

# Countywide Priority Setting Committee

PUBLIC HEARING TO REVIEW AND APPROVE FUNDING RECOMMENDATIONS  
FOR THE 2019-20 GRANT CYCLE

Thursday, April 4, 2019



Photo Credit: Jeff Wong



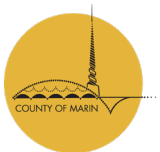
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# Agenda

## ACTION ITEMS FOR APRIL 4, 2019 PUBLIC HEARING

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- **Approve and Recommend the Budget for 2019-20 for three (3) local CDBG Planning Areas** (County Other, Novato, and San Rafael), including reprogrammed funds and use of CDBG program income
- **Approve and Recommend the Budget for the 2019-20 HOME program** allocations, reprogramming of HOME funds, and use of HOME program income
- **Request for public comment** on housing and non-housing community development needs of lower income people, and past performance of the County's CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA)
- **Update on Voluntary Compliance Agreement (VCA)**
- **Staff Updates on Future Planning Processes**
- **Open Time for Public Comment** on Matters Not on the Agenda



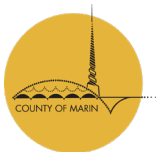
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# Federal Grants Program

## OVERVIEW

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- **Community Development Block Grant (CDBG)**
  - Federal funds provide assistance for a wide range of community development needs:
    - Ensure decent affordable housing
    - Provide services to the most vulnerable in our communities
    - Activities that benefit low- to moderate-income persons
- **HOME Investment Partnership Program (HOME)**
  - Increase the supply of decent, affordable housing to low-and very low-income households



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# Federal Grants Program

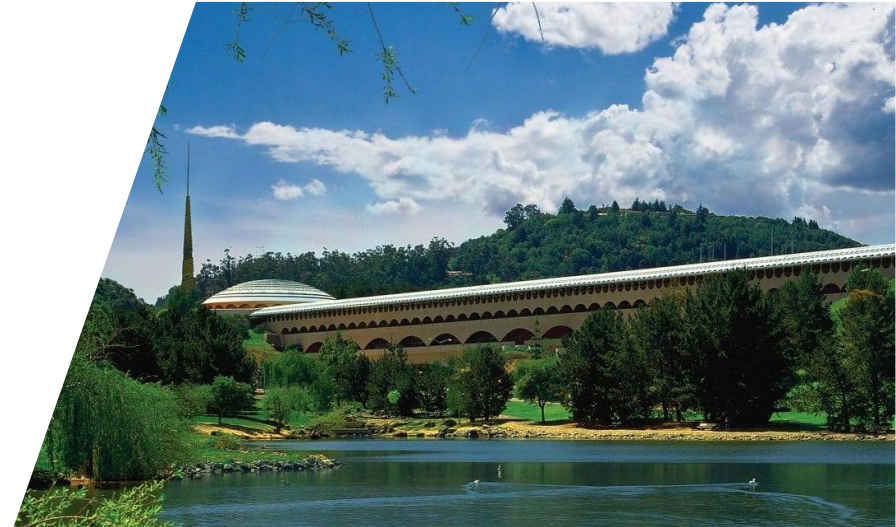
## OVERVIEW CONTINUED

### Three (3) Planning Areas:

- County Other
- Novato
- San Rafael

### Four (4) decision making bodies:

- **Novato City & San Rafael & Councils**
- **Countywide Priority Setting Committee**  
(community members representing protected classes and city, town and County representatives)
- **Board of Supervisors**



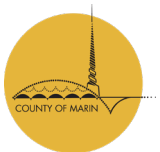
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# CDBG Evaluation Criteria

## NATIONAL OBJECTIVES & MINIMUM THRESHOLDS

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- Benefiting **low- and moderate- income persons**,
- **Preventing or eliminating blight**, or
- **Meeting other community development needs having a particular urgency** because existing conditions pose a serious and immediate threat to health or welfare of the community, and other financial resources are not available to meet such needs.
- **Minimum threshold requirements**—applications must meet one of the following three (3):
  - New program;
  - Quantifiable increase in services; OR
  - Essential service or program advancement, maintenance, or surveillance of Fair Housing policies.



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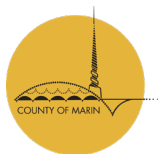
# CDBG Funding Priorities

## NATIONAL AND LOCAL PRIORITIES AND ELIGIBILITY

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**Eligibility**—project serves the following national and local objectives:

- Support projects that Affirmatively Further Fair Housing and have the commitment and capacity to engage in Affirmative Marketing (national and local objective);
- Prioritize projects that serve members of the protected classes as defined by (national and local objective);
- Activities benefiting low- and moderate-income persons (national); AND
- Prioritize funding fewer applications(national and local objective).



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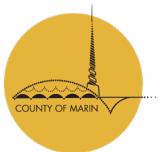
# CDBG Funding Priorities

## PUBLIC SERVICE SPECIFIC PRIORITIES

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Funding priority categories for CDBG public services dollars approved on September 20, 2019:

- Basic health services
- Childcare and parenting services
- Fair housing services and Legal services
- Senior services



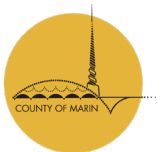
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# CDBG Evaluation Criteria

## PROJECT CAPACITY

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- **Readiness**—awarded funds can be completely expended during the grant year.
- **Sustainability**—the organization has capacity to sustain a project or program beyond this federal funding period.
- **Effectiveness and Accountability**—consistently spends funds and submits reports in a timely manner, responsive to staff, meets or exceeds expectations, and sets lofty goals.
- **Prioritize greatest impact**—number of people being served or hard to reach communities being served.



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# CDBG Applications & Expected Funding

ALL PLANNING AREAS

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Applications received: **40**

Funding Requests received:

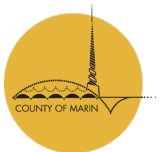
- **\$3,046,590 million**

Funding Estimates—based on funding award received for 2018-19:

- **\$1,493,285 million**

Funding Available by Activity:

- **Housing** \$491,106 (minimum)
- **Capital Projects** \$284,686 (maximum)
- **Public Services** \$277,132 (maximum)



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# CDBG Applications & Expected Funding

COUNTY OTHER PLANNING AREA

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CDBG applications received - 31

Total funds requested - \$1,876,621

- Housing \$956,115
- Capital Projects \$565,900
- Public Services \$354,606

Total estimated funds available- \$388,529

- Housing \$225,348
- Capital Projects \$60,920
- Public Services \$102,262



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# County Other CDBG Recommendations

## HOUSING

| <b>Project Sponsor</b>                             | <b>Project Name</b>                                | <b>County Wide Request</b> | <b>County Other Request</b> | <b>Recommended Funds</b> |
|--|--|----------------------------|-----------------------------|--------------------------|
| Marin Center for Independent Living                | Residential Access Modification Program            | \$30,000                   | \$9,000                     | \$3,000                  |
| Marin Housing Authority                            | Residential Rehabilitation Loan Program            | \$500,000                  | \$280,000                   | \$116,817                |
| Bolinas Community Land Trust                       | 430 Aspen  |                            | \$150,000                   | \$51,450                 |
| Community Land Trust Association of West Marin     | Mesa and Ocean Terrace Apartments                  |                            | \$148,000                   | \$50,000                 |
| Lifehouse, Inc.                                    | Corte Madera House Renovation                      |                            | \$40,500                    | \$0                      |
| Marin City Community Development Corporation       | Tiny SMART Homes Pilot                             |                            | \$263,220                   | \$0                      |
| San Geronimo Valley Affordable Housing Association | Sage Lane Senior Affordable Housing Rehabilitation |                            | \$65,395                    | \$26,031                 |



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# County Other CDBG Recommendations

## CAPITAL

| <b>Project Sponsor</b>                                  | <b>Project Name</b>                                  | <b>County Wide Request</b> | <b>County Other Request</b> | <b>Recommended Funds</b> |
|---|--|----------------------------|-----------------------------|--------------------------|
| Marin City Health and Wellness Center                   | New Marin City Mixed-Use Health Hub                  | \$150,000                  | \$114,000                   | \$88,282                 |
| Galilee Harbor Community Association                    | Galilee Marine Service Harbor                        |                            | \$112,500                   | \$0                      |
| Marin City Community Service District                   | Creating Healthy Environments Through Infrastructure |                            | \$150,000                   | \$20,000                 |
| Marin City Family Resource and Youth Development Center | Family Resource One-Stop Shop                        |                            | \$98,000                    | \$0                      |
| San Geronimo Valley Community Center                    | Community Center Bathroom Upgrade                    |                            | \$30,000                    | \$30,000                 |
| Tamalpais Community Services District                   | Kay Park Playground Replacement                      |                            | \$33,400                    | \$0                      |
| Tomales Town Hall                                       | Rehabilitation & Preservation of Town Hall 2019-2020 |                            | \$28,000                    | \$0                      |

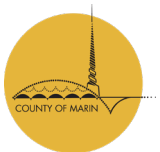


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# County Other CDBG Recommendations

## PUBLIC SERVICE

| <b>Project Sponsor</b>   | <b>Project Name</b>                                      | <b>County Wide Request</b> | <b>County Other Request</b> | <b>Recommended Funds</b> |
|--|--|----------------------------|-----------------------------|--------------------------|
| Fair Housing Advocates of Northern California                  | Fair Housing Counseling and Education                    | \$75,000                   | \$26,250                    | \$24,500                 |
| Family & Children's Law Center                                 | Domestic Violence Legal Services for Low Income Families | \$12,500                   | \$2,625                     | \$2,214                  |
| Jewish Family and Children's Services (Formerly Senior Access) | Skyview Day Club (Senior Access) Financial Aid           | \$33,350                   | \$10,005                    | \$3,500                  |
| Legal Aid of Marin   | Legal Aid of Marin Eviction Defense Program              | \$30,000                   | \$9,000                     | \$1,000                  |



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# County Other CDBG Recommendations

## PUBLIC SERVICE

| <b>Project Sponsor</b>                                  | <b>Project Name</b>   | <b>County Other Request</b> | <b>Recommended Funds</b> |
|---|---|-----------------------------|--------------------------|
| Bridge the Gap College Prep                             | Bridge the Gap's Intensive Academic and Social-emotional Intervention       | \$15,000                    | \$0                      |
| Community Action Marin                                  | Marin Learning Center, Therapeutic Program                                  | \$10,000                    | \$0                      |
| Fairfax-San Anselmo Children's Center                   | After School Transportation Program   | \$16,500                    | \$10,000                 |
| Marin City Community Development Corporation            | Operation Enterprise Program  | \$29,992                    | \$0                      |
| Marin City Community Services District                  | Seniors Living Every Moment Active and Healthy                              | \$30,000                    | \$0                      |
| Marin City Family Resource and Youth Development Center | Marin City Family Resource and Youth Development Center Becomes Independent | \$30,000                    | \$0                      |
| Marin Horizon School                                    | Horizon Community School Family and Child Community Support Services        | \$30,000                    | \$11,048                 |
| Nicasio Preschool                                       | Assistant Preschool Teacher   | \$28,740                    | \$10,000                 |
| Performing Stars of Marin                               | After School Summer Enrichment Programming                                  | \$15,000                    | \$10,000                 |
| San Geronimo Valley Affordable Housing Association      | San Geronimo Valley Housing Assistance and Support                          | \$15,000                    | \$0                      |
| San Geronimo Valley Community Center                    | Human Services/Food Pantry  | \$39,000                    | \$10,000                 |
| Shoreline Acres Inc.                                    | Home Visitation Program   | \$17,764                    | \$10,000                 |
| West Marin Senior Services                              | Care Management Services for Rural Seniors                                  | \$30,000                    | \$10,000                 |



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# Novato Planning Area CDBG Recommendations



# Novato Planning Area

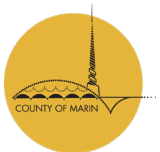
## CDBG RECOMMENDATIONS

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March 12, 2019 the Novato City Council unanimously approved the adoption of a resolution recommending \$250,334 of CDBG funding for the 2019-20 program year.

- Housing Recommendation – \$116,209\*
- Capital Projects – \$67,500
- Public Services – \$65,625

\* Includes \$1,000 in reprogrammed funding from previous years



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# San Rafael Planning Area CDBG Recommendations



# San Rafael Planning Area

## CDBG RECOMMENDATIONS

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March 18, 2019 the San Rafael City Council unanimously approved the adoption of a resolution recommending \$ CDBG funding for the 2019-20 program year.

- Housing Recommendation – \$246,420\*
- Capital Projects – \$101,399
- Public Services – \$109,245

\* Includes \$42,000 in reprogrammed funding from previous years



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# 2019-20 CDBG Funding Recommendations

- Public Comment
- **Recommendation:** Approve and Recommend the Budget for 2019-20 for three (3) local CDBG Planning Areas (County Other, Novato, and San Rafael), including reprogrammed funds and use of CDBG program income



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# GARDEN OF EATING



# HOME Evaluation Criteria

## THRESHOLDS AND ELIGIBILITY

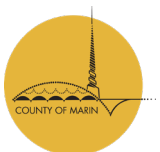
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### Threshold requirement:

- Provide new and rehabilitated Housing to low and very-low income individuals.

### Eligibility—project serves the following national and local objectives:

- Affirmatively Further Fair Housing (national and local objective) AND
- Serve members of the protected classes (national and local objective)



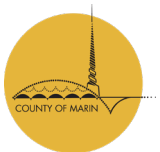
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# HOME Evaluation Criteria

## PROJECT CAPACITY

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- **CHDO** (Community Housing Development Organization)—historically 15% of funds are required to be allocated to a CHDO.
- **Readiness**—awarded funds can be completely expended during the grant year.
- **Sustainability**—the organization has capacity to sustain a project over the affordability period.
- **Effectiveness and Accountability**—track record of spending funds and completing reports in a timely manner, responsive to staff, meets or exceeds expectations, and sets lofty goals.
- **Prioritize greatest impact**—creating new affordable units, number of people being served or hard to reach community being served.



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# HOME Applications & Expected Funding

MARIN COUNTY WIDE

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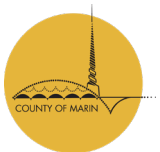
Applications received: 4

Funding Requests received:

- \$2,183,212 million

Funding Estimates—based on funding award received for 2017-18:

- \$668,261 million



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# HOME Recommendations

## MARIN COUNTY WIDE

| Project Sponsor                                   | Project Name                                | Request   | Recommended Funding |
|---|---|-----------|---------------------|
| Aspen/Overlook Limited Equity Housing Cooperative | Bolinas Community Land Trust                | \$400,000 | \$0                 |
| BRIDGE Housing + EAH Housing                      | Centertown Apartments                       | \$500,000 | \$471,908*          |
| Homeward Bound of Marin                           | Mill Street Center Affordable Housing Units | \$833,212 | \$0                 |
| Resources for Community Development               | Victory Village                             | \$450,000 | \$237,241*          |

\* Includes \$96,681 of reprogrammed funds from previous years and \$11,033 of program income.



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# 2019-20 HOME Funding Recommendations

- Public Comment
- **Recommendation:** Approve and Recommend the Budget for the 2019-20 HOME program allocations, reprogramming of HOME funds, and use of HOME program income



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# Request for Public Comment

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- Public remarks regarding housing and non-housing community development needs of lower income people, and past performance of the County's CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA)



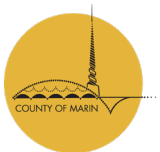
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# Voluntary Compliance Agreement (VCA)

## UPDATE

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- As the lead grant recipient for federal grants, the County is required to take meaningful actions that combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunities for protected classes
- Cities and towns that benefit from federal grants are expected to contribute to these efforts
- The County entered into negotiations with HUD to identify corrective actions to resolve concerns related to fair housing
- HUD has requested that the County enter into a new VCA to address outstanding issues



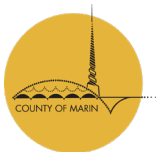
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# Voluntary Compliance Agreement

## UPDATE

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- Encourage and facilitate the creation of at least 100 units of affordable housing available to families outside areas of racial or ethnic concentration
- Allocate \$4.1 Million in general funds for affordable housing
- Issue a Notice of Funding Availability (NOFA) for the construction or acquisition of affordable housing for families with children outside of areas of minority concentration
- Development Code amendments to expedite the permit process for affordable housing
- Evaluate the potential for multi-family zoning outside areas of racial or ethnic concentration
- Assist other Marin Cities and Towns to adopt tenant protections including Mandatory Mediation, Source of Income, and Just Cause for Eviction.

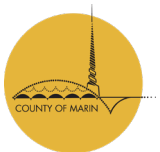


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# Voluntary Compliance Agreement

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- Public Comment
- **Recommendation:** Review and provide feedback on the Draft Voluntary Compliance Agreement between HUD and the County of Marin.



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# Future Planning Processes

UPDATE

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- **Analysis of Impediments to Fair Housing Choice (AI)**– Summer through Fall 2019  
Review conditions in the County that may impact the ability of households to freely choose housing and to be treated without regard to race, ethnicity, religion, gender, national origin, source of income, age, disability, or other protected status.
- **Consolidated Plan**–Fall through Winter 2019/2020  
Strategic plan to assess affordable housing, community development needs, and market conditions, to make data-driven, place-based investment decisions for the use of CDBG and HOME funding.
- **Public Comment**

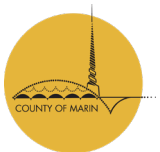


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# Open Time for Public Comment on Matters Not on the Agenda

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- Public Comment



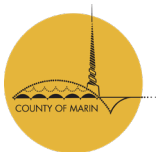
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# Next Meeting

## DATE AND LOCATION

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- Marin County Board of Supervisors Hearing  
Tuesday, May 7, 2019 at 9 a.m. or thereafter  
Marin County Civic Center, Board of Supervisors Chambers  
3501 Civic Center Dr., Room # 330, San Rafael, CA 94903



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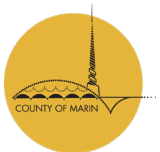
# Thank You

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LEELEE THOMAS, PLANNING MANAGER  
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