseling, discrimination investigation, and legal representation; 35 individuals and their children will be able to access domestic violence services and legal support; and approximately 135 very low and extremely low-income residents will receive urgent, primary, and specialty health care

services. Unfortunately, with the limited public service funding available, it will not be possible to provide needed funding for many important services.

Organization	Request	FY 18-19 Recommendation	FY 17-18 Funded Amount
Bridge to Bridge Fund * <i>American Nonprofits</i>	\$26,000	\$0	N/A
Shore-up Marin <i>Canal Welcome Center</i>	\$25,000	\$20,000	N/A
Therapeutic Services for Marin Learning Center <i>Community Action Marin</i>	\$20,000	\$10,000	\$7,000
Marin Mobile Care * <i>Downtown Streets Team</i>	\$38,200	\$0	N/A
Fair Housing Services * <i>Fair Housing Advocates of Northern CA</i>	\$30,750	\$24,600	\$ 70,000
After School Transportation Program <i>Fairfax-San Anselmo Children's Center</i>	\$15,000	\$15,000	\$14,241
Domestic Violence Legal Services * <i>Family & Children's Law Center</i>	\$2,200	\$2,200	N/A
Schurig Center Services * <i>Marin Brain Injury Network</i>	\$14,700	\$0	\$9,704
After School and Summer Programs <i>Performing Stars of Marin</i>	\$15,000	\$10,000	\$5,671
RotaCare Clinic * <i>RotaCare Bay Area</i>	\$1,500	\$1,500	\$7,500
Senior Access Scholarships * <i>Senior Access</i>	\$12,500	\$3,722	\$17,788
Care Management Services <i>West Marin Senior Services</i>	\$10,000	\$10,000	\$4,000
Senior Nutrition and Activity <i>West Marin Senior Services</i>	\$8,500	\$8,500	\$4,000
Fifty Plus Employment * <i>YMCA San Francisco & Marin</i>	\$25,000	\$0	N/A
Public Services Subtotal		\$105,522	

* Countywide request

** Recommendation includes reprogrammed funding from previous year(s)

NOVATO PLANNING AREA RECOMMENDATIONS

On Tuesday March 6, 2018 the Novato City Council passed a resolution approving CDBG funding recommendations for the 2018-19 fiscal year. Following this approval, staff acquired additional information about proposed projects which require minor adjustments to the recommendations. The changes include a reclassification of the Mill Street Center Emergency Shelter from a housing project to capital project. Due to the funding cap for capital projects the recommendation was reduced from \$62,000 to \$50,645. Staff increased this amount to \$52,840 by allocating \$2,195 in reprogrammed funds from past years, identified following the council hearing. Next, Victory Village was added to the housing projects with a funding

recommendation of \$11,288, specifically designated for the 10% set aside of homes for people coming out of homelessness. Lastly, the recommendations for the Rehabilitation Loan Program increased from \$74,933 to \$75,000. Staff recommend the Priority Setting Committee adopt the City of Novato's recommendations, with the minor adjustments discussed above and listed below, in accordance with the 2017 Cooperation Agreement governing the administration of the Novato Planning Area.

Organization	Request	FY 18-19 Recommendation	Total FY 18-19 Recommendation All Planning Areas
HOUSING			
Rehabilitation Loan Program <i>Housing Authority County of Marin</i>	\$75,000	\$75,000 *	\$330,738
Residential Accessibility Modification Program <i>Marin Center for Independent Living</i>	\$7,500	\$7,500	\$30,000
Victory Village <i>Resources for Community Development</i>	\$201,500	\$11,288 *	\$68,416
Housing Subtotal		\$93,788	
CAPITAL PROJECTS			
Mill Street Center Emergency Shelter <i>Homeward Bound of Marin</i>	\$62,000	\$52,840 *	\$141,008
Youth Center Flooring Rehabilitation <i>North Marin Community Services</i>	\$22,677	\$22,677	\$15,000
Capital Subtotal		\$75,517	
PUBLIC SERVICES			
Novato Independent Elders Program <i>Episcopal Senior Communities</i>	\$26,000	\$20,000	\$20,000
Fair Housing Services <i>Fair Housing Advocates of Northern CA</i>	\$19,500	\$15,600	\$ 60,000
Domestic Violence Legal Services <i>Family & Children's Law Center</i>	\$3,300	\$3,300	\$10,000
Childcare Scholarships <i>North Bay Children's Center</i>	\$20,000	\$12,460	\$12,460
Youth Center-Scholarships <i>North Marin Community Services</i>	\$15,000	\$15,000	\$15,000
RotaCare Clinic <i>RotaCare Bay Area</i>	\$10,000	\$1,000	\$10,000
Public Services Subtotal		\$67,360	
TOTAL Planning Area Allocation		\$236,665	

* Recommendation different from City Council approval

SAN RAFAEL PLANNING AREA RECOMMENDATIONS

On Monday, March 19, 2018 the San Rafael City Council Staff passed a resolution approving CDBG funding recommendations for the 2018-19 fiscal year. Staff recommend the Priority

Setting Committee adopt these recommendations, listed below, in accordance with the 2017 Cooperation Agreement governing the administration of the San Rafael Planning Area.

Organization	Request	FY 18-19 Recommendation	Total FY 18-19 Recommendation All Planning Areas
HOUSING			
Rehabilitation Loan Program <i>Housing Authority County of Marin</i>	\$70,000	\$70,000	\$330,738
Sunrise II Therapeutic Pool Rehab <i>Lifhouse Inc.</i>	\$28,050	\$20,000	\$20,000
Residential Accessibility Modification Program <i>Marin Center for Independent Living</i>	\$9,000	\$9,000	\$30,000
Victory Village <i>Resources for Community Development</i>	\$188,500	\$57,128	\$68,416
Housing Subtotal		\$156,128	
CAPITAL PROJECTS			
Canal Neighborhood Park and Playground Improvements <i>City of San Rafael, Department of Public Works</i>	\$275,000	\$200,000	\$200,000
Mill Street Center Emergency Shelter <i>Homeward Bound of Marin</i>	\$58,000	\$49,809	\$141,008
Capital Projects Subtotal		\$249,809	
PUBLIC SERVICES			
Shore-up Marin <i>Canal Welcome Center</i>	\$25,000	\$20,000	\$40,000
Fair Housing Services <i>Fair Housing Advocates of Northern CA</i>	\$24,750	\$19,800	\$60,000
Domestic Violence Legal Services <i>Family & Children's Law Center</i>	\$4,500	\$4,500	\$10,000
Pickleweed Preschool <i>City of San Rafael, Department of Community Services</i>	\$69,137	\$20,000	\$20,000
RotaCare Clinic <i>RotaCare Bay Area</i>	\$7,500	\$7,500	\$10,000
Senior Access Scholarships <i>Senior Access</i>	\$27,500	\$15,000	\$18,722
Housing Locator Services <i>St. Vincent de Paul</i>	\$108,000	\$28,234	\$28,234
Public Services Subtotal		\$115,034	
TOTAL Planning Area Allocation		\$520,971	

RECOMMENDATIONS FOR REPROGRAMMING FUNDS

At its January 1992 meeting, the Priority Setting Committee decided that unspent CDBG balances allocated to projects two or more years prior be considered for reallocation or “reprogramming” to other projects which may be able to more quickly spend the funds and/or be in greater need of the funds. In compliance with this policy, CDBG staff sent the required 30-day notice to all project sponsors with unspent balances so that the Committee would have the option of reprogramming these resources.

Staff prioritize reprogramming funds in the planning area the funds originated from to ensure continuity and equity across planning areas. For FY 2018-19 staff recommend a total of \$173,274 in CDBG funds be reprogrammed. In the County Other Planning Area staff recommended \$39,872 be reprogrammed to the Marin City Community Services District for the intergenerational garden from Fairfax-San Anselmo Children’s Center-Deer Park School (\$33,315 from 2009-2016) and Marin City Community Development Corporation (\$6,557 from 2014). In addition, staff recommend \$557 be reprogrammed for Community Action Marin’s Marin Learning Center therapeutic services from Marin City Community Services District’s wise choices for girls (\$7 from 2016) and Marin City Community Services District’s CX3 healthy food access (\$550 from 2016). For the Novato Planning Area staff recommend a total of \$2,196 be reprogrammed to Homeward Bound of Marin’s Mill Street Center Emergency Shelter from Community Action Marin’s Hamilton Child Care Center rehabilitation (\$532 from 2014) and Homeward Bound of Marin’s New Beginnings Center rehabilitation (\$1,664 from 2016). In the San Rafael Planning Area \$130,650 is identified for reprogramming for two projects. Staff recommend \$127,750 be awarded to the City of San Rafael’s park improvement project from the City of San Rafael’s ADA improvement project (\$127,750 from 2017). In addition, \$2,900 is recommended for St. Vincent de Paul’s housing locator services from Marin Grassroots Leadership Network (\$2,900 from 2016). A detailed account of reprogrammed funds can be found in Attachment 2.

RECOMMENDATIONS FOR PROGRAM INCOME

When the CDBG program receives revenue from a completed project, this amount is considered program income, which must be made available to fund new CDBG activities. The opportunity for revenue generation is created by a lien agreement or a deed of trust recorded on a property funded by CDBG for either acquisition or major rehabilitation of real estate. In 2017, staff projected program income from five projects (Toussin Senior Housing, The Meadows, Rotary Valley Apartments, Community Action Marin, and Buckelew Programs); anticipated to be \$227,998. The actual program income received for the year totaled \$312,227, an increase of \$84,289. Staff recommend \$67,434 of additional program income be allocated to the Marin Housing Authority’s Rehabilitation Loan Program and the remaining \$16,855 be allocated to administration. A list of new program income allocations can be found in Attachment 2.

RECOMMENDATIONS FOR ADDITIONAL ENTITLEMENT

In 2017 the CDBG program received an increase to its annual Entitlement from HUD. In the past year, \$65,254 of additional Entitlement was received. Of this amount, \$41,258 was allocated by the Board of Supervisors to the following 2017-18 projects: North Bay Children’s Center rehabilitation (\$10,000), Senior Access’ day program scholarships (\$9,788), Resources for Community Development’s Victory Village project (\$4,138), EAH’s Gates Cooperative (\$4,280), and \$13,051 was provided for administration. Staff recommend the remaining

\$23,996 be allocated to the Marin Housing Authority's Rehabilitation Loan Program. A detailed list of additional entitlement allocations can be found in Attachment 2.

Funding recommendations for Countywide HOME Program

Based on estimates, the Countywide HOME Investment Partnership Program is projected to receive a total allocation of approximately \$601,435 in FY 2018-19. After accounting for the 10% administration costs, it is expected that \$541,291 will be available for projects. A minimum of 15% or \$81,194 must be allocated to a Community Housing Development Organization (CHDO). A total of 3 applications were received for the Countywide HOME program totaling \$1,433,025. Project summaries for all FY 2018-19 HOME requests can be found in Attachment 3.

Funding recommendation

Staff recommend allocating a total of \$841,291, to support funding all three housing projects listed in the chart below. This total includes \$300,000 in reprogrammed funds, additional entitlement funds, and program income funds from prior years. Through these recommendations the Countywide HOME program will contribute to developing 66 units of affordable housing for low-income seniors with up to 16 of those units designated for individuals transitioning out of homelessness. In addition, the funding will support new construction of affordable housing units for two low-income adults with developmental disabilities.

Organization	Request	FY 18-19 Recommendation	HOME FY 17-18 Funded Amount
King Street Senior Housing <i>Homeward Bound of Marin</i>	\$500,000	\$300,000*	N/A
Wilson House ADU <i>Lifehouse Inc.</i>	\$283,025	\$100,000	N/A
Victory Village <i>Resources for Community Development</i>	\$650,000	\$441,291	\$557,872**
HOME Subtotal		\$841,291	

* Recommendation includes reprogrammed funding from previous year(s)

** Funding recommended in prior years is reprogrammed for other projects ready to spend funds down

RECOMMENDATIONS FOR REPROGRAMMING FUNDS

In order to meet the timely spending requirements for HOME, staff recommend reprogramming \$275,813 to Homeward Bound of Marin's King Street Senior Housing project from Marin Housing for the Handicapped - Del Ganado Apartments (\$11,684 from 2013), Marin Housing Authority's Fairfax Vest Pocket Community (\$110,473 from 2014-15), and Resources for Community Development's Victory Village (\$153,656 from 2016). A detailed account of reprogrammed funds can be found in Attachment 4.

RECOMMENDATIONS FOR PROGRAM INCOME

When HOME program receives revenue from a completed project or repayment of a loan this amount is considered program income, which must be made available to fund new HOME activities. In 2016, staff projected program income from two projects (Toussin Senior Housing

and ADDI home buyer assistance loans) would generate \$48,352. The actual program income received for the year totaled \$52,172, an increase of \$3,821. Staff recommend \$3,438 of additional program income be allocated to Homeward Bound of Marin's King Street Senior Housing project and the remaining \$383 be provided to administration. A list of new program income distributions can be found in Attachment 4.

RECOMMENDATIONS FOR ADDITIONAL ENTITLEMENT

If the HOME program receives an increase to its annual Entitlement from HUD, staff receive annual approval from the Priority Setting Committee to recalculate the amounts available for each project. In the past year, \$23,056 of additional Entitlement was received. Staff recommend allocating \$20,750 to Homeward Bound of Marin's King Street Senior Housing project and the remaining \$2,306 be provided to administration. A detailed list of additional entitlement allocations can be found in Attachment 4.

A list of all the applications that were submitted for the County Other Planning Area, Countywide projects serving the County Other Planning Area, and HOME projects are provided in Attachments 5, 6, and 7. The attachments also include staff recommendations for allocating funds. Attachment 8 provides a comprehensive list of CDBG and HOME funding requests and recommendations covering all Planning Areas. The applications for the County Other Planning Area, Countywide projects serving the County Other Planning Area, and HOME projects can be accessed online via these links:

CDBG County Other Planning Area applications:

https://www.marincounty.org/~media/files/departments/cd/federal-grants/2018_19/2018_19-applications-and-psc-notice/201819-cdbg-county-other-funding-applications.pdf?la=en

CDBG Countywide applications:

https://www.marincounty.org/~media/files/departments/cd/federal-grants/2018_19/2018_19-applications-and-psc-notice/201819-cdbg-countywide-funding-applications.pdf?la=en

HOME Countywide applications:

https://www.marincounty.org/~media/files/departments/cd/federal-grants/2018_19/2018_19-applications-and-psc-notice/201819-home-funding-applications.pdf?la=en

FISCAL IMPACT: There is no direct cost or revenue impact generated by the recommended action as the Priority Setting Committee is directing HUD funds to specific projects. Allocating funds to projects may allow County and City general and capital funds to be allocated to other priorities.

OPTIONS:

1. Make allocations of CDBG and HOME funding as recommended by staff.
2. Make different allocations of CDBG and HOME funding. (Funds may be shifted between CDBG categories, but the Public Service category cannot exceed \$104,965 for the County Other Planning Area or \$284,459 for the entire CDBG budget.)
3. Provide direction to staff.

ACTION REQUIRED:

1. Adopt recommendations for CDBG and HOME project funding for the FY 2018-19 to be presented to the Marin County Board of Supervisors.

ATTACHMENTS:

- Attachment 1 CDBG County Other Project Summaries
- Attachment 2 CDBG Reprogrammed Funding, Program Income, and Additional Entitlement Allocations
- Attachment 3 HOME Project Summaries
- Attachment 4 HOME Reprogrammed Funding, Program Income, and Additional Entitlement Allocations
- Attachment 5 CDBG County Other Housing and Capital Project Allocations
- Attachment 6 CDBG County Other Public Service Project Allocations
- Attachment 7 HOME Project Allocations
- Attachment 8 CDBG and HOME Requests and Recommendations for all Planning Areas

CDBG Project Write-ups

Housing Funding Requests

1. 6 & 20 Wharf Road General Repair and Maintenance - Bolinas Community Land Trust

Bolinas Community Land Trust (BCLT), an organization dedicated to creating, preserving, and sustaining long-term affordable housing in Bolinas, requests \$36,200 of CDBG funding to support the general repair and maintenance of two affordable rental properties. The request would provide a variety of improvements at each property including: power washing and painting both buildings, painting three individual units, installing new carpet in common areas and four individual units, replacing broken windows, installing new lighting, and replacing kitchen appliances at 20 Wharf Road. The two properties provide 10 Single Room Occupancy (SRO) units, two family units, and three live-work studio spaces—housing 20 low and very low-income individuals. BCLT currently has unspent funds totaling \$13,346.70 designated for rehabilitation of 20 Wharf Road. Given the unspent balance and limited funding available from CDBG, staff does not recommend funding for BCLT for the general repair and maintenance of these properties. Moving forward BCLT is encouraged to spend down funds currently available and apply for additional resources as projects progress.

2. Acquisition of Aspen Lots - Bolinas Community Land Trust

Bolinas Community Land Trust (BCLT), an organization dedicated to creating, preserving, and sustaining long-term affordable housing in Bolinas, requests \$155,000 of CDBG funding to acquire a 200-ft. by 100-ft. lot on the Bolinas mesa. The acquisition of the property would allow BCLT to build a main house and an accessory dwelling unit (ADU) that could create up to four units of housing for low-income residents. The level lot is zoned for a single-family residence and not encumbered by swale or wetland features. BCLT has already acquired a water meter for the property, a requirement of any new development in Bolinas. In addition, BCLT plans to develop this property in conjunction with a nearby property using the same design plans to capitalize on economies of scale. The units on both properties are intended to be deed-restricted home ownership opportunities. This represents a new approach to affordable housing for BCLT, which currently owns and manages two rental properties housing 20 low and very low-income individuals. Staff recommend funding of \$50,000 to support the acquisition of the lot.

3. Pre-development of Aspen Lots - Bolinas Community Land Trust

Bolinas Community Land Trust (BCLT), an organization dedicated to creating, preserving, and sustaining long-term affordable housing in Bolinas, requests \$83,000 of CDBG funding to support the predevelopment soft costs for new affordable housing on the Bolinas mesa. The request would provide a land survey, biological survey, geotechnical report, historic and archeological report, septic design, lot clearing, and preliminary drawings for the development of a main house and accessory dwelling unit (ADU). The project could create up to four units of housing for low-income residents. While staff support this project and its potential to add new affordable housing ownership opportunities, staff are unable to recommend funding due to CDBG's prohibition on the utilization of funds for the predevelopment of new housing construction.

4. Ocean Terrace Apts & Mesa Apts - Community Land Trust Association of West Marin

Community Land Trust of West Marin (CLAM), an organization committed to creating and sustaining permanently affordable homes in West Marin, requests \$16,500 of CDBG funding to improve security and emergency escape routes at two affordable housing apartment complexes. The request would support the purchase and installation of five permanently

mounted fire escapes serving 23 low and very low-income residents. Four emergency ladders would be installed at the Ocean Terrace Apartments in Stinson where the current ladders have been corroded by sea water and no longer function. The fifth ladder would be installed at the Mesa Apartments where there currently are no emergency ladders on site. CLAM has identified an aluminum ladder with titanium hardware that will survive harsh salt air environments. Staff recommend funding of \$14,000 to support improved emergency escape routes.

5. Rehabilitation Loan Program - Marin Housing Authority

Marin Housing Authority (MHA), a public corporation created to provide decent, safe and sanitary housing for low and moderate-income people, requests \$500,000 of CDBG funding to provide rehabilitation loans to low, very low, and extremely low-income homeowners in Marin County. The request includes funds to both administer the program and provide additional capital to increase the number of loans available for applicants. The program is available 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. New loans range from \$5,000 to \$35,000, with the average being \$25,000. The program offers different loan structures based on a borrower's ability to pay including amortized loans, interest-only loans, and deferred payment loans. Borrowers with very low and extremely low-incomes benefit most from deferred loans where principal and accrued interest are due upon sale of the property. MHA's long-standing role administering this loan program has resulted in over \$15 million in capital investments to improve living conditions for lower income homeowners in Marin County. Staff recommend funding of \$185,738, from the County Other Planning Area, which includes \$91,429 allocated from the previous year and specifically designated to provide capital to increase the number of loans.

6. Comito House ADU - Lifehouse Inc.

Lifehouse Inc. (LI), a provider of personalized support services and housing opportunities for adults with developmental disabilities, requests \$228,430 for the development and construction of an accessory dwelling unit (ADU) at their Comito House in Fairfax. The request would support the conversion of an existing garage into a one bedroom, one bath ADU. This unit would be available to an adult with developmental disabilities referred to LI by the Golden Gate Regional Center, a contractor of the California Department of Developmental Services. LI currently owns and operates 12 residential properties, housing 59 low, very low, and extremely low-income clients. This project represents a shift in strategy for LI's utilization of federal funds and leverages recent state and local policy change supporting the development of ADU's to grow affordable housing stock. While staff support this project and its potential to add new housing for members of a protected class, given limited funding available from CDBG staff does not recommend funding for this project at this time. In an effort to be supportive of LI's new approach, staff recommend funding for their Novato ADU project through HOME funds.

7. Corte Madera House Kitchen Remodel - Lifehouse Inc.

Lifehouse Inc. (LI), a provider of personalized support services and housing opportunities for adults with developmental disabilities, requests \$33,550 to remodel the kitchen in their Corte Madera home. The request would support the demolition of the kitchen, upgrades to the electrical and plumbing systems, and installation of new cabinets, countertops, and appliances. The home currently houses four extremely low-income men with autism and other

related developmental disabilities. All clients are referred to LI by the Golden Gate Regional Center, a contractor of the California Department of Developmental Services. Given limited funding available from CDBG, staff does not recommend funding at this time.

8. Residential Accessibility Modification Program - Marin Center for Independent Living

Marin Center for Independent Living (MCIL), a provider of services to assist persons with all types of disabilities achieve their maximum level of sustainable independence, requests \$30,000 of CDBG funding to provide home modifications to increase accessibility for clients. The request would provide 10 to 15 home modifications for low, very low, and extremely low-income individuals ranging from grab bars and ramps to stair lifts and kitchen lowering. Through these enhancements and minor remodeling efforts, individuals who are at risk of losing their independence and being confined in nursing homes can remain in place. Most clients served are renters who do not have the ability to take out loans against the property to finance such improvements. Although landlords are required to make reasonable accommodations for tenants with disabilities, they are not obligated to finance those modifications. MCIL staff work with clients to garner approval from landlords, determine project specifications, build out workplans, solicit bids, and oversee the work done. MCIL has nearly 30 years of experience providing this critical service in Marin County. Staff recommend funding of \$13,500 from the County Other Planning Area to support residential accessibility modifications.

9. Victory Village - Resources for Community Development

Resources for Community Development (RCD), a housing developer with a commitment to create and preserve affordable housing for low and very low-income individuals and families, requests \$650,000 of CDBG funding to support the acquisition, design, and construction of Victory Village (VV). When completed, VV will provide 54 affordable apartments for low and extremely-low income residents aged 62 and older. The requested funding will directly support a 10% set aside of the homes for people coming out of homelessness. The \$32 million project has previously received commitments from CDBG totaling \$161,658. This new request will leverage a \$1 million predevelopment grant from the Marin Community Foundation, \$1.1 million commitment from the County In-Lieu Housing Trust Fund (Housing Trust), and 53 Project Based Section 8 Vouchers, among others. In addition, the requested funds will strengthen RCD's competitiveness as they apply for 9% Low Income Housing Tax Credits worth \$13 million in tax credit equity. RCD completed the rezoning process and received their entitlements from the Town of Fairfax in June of 2017. They are now in the final stages of securing funding to bring the project to completion. Given limited funding available from CDBG staff does not recommend funding from the County Other Planning Area at this time.

10. Sage Lane Senior Affordable Housing Improvements - San Geronimo Valley Affordable Housing Association

San Geronimo Valley Affordable Housing Association (SGVAHA), an organization dedicated to creating, preserving, and managing affordable housing in the San Geronimo Valley, requests \$70,105 of CDBG funding to rehabilitate three affordable shared housing residences on Sage Lane in San Geronimo. The request would support the replacement of decaying carpet, installation of thermal blinds, repair of rotted decking and doors, replacement of appliances, and installation of a new solar energy system. SGVAHA has owned and operated the three Sage Lane units, rented to six low-income seniors living on fixed incomes, for 17 years. Historically SGVAHA did not establish a robust financial reserve for the properties. Although they have been well maintained, as the properties age significant deferred maintenance needs have arisen. In 2015 SGVAHA acquired the Forest Knolls Mobile Home Park which hosts 19 owner occupied spaces and one rental unit. As part of this acquisition SGVAHA received technical assistance around financial modeling and established a system

to maintain sufficient reserves. If their application is successful, SGVAHA will be better able to begin building an appropriate reserve fund to support future maintenance needs at Sage Lane. Staff recommend funding of \$40,105 to support the rehabilitation of the affordable housing units. SGVAHA is encouraged to explore other partners and funding options for the solar energy system project.

Capital Funding Requests

1. Galilee Marine Service Harbor - Galilee Harbor Community Association

Galilee Harbor (GH), a live aboard, artist and maritime worker cooperative, requests \$106,000 of CDBG funding for public access improvements and to support the development of a new two-story Marine Service Building (MSB). The request will replace a 14-ft. wide by 420-ft. long path with permeable concrete in compliance with ADA standards, as well as fund the refinement of building designs and costs to obtain permits for the MSB. The MSB, which has received a Conditional Use Permit from the Town of Sausalito, will include work spaces, restrooms, laundry room, harbor office, and a community room. GH is home to 38 households with 85% of them being low-income. Of the 38 berths, a minimum of 25 are reserved for marine workers with the remaining 13 available for artists. GH is dedicated to preserving Sausalito's traditional working waterfront and the creation of diverse public access opportunities. GH currently has unspent funds totaling \$125,033 designated for paving the parking lot adjacent to Dunphy Park; resurfacing public access paths; installing security improvements; improvements to metal pilings for the docks; other eligible public facility improvements; eligible planning, architectural, engineering, legal, and predevelopment costs, general project management expenses; and costs to renew Bay Conservation and Development Commission permits. Given the unspent balance and limited funding available from CDBG, staff does not recommend funding for the GH at this time. Moving forward GH is encouraged to spend down funds currently available and apply for additional resources as other projects progress. In addition, GH would be more competitive with the development and implementation of a detailed affirmative marketing plan.

2. Mill Street Center Emergency Shelter - Homeward Bound of Marin

Homeward Bound of Marin (HBM), a provider of housing and support services for homeless families and individuals, requests \$200,000 of CDBG funding for predevelopment costs to demolish and reconstruct the Mill Street Center Emergency Shelter (MSC). The MSC is the County's only permanent emergency shelter for homeless adults which serves all of Marin County. The proposed project will replace the current one-story building with a four-story structure. The new configuration will provide parking on the first floor, emergency shelter services on the second-story, and 30 units of permanent supportive housing on the third and fourth floors. This new design will allow Homeward Bound of Marin to increase the emergency shelter use permit by 20 beds, from 40 to 60. In addition, the 30 units of permanent supportive housing will target chronically homeless adults identified through the County's Coordinated Entry program. HBM currently operates 16 emergency shelters and supportive housing programs with a 17th coming later this year. The MSC serves as the point of entry for all homeless adult services and is an important component of the Marin County homeless safety-net. HBM is in ongoing conversation with the City of San Rafael on entitlements for the property, has identified over \$8 million in potential funding sources, and garnered significant support from local and state level politicians representing Marin. If their application is successful it is anticipated these predevelopment funds would be spent in the fall of 2018, with construction beginning in early 2019. Staff recommend funding of \$38,359 from the County Other Planning Area to support the emergency shelter portion of this project.

3. Marin City Intergenerational Community Garden - Marin City Community Services District

The Marin City Community Services District (MSCSD), a California special district providing recreation programs, street lighting, and refuse collection in unincorporated Marin City, requests \$82,000 for the relocation and expansion of a community container garden. The request would support building a retaining wall, perimeter fence, ADA ramp and composite ground covering, install irrigation, and build 20 raised garden beds. The Marin City Intergenerational Garden (MCIG) will serve as a community resource that connects youth and seniors and provides year-round production of healthy, fresh, accessible fruits and vegetables to the Marin City community. MCIG builds upon existing partnerships with the Marin County Health and Human Services Nutrition Wellness Program and leverages considerable resources including land donated by the MSCSD and initial funding from the County's Communities of Excellence (CX3) Program. The program design is research based and uses documented best practices to reduce chronic disease by working with the community to support the adoption of healthy habits. These efforts are especially important in Marin City, where affordable and fresh fruits and vegetables are scarce. Staff recommend funding of \$50,000 to support the intergenerational garden, which includes \$39,871 reprogrammed from previous years and projects.

4. Building Relocation - Marin City Family Resource Center

Marin City Family Resource Center (MCFRC), an emerging program committed to addressing the continuum of childhood poverty and needs of families, requests \$125,000 of CDBG funding to establish a permanent space to operate. The initial request was to fund the relocation, rehabilitation, and utility connections for a donated modular building. The site location for the permanent modular building is behind the Cornerstone Community Church in the heart of Marin City. In the months following the application submission the scope of request changed due to the large size of the donated modular unit. The current request is for the purchase of a used modular building suitable to fit the space available and the cost to complete the utility connections. The MCFRC has evolved out of the Marin City Parent Academy (MCPA), which provides home visits and support groups for parents in Marin City. Currently the MCFRC director is working with a consultant to develop a strategic plan and programmatic design for a comprehensive family resource center. Included in this plan will be a three to five-year sustainability plan identifying key funding partners. At present MCFRC has resources to provide programming for 20 parents with children ages 0-14 through June 2018. Given the emerging nature of the MCFRC, ongoing development of the strategic plan, uncertainty of operational funding, and limited funding available from CDBG, staff do not recommend funding at this time. MCFRC is encouraged to reapply for funding following the completion of their strategic plan and identification of ongoing operational funding.

5. Roof for Newly Purchased Clinic Building - Marin City Health & Wellness Center

Marin City Health and Wellness Clinic (MCHWC), a Federally Qualified Health Clinic (FQHC), requests \$40,000 of CDBG funding to replace the roof at their newly purchased building. MCHWC was founded in 2006 by a grassroots effort to provide culturally sensitive healthcare for residents of Marin City. Having received its FQHC designation in 2011, MCHWC provides medical, dental, behavioral health, recovery and homeless services, maternal and perinatal care, pain management and chiropractic, reentry support, case management, health education, and youth empowerment programs for 3,500 patients. In September 2017 MCHWC purchased a neighboring building to be their permanent home. The new clinic site will provide a one-stop integrated health center in the heart of Marin City that includes a food pharmacy, elder care, and social enterprises run by youth. In addition, the new building will more than double the number of exam rooms for medical, dental and behavioral health services. MCHWC currently has unspent funds totaling \$60,000 designated for the addition of

two new medical exam rooms. These funds were allocated prior to the purchase of the new building and have been on hold until the current tenant of the building relocates and rehabilitation of the site can commence. Given the unspent balance and limited funding available from CDBG, staff does not recommend funding for MCHWC at this time. Moving forward MCHWC is encouraged to spend down funds currently available and apply for additional resources as the project progresses.

6. Town Hall-Rehabilitation - Tomales Town Hall

Tomales Town Hall (TTH), the center of social and civic life for the Town of Tomales and neighboring communities, requests \$36,500 for the rehabilitation and preservation of the building. The request will support the demolition and reconstruction of the south portion of the foundation, as well as the purchase and installation of stage lighting controls, sound system monitors, insulated window blinds to manage acoustics, and an ice machine. In addition, the request would secure a \$5,000 grant from the National Trust for Historic Preservation. Over the past 144 years TTH has hosted meetings, clubs, civic groups, weddings, quinceañeras, concerts, classes, workshops, art shows, readings, and screenings. Today, TTH is the hub of social service provision in the area with a weekly food pantry where West Marin services providers are able to meet with current clients and identify new clients. In addition, Marin County Health and Human Services provides seasonal health and immunization clinics at TTH. In the past few years TTH has been working to professionalize its operations and has built out both a strategic planning and finance committee to guide the operations of the facility. TTH operates primarily using volunteer support with only one part-time staff member managing bookings. TTH is also able to leverage this volunteer support for their ongoing rehabilitation of the facility. Given limited funding available from CDBG staff does not recommend funding at this time. TTH is encouraged to implement a data collection system to more accurately track demographics of patrons benefiting from the facility and to develop and implement an affirmative marketing plan to reach potential patrons who are least likely to access their facilities and services.

Public Service Funding Requests

1. Bridge to Bridge Fund - American Nonprofits

American Nonprofits (AN), a provider of financial capital loans and technical assistance to the nonprofit community, requests \$65,000 of CDBG funding to support the administration of their bridge loan program. The Bridge to Bridge loan program provides 12-month loans of up to \$100,000 to small and medium sized nonprofits. These loans provide important financial security as organizations are often forced to continue programming while they await grant distribution, reimbursement of capital expenditures, and late paying contracts. The loan program provides low-interest (6%), unsecured loans that would otherwise be unattainable through traditional financial products. The loan model was piloted with the Nonprofits Insurance Alliance of California, where more than \$3 million in capital has been loaned out to over 70 nonprofits. Moving forward AN has an additional \$1 million in capital available for new loans. While there is a need for this type of financial product as nonprofits plan for growth and navigate an unpredictable funding environment, this project is not eligible for CDBG funding. Staff are unable to recommend funding for this project as low-income individuals would be secondary beneficiaries and not the primary beneficiary required by CDBG.

2. Shore-up Marin - Canal Welcome Center

Canal Welcome Center, a community based organization committed to serving Canal Community residents, immigrants, and low-income families of Marin County, request \$50,000 of CDBG funding to support Shore-up Marin's (SUM) disaster preparedness operations. The

request will fund two part-time project managers, one in Marin City and one in the Canal neighborhood of San Rafael to ensure effective implementation of SUM's culturally and linguistically competent programming. Marin City and the Canal are two of Marin County's most ethnically and racially diverse, and low-income communities. Through this funding SUM will coordinate and train 30 neighborhood block captains in Community Emergency Response Training (CERT), Mental Health Disaster Training, and Get Ready Marin Training. In addition, the project managers will 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. These efforts are critical to support coordination with city, county, and state disaster organizations and to assure best practices and alignment across agencies. This project capitalizes on considerable momentum in both communities that was difficult to establish. Staff recommend \$20,000 from the County Other Planning Area to support disaster preparedness efforts in Marin City, the Canal portion is being funded through funds from the San Rafael Planning Area.

3. Therapeutic Services for Marin Learning Center - Community Action Marin

Community Action Marin, a nonprofit dedicated to alleviating poverty in Marin County, requests \$20,000 of CDBG funding to support therapeutic services for children at the Marin Learning Center (MLC) in Marin City. The request would support the provision of music therapy as well as individual and small group social skill therapy. The individual and small group therapeutic component is based on a play therapy model and staffed by a licensed therapist. In addition to working directly with the children, the therapist meets with parents and trains staff to work with children who are having challenges. MLC provides care to 48 low, very-low, and extremely low-income children. The curriculum focuses on kindergarten readiness, social and emotional development, self-regulation, language and character development, community building, and cultural and environmental awareness. MLC is moving towards a more trauma informed care service delivery model to address the dynamic needs of clients that include: increased stress levels of migrant populations, economic and racial discrimination, food insecurity, and community gentrification. In the past year the building MLC has operated out of for nearly 30 years sold to the Marin City Health and Wellness Clinic. MLC maintains a lease of the space until June at which point it will need to relocate. MLC currently has two modular units located on the Marin City Community Services District land and is working with community partners to secure additional space to operate out of. In the interim MLC must reduce the number of children served at MLC. Staff recommend funding of \$10,000 to support the provision of therapeutic services, with the provision that MLC develop and implement of a detailed affirmative marketing plan.

4. Marin Mobile Care - Downtown Streets Team

Downtown Streets Team (DST), a provider of services for homeless adults, requests \$95,500 of CDBG funding to support case management services for their new mobile shower program. In addition to hiring a new case manager position, the funding will support the purchase of equipment and technology to allow the case manager to process new clients in the field. Also included in the funding request are marketing materials and a portion of the overall management fee for the showers. The Marin Mobile shower program is designed to provide an estimated 600 showers to homeless individuals throughout southern, central, northern, and western Marin, bringing services directly to homeless individuals. This program replaces Ritter Center's San Rafael based shower service, which accommodates an average of 300 showers weekly. The Marin Community Foundation funded the acquisition of the showers and the Marin County Council of Mayors & Councilmembers is financing the first year of operations. While the DST case management project may reach new homeless persons not currently

engaged in the system of care, it is unclear what the demand will be because the mobile shower program has just launched. Given limited funding available from CDBG, the uncertainty of need, and the availability of outreach and case management services through partner organizations, staff does not recommend funding at this time. DST is encouraged to engage partner organizations and track clients served to determine the need for additional case management and safety-net services.

5. Fair Housing Services - Fair Housing Advocates of Northern California

Fair Housing Advocates of Northern California (FHANC), a provider of fair housing services, requests \$75,000 of CDBG funding to support administration and operations of their Marin programs. FHANC operates 10 core programs serving over 900 low, very low, and extremely low-income individuals in Marin annually. FHANC is the HUD-certified Housing Counseling Agency in Marin County, and provides fair housing testing program throughout the county. Their 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. Given Marin County's history of discrimination and segregation, FHANC's services have been particularly beneficial to African-Americans, Latinos, people with disabilities, immigrants, families with children, female-headed households, senior citizens, and LGBT individuals; with approximately 90% of clients being lower-income. Staff recommend funding of \$24,600 from the County Other Planning Area to support fair housing services.

6. After School Transportation Program - Fairfax-San Anselmo Children's Center

Fairfax-San Anselmo Children's Center (FSACC), a child care provider serving infants through fifth grade, requests \$15,000 of CDBG funding for their afterschool transportation program. The request will support three part-time driver salaries as well as supplement the cost to operate, maintain, and insure a fleet of five vans. FSACC's transportation program provides transit services for approximately 70 school-age children, picking them up from Manor, Brookside, Hidden Valley, Wade Thomas, and Ross Valley Charter and bringing them to the FSACC so they may participate in after-school programs. This program allows lower-income parents to continue working or training beyond the end of the school day and ensures their children have access to comprehensive, high-quality child care. Staff recommend \$15,000 to support transportation services for lower-income children participating in afterschool programming.

7. Domestic Violence Legal Services - Family & Children's Law Center

Family & Children's Law Center (FCLC), a provider of high-quality, low-cost legal services to children and families, requests \$10,000 of CDBG funding to expand their domestic violence legal services program. FCLC serves an average 100 domestic violence victims and their children annually. Over the past year FCLC has seen an increase in domestic violence cases and with this funding propose serving an additional 50 very low-income clients. The organization provides full legal representation and assists victims of domestic violence obtain restraining orders, by preparing paper work and accompanying clients to court. If and when clients are ready, FCLC also assists with divorce proceedings. FCLC has a 98% success rate in garnering protective orders for clients. All services are free of charge to domestic violence victims. Fees for these services typically cost \$400 per hour. 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. Staff

recommend funding of \$2,200 from the County Other Planning Area to support domestic violence services.

8. Schurig Center Services - Marin Brain Injury Network

Marin Brain Injury Network (MBIN), a provider of services for individuals with traumatic brain injuries and their families, requests \$30,000 of CDBG funding to support the administration of its programs. MBIN's programs are offered daily at the Shurig Center, their facility in Kentfield. The Center offers 15 services including a therapeutic program, resource referral assistance, a brain injury information handbook, support groups, assessments and counseling, occupational and speech therapy, and a therapeutic computer program. Although MBIN serves a majority of low, very low, and extremely low-income clients, racial minorities and Latinos are consistently under-represented among the beneficiaries of this program. Given limited funding available from CDBG and established local priorities, staff does not recommend funding at this time. Moving forward MBIN is encouraged to develop and implement an affirmative marketing strategy to reach potential clients who are least likely to access their services.

9. After School and Summer Programs - Performing Stars of Marin

Performing Stars of Marin (PSM), a provider of arts, recreation, and enrichment opportunities for low-income, primarily minority children, requests \$15,000 of CDBG funding for the after school and summer programs. This request would support the administrative staffing of the programs. PSM has been a core provider of extracurricular services to help children develop strong work habits, positive social skills, enhance critical thinking, and improve communication skills for young people in Marin City for 28 years. PSM serves an average of 150 young people through their afterschool and summer programs annually. PSM staff work with families to identify program offerings that best suit the needs of the child. The PSM afterschool program includes girls modern dance, boys reading program, digital literacy, and a civic education drama troupe. In 2017, the summer camp program provided 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. In addition to youth programming, PSM hosts and partners on several community events annually including the Martin Luther King Jr. Day celebration and the Veteran's Day celebration. Staff recommend funding of \$10,000 to support the provision of youth programs.

10. RotaCare Clinic - RotaCare Bay Area

RotaCare Bay Area (RCBA), a volunteer-based healthcare provider, requests \$10,000 of CDBG funding to support their Marin clinic's pharmacy program and transitional care and healthy living programs for patients diagnosed with chronic illness. RCBA's Marin clinic operates out of Kaiser San Rafael's downtown office space two nights per week. From this location an average of 18 low, very low, and extremely low-income adults receive free urgent, primary, and specialty care per evening. Most of the clinic's clients have limited access to quality healthcare. RCBA's services greatly reduces the number of costly emergency room visits and decreases the burden on the emergency healthcare system. In addition, the program leverages volunteer and in-kind donations estimated at nearly \$200,000. The network of partner organizations includes: Kaiser San Rafael which offers the centrally located facility; Sutter Health provides all imaging and lab services; Golden Gate Pharmacy makes medications available at cost; and 25 volunteer doctors, nurse practitioners, and nurses provide care and treatment. Staff recommend funding of \$1,500, from the County Other Planning Area to support the provision of healthcare services for lower-income clients.

11. Senior Access Scholarships - Senior Access

Senior Access (SA), a provider of services to persons dealing with Alzheimer's, Dementia, and memory loss, requests \$50,000 of CDBG funding to provide adult day program scholarships to clients participating in The Club day program. The Club engages clients in art and music programs, stimulating brain games, group exercise, and lunch. The program provides caregivers valuable respite where they can work, care for themselves, and allow them to maintain their loved ones at home for as long as possible. In the current fiscal year SA is working towards increasing the number of hours of caregiver respite provided from 23,000 to 30,000. The adult day program serves approximately 135 individuals annually with 65 being low, very low, and extremely low-income. In addition to the day program, SA provides free memory wellness classes, memory screenings, and caregiver support groups reaching approximately 550 people throughout the County annually. Staff recommend funding of \$3,722 from the County Other Planning Area to support scholarships for lower income clients to access The Club day program.

12. Care Management Services - West Marin Senior Services

West Marin Senior Services (WMSS), a provider of in-home and community based supportive services for seniors who wish to age in place, requests \$10,000 of CDBG funding to provide case management services to low-income seniors. WMSS has four Care Managers who provide in home assessments and develop care plans to ensure clients have food, medication, a safe living environment, and the social-emotional support to remain at home. The Care Managers provide critical safety net services for approximately 250 seniors that span 15 unincorporated towns and over 325 square miles. WMSS leverages considerable volunteer resources, partnerships with other service providers, and Marin County Health and Human Services to deliver no-cost programs for low-income, isolated, and vulnerable seniors in West Marin. The key programs older adults are connected with through Care Management include home care referrals, transportation assistance, three nutrition programs, durable medical equipment loans, community education and wellness programs, and information and referrals to other agency services. Given the lack of basic services and public transportation in these rural communities WMSS provides a critical link to clients who are increasingly frail and secluded. Staff recommend funding of \$10,000 to support care management services for older adults in West Marin, with the provision that MLC develop and implement of a detailed affirmative marketing plan.

13. Senior Nutrition and Activity - West Marin Senior Services

West Marin Senior Services (WMSS), a provider of in-home and community based supportive services for seniors who wish to age in place, requests \$8,500 of CDBG funding to support weekly congregant meals, food pantry, and exercise class for low-income seniors. This request will support the costs associated with the weekly congregant meal program including: space rental; transportation of fresh, organic meals from Fairfax to Point Reyes Station; staffing the fresh produce food pantry; and providing an athletic trainer to teach seated Zumba. The congregant meal serves approximately 50 low-income seniors weekly with 16 participating in the exercise class. The weekly congregant meal provides valuable interaction that is important to prevent social isolation and the physical exercise positively impacts client's abilities to maintain mobility. WMSS' nutrition manager and a minimum of one care manager attend every congregant meal to check in with clients. In addition, WMSS leverages their partnerships with other service organizations to provide access to fresh fruits and vegetables through a food pantry provided at the congregant meal. Staff recommend funding of \$8,500 to support critical nutrition and exercise services for older adults in West Marin.

14. YWCA FiftyPlus Employment - YWCA San Francisco & Marin

YWCA San Francisco & Marin (YWCA), an employment training provider for women 50 and over, requests \$50,000 of CDBG funding to add an additional day of services. YWCA's request would support occupancy and salaries for the Chief Operating Officer, Client Employment Specialist, Administrative Assistant, and Business & Community Outreach Coordinator. Through this increase, YWCA anticipates serving an additional 100 women, going from 300 to 400 annually. YWCA tailor's it's program to help older women overcome considerable discrimination and unique barriers to entering and succeeding in the workforce. The program targets "good wage" jobs with the average wage of new graduates being \$21 per hour. Over half of YWCA's clients receive a wage increase from their previous employment. Given limited funds available from CDBG and established local priorities, staff does not recommend funding at this time. Moving forward YWCA is encouraged to better track members of protected classes being served by the program and develop and implement an affirmative marketing strategy to reach potential clients who are least likely to access their services.

Community Development Block Grant Recommended Reprogramming (CDBG)

Project #	Amount	Project Sponsor	Project Name	Reprogrammed Amount	PROJECT SPONSOR	2018-19 PROJECT NAME	Project #
40CDBG17-4536	127,750.00	City of San Rafael	ADA Improvements	127,750.00	City of San Rafael	Replacement of play structures and equipment at 2 parks	40CDBG17-5016
40CDBG16-5004	2,900.00	Marin Grassroots Leadership Network	Equal Voice Leadership Academy	2,900.00	St. Vincent de Paul	Housing Locator Services	40CDBG16-5011
40CDBG14-4791	532.00	Community Action Marin	Hamilton Child Care Center Rehabilitation	532.00	Homeward Bound of Marin	Mill St. Center Emergency Shelter	40CDBG14-5019
40CDBG16-4660	1,663.24	Homeward Bound	New Beginnings Center Rehabilitation	1,663.24	Homeward Bound of Marin	Mill St. Center Emergency Shelter	40CDBG14-5019
40CDBG09-4612	3,419.67	Fairfax-San Anselmo Children's Center Rehabilitation	Marin City Community Services District	3,419.67	Marin City Community Services District	Marin City Intergenerational Garden	40CDBG09-5017
40CDBG13-4612	16,395.00	Fairfax-San Anselmo Children's Center Rehabilitation	Marin City Community Services District	16,395.00	Marin City Community Services District	Marin City Intergenerational Garden	40CDBG13-5017
40CDBG14-4612	10,500.00	Fairfax-San Anselmo Children's Center Rehabilitation	Marin City Community Services District	10,500.00	Marin City Community Services District	Marin City Intergenerational Garden	40CDBG14-5017
40CDBG16-4612	3,000.00	Fairfax-San Anselmo Children's Center Rehabilitation	Marin City Community Services District	3,000.00	Marin City Community Services District	Marin City Intergenerational Garden	40CDBG16-5017
40CDBG14-4541	6,556.75	Marin City Community Development Corporation	ADA Improvements	6,556.75	Marin City Community Services District	Marin City Intergenerational Garden	40CDBG14-5017
40CDBG16-4903	6.83	Marin City Community Services District	Wise Choices for Girls	6.83	Community Action Marin	Marin Learning Center Therapeutic Services	40CDBG16-4321
40CDBG16-5005	550.00	Marin City Community Services District	CX3 Healthy Food Access	550.00	Community Action Marin	Marin Learning Center Therapeutic Services	40CDBG16-4321

Community Development Block Grant (CDBG) Additional Entitlement and Loan Program Income

Project #	Amount	Project Sponsor	Project Name	Programmed Amount	PROJECT SPONSOR	2018-19 PROJECT NAME	Project #
		Entitlement		13,050.80		Administration	40CDBG17-4112
				10,000.00	North Bay Children's Center	Rehabilitation	40CDBG17-4595
				9,788.00	Senior Access	Senior services	40CDBG17-4356
				4,138.50	Resources for Community Development	Victory Village	40CDBG17-4800
				4,280.60	EAH Housing, Inc.	Gates Coop.	40CDBG17-4326
				23,996.10	Housing Authority of Marin County	Rehabilitation Loan Program	40CDBG17-4409
		Loan Program Income		16,855.80		Administration	40CDBG17-4112
				67,433.20	Housing Authority of Marin County	Rehabilitation Loan Program	40CDBG17-4409

HOME Project Write-ups

1. King Street Senior Housing - Homeward Bound of Marin

Homeward Bound of Marin (HBM), a provider of housing and support services for homeless families and individuals, requests \$500,000 in HOME funding to support the newly acquired King Street Senior Housing (KSSH) project in Larkspur. The request will rehabilitate a formerly vacant convent into housing for 11 homeless seniors and one onsite program coordinator who will qualify as a low-income senior. The rehabilitated facility will include 12 Single Room Occupancy (SRO) units, laundry room, communal kitchen, pantry, living room, dining room, library, and storage. The site is within walking distance to public transit and services and is an area of opportunity with low-density of affordable housing. HBM has negotiated a 35-year lease for the property and acquired the necessary use permit approval from the Town of Larkspur. HBM currently operates 16 emergency shelters and supportive housing programs in Marin County. KSSH will serve as an important partner in the County's Coordinated Entry-Housing First program to address chronic homelessness. HBM is in ongoing conversation with the Marin Housing Authority to acquire Project Based Section 8 Vouchers and has received funding commitments of over \$600,000 to support the remaining rehabilitation costs. If their application is successful construction would be completed by fall of 2018. Staff recommend funding of \$300,000 reprogrammed from previous years and projects to support 12 units of housing for low-income seniors.

1. Wilson House ADU - Lifehouse Inc.

Lifehouse Inc. (LI), a provider of personalized support services and housing opportunities for adults with developmental disabilities, requests \$283,025 for the development and construction of an accessory dwelling unit (ADU) at one of their Novato locations. The ADU will provide two bedrooms and two bathrooms in a large, under-utilized backyard. These housing units would be available to adults with developmental disabilities referred to LI by the Golden Gate Regional Center, a contractor of the California Department of Developmental Services. LI currently owns and operates 12 residential properties, housing 59 low, very low, and extremely low-income clients. This project represents a shift in strategy for LI's utilization of federal funds and leverages recent state and local policy change supporting the development of ADU's to grow affordable housing stock. In addition, the City of Novato has expressed interest in supporting LI with this housing project. Staff recommend funding of \$100,000 to support the development of 2 affordable housing units.

2. Victory Village - Resources for Community Development

Resources for Community Development (RCD), a housing developer with a commitment to create and preserve affordable housing for low and very low-income individuals and families, requests \$650,000 of HOME funding to support the acquisition, design, and construction of Victory Village (VV). When completed, VV will provide 54 affordable apartments for low and extremely-low income residents aged 62 and older. The \$32 million project has previously received commitments from HOME totaling \$700,218. This new request will leverage \$161,658 in CDBG funding commitments, a \$1 million predevelopment grant from the Marin Community Foundation, \$1.1 million commitment from the County In-Lieu Housing Trust Fund (Housing Trust), and 53 Project Based Section 8 Vouchers, among others. In addition, the requested funds will strengthen RCD's competitiveness as they apply for 9% Low Income Housing Tax Credits worth \$13 million in tax credit equity. RCD completed the rezoning process and received their entitlements from the Town of Fairfax in June of 2017. RCD is a Community Housing Development Organization (CHDO). Under HOME regulations, 15% of a jurisdiction's grant must be allocated to a CHDO. They are now in the final stages of securing funding to bring the project to completion. Staff recommend funding of \$441,291 to support

Attachment 3 – HOME Project Summaries

the development of 54 new housing units for low-income seniors. This total offsets \$153,655 of 2016 money that is being reprogrammed to another project and results in total additional funding of \$287,636 for Victory Village.

HOME Entitlement Reprogramming

Project #	Amount	Project Name	Project Name	Reprogrammed Amount	PROJECT SPONSOR	2018-19 PROJECT NAME	Project #
40HOME13-4902	11,683.78	Marin Housing for the Handicapped	Del Ganado Apts. (CHDO)	11,683.78	Homeward Bound of Marin	King Street Senior Housing	40HOME13-5018
40HOME14-4433	36,108.46	Housing Authority of Marin County	Fairfax Vest Pocket Community	36,108.46	Homeward Bound of Marin	King Street Senior Housing	40HOME14-5018
40HOME15-4433	74,364.00	Housing Authority of Marin County	Fairfax Vest Pocket Community	74,364.00	Homeward Bound of Marin	King Street Senior Housing	40HOME15-5018
40HOME16-4800	153,655.14	Resources for Community Development	Victory Village	153,655.14	Homeward Bound of Marin	King Street Senior Housing	40HOME16-5018

HOME Additional Entitlement and Loan Program Income

110,472.46

Project #	Amount	Project Name	Project Name	Programmed Amount	PROJECT SPONSOR	2018-19 PROJECT NAME	Project #
		Entitlement		2,305.60		Administration	40HOME17-4112
				20,750.40	Homeward Bound of Marin	King Street Senior Housing	40HOME17-5018
		Loan Program Income		382.02		Administration	40HOME17-4112
				3,438.23	Homeward Bound of Marin	King Street Senior Housing	40HOME17-5018

Attachment 5 – CDBG County Other Housing and Capital Project Allocations

TYPE	PROJECT #	PROJECT SPONSER	PROJECT NAME	COUNTYWIDE REQUEST	COUNTY OTHER REQUEST	RECOMMENDED FUNDS
Housing	OH - 1	Bolinas Community Land Trust	6 & 20 Wharf Road General Repair and Maintenance		\$36,200	\$0
	OH - 2	Bolinas Community Land Trust	Acquisition of Aspen Lots		\$155,000	\$50,000
	OH - 3	Bolinas Community Land Trust	Pre-development of Aspen Lots		\$83,000	\$0
	OH - 4	Community Land Trust Association of West Marin	Ocean Terrace Apts & Mesa Apts		\$16,500	\$14,000
	CH - 1	Housing Authority County of Marin	Rehabilitation Loan Program	\$500,000	\$355,000	\$185,738*
	OH - 5	Lifehouse Inc.	Comito House ADU		\$228,430	\$0
	OH - 6	Lifehouse Inc.	Corte Madera House Kitchen Remodel		\$33,550	\$0
	CH - 2	Marin Center for Independent Living	Residential Accessibility Modification Program	\$30,000	\$13,500	\$13,500
	CH - 3	Resources for Community Development	Victory Village	\$650,000	\$260,000	\$0
	OH - 7	San Geronimo Valley Affordable Housing Association	Sage Lane Senior Affordable Housing Improvements		\$70,105	\$40,105
				\$1,180,000	\$1,251,285	\$303,343*
Capital	OC - 1	Galilee Harbor Community Association	Galilee Marine Service Harbor		\$106,000	\$0
	CC - 1	Homeward Bound of Marin	Mill Street Center Emergency Shelter	\$200,000	\$80,000	\$38,359
	OC - 2	Marin City Community Services District	Marin City Intergenerational Community Garden		\$82,000	\$50,000*
	OC - 3	Marin City Family Resource Center	Marin City Family Resource Center Building Relocation		\$125,000	\$0
	OC - 4	Marin City Health & Wellness Center	Roof for Newly Purchased Clinic Building		\$40,000	\$0
	OC - 5	Tomasles Town Hall	Town Hall-Rehabilitation		\$36,500	\$0
				\$200,000	\$469,500	\$88,359*

* Recommendation includes funding allocated from past year(s)

<u>ESTIMATED FUNDS 2018-2019</u>	
Total new funds available for County Other Planning Area	\$365,369
Total Housing and Capital funds available for County Other Planning Area	\$260,403
Minimum funds available for Housing	\$211,914
Additional Funds from 2017 Available for Housing Projects	\$91,429
Reprogrammed Funds Available for Capital Projects	\$39,871

Attachment 6 – CDBG County Other Public Service Project Allocations

TYPE	PROJECT #	PROJECT SPONSER	PROJECT NAME	TOTAL COUNTYWIDE REQUEST	COUNTY OTHER REQUEST	RECOMMENDED FUNDS
Public Services	CS - 1	American Nonprofits	Bridge to Bridge Fund	\$65,000	\$26,000	\$0
	CS - 2	Shore-up Marin	Canal Welcome Center	\$50,00	\$25,000	\$20,000
	OS - 1	Community Action Marin	Therapeutic Services for Marin Learning Center		\$20,000	\$10,000*
	CS - 3	Downtown Streets Team	Marin Mobile Care	\$95,500	\$38,200	\$0
	CS - 4	Fair Housing Advocates of Marin	Fair Housing Services	\$75,000	\$30,750	\$24,600
	OS - 2	Fairfax-San Anselmo Children's Center	After School Transportation Program		\$15,000	\$15,000
	CS - 5	Family & Children's Law Center	Domestic Violence Legal Services	\$10,000	\$2,200	\$2,200
	CS - 6	Marin Brain Injury Network	Schurig Center Services	\$30,000	\$14,700	\$0
	OS - 3	Performing Stars of Marin	After School and Summer Programs		\$15,000	\$10,000
	CS - 7	RotaCare Bay Area	RotaCare Clinic	\$10,000	\$1,500	\$1,500
	CS - 8	Senior Access	Senior Access Scholarships	\$50,000	\$12,500	\$3,722
	OS - 4	West Marin Senior Services	Care Management Services		\$10,000	\$10,000
	OS - 5	West Marin Senior Services	Senior Nutrition and Activity		\$8,500	\$8,500
	CS - 9	YWCA San Francisco & Marin	YWCA FiftyPlus Employment	\$50,000	\$25,000	\$0
* Recommendation includes reprogrammed funding from past year(s)				\$435,500	\$244,350	\$105,522

ESTIMATED FUNDS 2018-2019	
Total new funds available for County Other Planning Area	\$365,369
Maximum funds available for Public Services	\$104,965
Reprogrammed Funds Available for Public Service	\$557

Attachment 7 – HOME Project Allocations

TYPE	PROJECT #	PROJECT SPONSER	PROJECT NAME	COUNTYWIDE REQUEST	RECOMMENDED FUNDS
Housing	H - 1	Homeward Bound of Marin	King Street Senior Housing	\$500,000	\$300,000*
	H - 2	Lifehouse Inc.	Wilson House ADU	\$283,025	\$100,000
	H - 3	Resources for Community Development (CHDO)	Victory Village	\$650,000	\$411,291
<i>* Recommendation includes reprogrammed funding from past year(s)</i>				\$1,433,025	\$841,291*

<u>ESTIMATED FUNDS 2018-2019</u>	
Total funds available	\$601,435
Minimum funds available for CHDO	\$90,216
Reprogrammed Funds Available	\$275,812

PROJECT SPONSOR	2018-19 PROJECT NAME	APPLICANT'S CDBG REQUEST	Reprogrammed Funds, New Entitlement, & Program Income				CDBG Total	APPLICANT'S HOME REQUEST	HOME		HOME Total	PROJECT TOTAL
			County Other	Novato	San Rafael				Allocations	Entitlement, & Program Income		
Bolinas Community Land Trust	6 & 20 Wharf Road General Repair and Maintenance	\$ 36,200	\$ -			\$ -	\$ -					-
Bolinas Community Land trust	Acquisition of Aspen Lots	\$ 155,000	\$ 50,000			\$ -	\$ 50,000					50,000
Bolinas Community Land trust	Pre-development of Aspen Lots	\$ 83,000	\$ -			\$ -	\$ -					-
Community Land Trust Association of West Marin	Ocean Terrace Apts & Mesa Apts	\$ 16,500	\$ 14,000			\$ -	\$ 14,000					14,000
Homeward Bound of Marin	King Street Senior Housing	\$ -						\$500,000	-	300,000	300,000	300,000
Housing Authority County of Marin	Rehabilitation Loan Program	\$ 500,000	\$ 94,309	\$ 75,000	\$ 70,000	\$ 91,429	\$ 330,738					330,738
Lifehouse Inc	Sunrise II Therapeutic Pool Rehab	\$ 28,050			\$ 20,000	\$ -	\$ 20,000					20,000
Lifehouse Inc	Wilson House ADU	\$ 283,025		\$ -		\$ -	\$ -	\$283,025	100,000	-	100,000	100,000
Lifehouse, Inc.	Comito House ADU	\$ 228,430	\$ -			\$ -	\$ -					-
Lifehouse, Inc.	Corte Madera House Kitchen Remodel	\$ 33,550	\$ -			\$ -	\$ -					-
Marin Center for Independent Living	Residential Access Modification Program	\$ 30,000	\$ 13,500	\$ 7,500	\$ 9,000	\$ -	\$ 30,000					30,000
Resources for Community Development Association	Victory Village	\$ 650,000	\$ -	\$ 11,288	\$ 57,128	\$ -	\$ 68,416	\$650,000	441,291	-	441,291	509,707
	Sage Lane Senior Affordable Housing	\$ 70,105	\$ 40,105			\$ -	\$ 40,105					40,105
Housing Sub-total		\$ 2,077,660.00	\$ 211,914.00	\$ 93,788.00	\$ 156,128.00	\$ 91,429.00	\$ 553,259.00	\$ 1,433,025.00	541,291	300,000	841,291	1,394,550
City of San Rafael, Department of Public Works	Canal Neighborhood Park and Playground Improvements	\$ 275,000			\$ 72,250	\$ 127,750	\$ 200,000					200,000
Galilee Harbor Community Association	Galilee Marine Service Harbor	\$106,000	\$ -			\$ -	\$ -					-
Homeward Bound of Marin	Mill St. Emergency Shelter Center	\$200,000	\$ 38,359	\$ 50,645	\$ 49,809	\$ 2,195	\$ 141,008					141,008
Marin City Community Services District	Marin City Intergenerational Community Garden	\$ 82,000	\$ 10,129			\$ 39,871	\$ 50,000					50,000
Marin City Family Resource Center	Marin City Family Resource Center Building Relocation	\$ 83,000	\$ -			\$ -	\$ -					-
Marin City Health & Wellness Center	Roof for newly purchased clinic building	\$ 16,500	\$ -			\$ -	\$ -					-
North Bay Children's Center	C Street Campus Renovation/Facility Expansion	\$ 80,000	\$ -			\$ -	\$ -					-
North Marin Community Services	Flooring Rehabilitation	\$ 22,677		\$ 22,677		\$ -	\$ 22,677					22,677
Tomaes Town Hall	Town Hall-Rehabilitation	\$ 36,500	\$ -			\$ -	\$ -					-
Capital Projects Sub-total		\$ 901,677.00	\$ 48,487.58	\$ 73,322.00	\$ 122,059.00	\$ 169,816.66	\$ 413,685.24	-	-	-	-	413,685
American Nonprofits	Bridge to Bridge Fund	\$ 65,000	\$ -	\$ -	\$ -	\$ -	\$ -					-
Canal Welcome Center	Shore Up Marin Disaster Operations	\$ 50,000	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 40,000					40,000
City of San Rafael	Pickleweed Preschool	\$69,137			\$ 20,000	\$ -	\$ 20,000					20,000
Community Action Marin Child Development Program	Therapeutic Services for Marin Learning Center	\$ 20,000	\$ 9,443			\$ 557	\$ 10,000					10,000
Downtown Streets Team	Marin Mobile Care	\$ 95,500	\$ -	\$ -	\$ -	\$ -	\$ -					-
Episcopal Senior Communities	Novato Independent Elders Program	\$ 26,000	\$ 20,000			\$ -	\$ 20,000					20,000
Fair Housing Advocates of Marin	Fair Housing Services	\$ 75,000	\$ 24,600	\$ 15,600	\$ 19,800	\$ -	\$ 60,000					60,000
Fairfax-San Anselmo Children's Center	After School Transportation Program	\$ 15,000	\$ 15,000			\$ -	\$ 15,000					15,000
Family & Children's Law Center	Domestic Violence Legal Services	\$ 10,000	\$ 2,200	\$ 3,300	\$ 4,500	\$ -	\$ 10,000					10,000
Marin Brain Injury Network	Schurig Center Services	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -					-
North Bay Children's Center	Childcare scholarships	\$ 20,000	\$ 12,460			\$ -	\$ 12,460					12,460
North Marin Community Services	Novato Youth Center-Scholarships	\$ 15,000	\$ 15,000			\$ -	\$ 15,000					15,000
Performing Stars of Marin	After School and Summer Programs	\$ 15,000	\$ 10,000			\$ -	\$ 10,000					10,000
RotaCare Bay Area	RotaCare Clinic	\$ 10,000	\$ 1,500	\$ 1,000	\$ 7,500	\$ -	\$ 10,000					10,000
Senior Access	Senior Access Scholarships	\$ 50,000	\$ 3,722	\$ -	\$ 15,000	\$ -	\$ 18,722					18,722
St. Vincent De Paul	Housing Locator Services	\$108,000			\$ 25,334	\$ 2,900	\$ 28,234					28,234
West Marin Senior Services	Care Management Services	\$ 10,000	\$ 10,000			\$ -	\$ 10,000					10,000
West Marin Senior Services	Senior Nutrition and Activity	\$ 8,500	\$ 8,500			\$ -	\$ 8,500					8,500
YWCA San Francisco & Marin	Fifty Plus Employment Program	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -					-
Public Service Sub-totals		742,137	104,965	67,360	112,134	3,457	287,916	-	-	-	-	287,916
County of Marin	CDBG Administration						\$ 350,000					350,000
County of Marin	HOME Administration									60,144		60,144
Administration Sub-totals							\$ 350,000.00					
TOTALS		3,721,474	365,367	234,470	390,321	264,702	1,604,860	1,433,025	541,291	300,000	901,435	2,506,295