

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

AGENDA

Brian C. Crawford
DIRECTOR

**COUNTYWIDE PRIORITY SETTING COMMITTEE PUBLIC HEARING
PROPOSED FUNDING FOR COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) AND HOME PROGRAM FUNDS FOR PROGRAM YEAR**

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

Thursday, May 7, 2020 6:00 p.m.

**Meeting Location:
Virtual Hearing via Zoom
(Details to come)**

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

www.marincounty.org/cda

- 1. Opening Comments from Committee Chair.**
- 2. Budget and recommendations for 2020-21 for three local CDBG Planning Areas (Novato, San Rafael, County Other), reprogramming of CDBG Planning Area funds from previous years, and use of CDBG Planning Area program income.**
 - A. Staff report.
 - B. Public comments.
 - C. Discussion and recommendations by Priority Setting Committee to Marin County Board of Supervisors for proposed use of CDBG Planning Area funds.
- 3. Recommendations for 2020-21 HOME Program allocations and use of HOME program income.**
 - A. Staff report.
 - B. Public comments.
 - C. Discussion and recommendations by Priority Setting Committee to Marin County Board of Supervisors for proposed use of HOME Program funds.
- 4. Request for public comment on the draft Five-Year Consolidated Plan for Fiscal Years 2020-2024 for the use of CDBG and HOME funds, the housing and non-housing community development needs of lower income people, and the past performance of the County's CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA). (This is an opportunity for the public to comment on community needs and general issues related to the CDBG, HOME, and HOPWA programs. Please note that items 2 and 3 of this agenda provide for public comment on proposed budget amounts for specific CDBG and HOME projects.)**
 - A. Public comments.
 - B. Discussion and recommendations by Priority Setting Committee.
- 5. Priorities and recommendations for The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Community Development Block Grant**

(CDBG-CV) funding for fiscal year 2019-20 distribution for three local CDBG Planning Areas (Novato, San Rafael, County Other).

- A. Staff report.
 - B. Public comments.
 - C. Discussion and recommendations by Priority Setting Committee to Marin County Board of Supervisors for proposed use of CDBG Planning Area funds.
- 6. Request for public comment on the Consolidated Plan Amendment to the 2019 Annual Action Plan for the use of CDBG-CV funds in response to COVID-19.**
- A. Public comments.
 - B. Discussion and recommendations by Priority Setting Committee.
- 7. Update on Cooperation Agreements with local cities and towns.**
- 8. Staff Updates**
- 9. Open Time for Public Comment on Matters Not on the Agenda.**

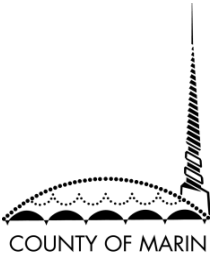
Future Hearing

Tuesday, May 12, 2020
 Marin County Board of Supervisors
 Virtual Hearing via Facebook
 9 a.m. or thereafter (time to be determined)

If you have questions about the public hearing, please call Housing and Federal Grants at (415) 473-6279 at the Marin County Community Development Agency. People using TTY devices may reach us at (415) 473-3232 (TTY) or through the California Relay Service at 711. All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling Housing and Federal Grants at (415) 473-6279, (415) 473-3232 (TTY), or by e-mail: federalgrants@marincounty.org, at least five business days in advance of the event. Copies of documents are available in alternative formats, upon request. Sign language interpretation and translation into languages other than English are available upon request. Please call our office at (415) 473-6279, at least five business days in advance of the public hearing you want to attend, if you need language translation, a sign language interpreter, an assistive listening device, or other reasonable accommodation. In consideration of persons with environmental sensitivities, please do not wear perfume or other fragrances. Call Golden Gate Transit (415-455-2000, 711 TDD) for transit information.



The Consolidated Plan, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, records regarding past use of Community Development Block Grant, HOME Investment Partnerships Program, and Housing Opportunities for Persons with AIDS Program funds, the Civil Rights Policy, the Residential Antidisplacement and Relocation Assistance Plan, the Nondiscrimination Policy, and program files are available for inspection at the Marin County Community Development Agency, 3501 Civic Center Drive, Room 308, San Rafael, California. Copies of documents are available in accessible formats upon request.



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DATE: Monday, April 27, 2020

TO: Countywide Priority Setting Committee

FROM: Molly Kron, Planner
Jillian Zeiger, Planner
Leelee Thomas, Planning Manager

SUBJECT: Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) Funding Recommendations for FY 2020-21 and CARES Act Community Development Block Grant (CDBG-CV) Funding and Priorities for FY 2019-20

MEETING LOCATION: Virtual Hearing

MEETING DATE: Thursday, May 7, 2020

REQUEST:

1. Consider funding recommendations for Community Development Block Grant (CDBG) for the County Other Planning Area and HOME program for the 2020-21 fiscal year and approve recommendations.
2. 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 2019-20 fiscal year and approve recommendations.
3. Consider priorities and funding recommendations for The Coronavirus Aid, Relief, and Economic Security Act (CARES Act) Community Development Block Grant (CDBG-CV) funding for the County Other Planning Area 2019-20 fiscal year and approve recommendations.
4. Consider the 2020-2024 Consolidated Plan and the Consolidated Plan Amendment to the 2019 Annual Action Plan and related documents, in substantially the form attached.

RECOMMENDATION:

1. Consider and Recommend CDBG and HOME funding for fiscal year 2020-21 to the Marin County Board of Supervisors.
2. Consider and Recommend CDBG-CV priorities and funding for fiscal year 2019-20 to the Marin County Board of Supervisors.

3. Consider and Recommend the 2020-2024 Consolidated Plan and the Consolidated Plan Amendment to the 2019 Annual Action Plan and related documents, in substantially the form attached.

SUMMARY:

The Consolidated Plan and accompanying Annual Action Plan guide the distribution of funding and serve as the grant application to HUD for formula funding from the CDBG and HOME programs. These federally funded programs of HUD provide resources for housing, community facilities, and services for low income households.

In response to COVID-19, HUD has received \$5 billion in additional Community Development Block Program (CDBG-CV) funding to appropriate to state and local governments. These funds are made available through the Coronavirus Aid, Relief, and Economic Security Act (the "CARES Act") which was signed into law on March 27, 2020.

To access federal resources provided through CDBG and HOME's annual entitlement allocation, Marin's fifth Consolidated Plan, which covered Fiscal Years 2015-2019, needs to be replaced with a new Consolidated Plan. In addition, to accommodate the additional funding available through CDBG-CV, the County must amend the 2019 Annual Action Plan approved by the Board of Supervisors on May 7, 2019.

Both the 2020-2024 Consolidated Plan and the Consolidated Plan Amendment to the 2019 Annual Action Plan are prepared in HUD's Integrated Disbursements & Information System, using their required format.

DISCUSSION:

2020-2024 Consolidated Plan

The 2020-2024 five-year Consolidated Plan includes an analysis of affordable housing and community development needs and statements of policies for the entire period, as well as CDBG and HOME project budgets for the first year of the five-year plan. In the second, third, fourth, and fifth years, the Consolidated Plan must be amended with an "Annual Action Plan" to add each year's CDBG and HOME project budgets.

July 1, 2020 is the beginning of the first year covered by the Consolidated Plan. The attached proposed five-year Consolidated Plan includes an analysis of needs and statements of goals and policies covering federal Fiscal Years 2020-2024, as well as budgets (the "Annual Action Plan" component) for the use of \$1,594,625 in federal Fiscal Year 2020 CDBG funds and \$808,057 in federal Fiscal Year 2020 HOME funds. In order to meet HUD's strict time limits on spending, the budget also includes CDBG and HOME funds from prior years which are recommended for reprogramming (reallocation) to new projects, and allocations of CDBG and HOME program income.

Marin's actual grant amounts are affected by changes in the overall program funding in the federal budget and Marin's ranking in comparison with other grantees based on demographic factors. This year's funding is projected to increase slightly from the prior fiscal year funding levels.

The attached Consolidated Plan strategies and priorities were approved at the December 5, 2019 meeting of the Countywide Priority Setting Committee (PSC), which is made up of community

members representing protected classes and elected representatives from city, town, and County. The CDBG and HOME budget information in the Consolidated Plan for Fiscal Year 2020 expenditures has been developed through a series of public hearings held in the Planning Areas and culminating in the May 7, 2020 PSC public hearing. The other hearings include: one hearing held by the Novato City Council on April 14, 2020 and two hearings held by the San Rafael City Council on March 23, 2020 and April 6, 2020.

Consolidated Plan Process

The Consolidated Plan is a five (5) year strategic plan that identifies goals for federal funding programs provided through HUD, including the Community Development Block grant program (CDBG) and the HOME Investment Partnerships Program (HOME). The Consolidated Plan provides a framework for identifying priorities and programs to address affordable housing, community development needs, and public services for extremely low- up to moderate-income families, persons with disabilities, seniors, and youth.

Understanding the needs of a community is critical to planning the use of federal grant funds. As part of the 2020-24 Consolidated Planning process, staff engaged the community using various methods to gather information about housing, community spaces and infrastructure, and public service needs in Marin. In addition, staff reached out to surrounding jurisdictions implementing federal grant programs to learn smart practices to improve impact and effectiveness of Marin County's federal grants program.

Over the course of six (6) months County staff engaged the community in four ways: a community survey, service provider survey, community meetings, and interviews. The community survey was available online and in paper form in English, Spanish, and Vietnamese. An overview of the community engagement findings for the 2020-24 Consolidated Plan can be accessed in Attachment 1.

The recommended goals for the 2020-24 Consolidated Plan are informed by the findings of this community engagement process include the following priorities:

Housing

- Rental Housing – Acquisition, New Construction, and Rehabilitation
- Homeowner Housing – Acquisition, New Construction, and Rehabilitation
- Down Payment Assistance for First-time Homebuyers
- Special Needs Housing

The on-going Voluntary Compliance Agreement with HUD requires the County to prioritize family housing outside areas of minority concentration.

The Analysis of Impediments to Fair Housing Choice (Analysis of Impediments), approved by the Board of Supervisors on February 11, 2020, establishes a priority for applications proposing a land trust model in eastern Marin that provides home ownership opportunities, with specific inclusion for African Americans.

Community Infrastructure and Capital Projects

- Accessibility Improvements
- Community Facilities
- Homeless Shelters

Public Services

- Basic Health Services
- Children, Youth, and Parent Support Services
- Domestic Violence Services
- Education and Job Training
- Food Security
- Housing Support Services
- Legal Services
- Economic Development Assistance for Business including Microenterprise and Job Training
- Senior Services
- Subsistence Payments

In response to COVID-19 and the immense need for emergency rental assistance identified by the County's Emergency Operations Needs Assessment discussed later in this report, staff have added Subsistence Payments to the previously approved list of priorities.

Federal Grant Program Enhancements

Through the Consolidated Plan outreach process County staff interviewed several neighboring jurisdictions that administer federal grant programs and numerous nonprofit service organizations. These interviews were designed to identify practices for increasing impact and effectiveness of funding allocations and address common issues that arise in the implementation of CDBG programs. Two common themes arose from these conversations that informed two (2) program enhancements. Those enhancements approved by the PSC are:

1. Increase minimum grant size to \$15K per year.
2. Conduct application cycles every 2 years.

These two (2) enhancements increase impact of funded organizations and enables nonprofit partners to better plan their programs.

While applications are only received every two years, funding allocations must be approved annually based on the past performance of the project and expected funding allocated by HUD.

A draft of the 2020-24 Consolidated Plan is available under Attachment 2.

2020-2021 Funding Year

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 childcare 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 services¹. 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 12, 2020, the funding recommendations in this report, which include 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

¹ The recently passed CARES Act has suspended the 15% maximum for public services for the 2019-20 and 2020-21 fiscal years to respond to COVID-19.

Development (HUD). These funding recommendations will be included in the 2020-2024 Consolidated Plan and serve as a plan and budget for the use of CDBG and HOME funds during the 2020-21 fiscal year. A complete list of applications is available in Attachment 3.

Federal Funding Update

Funds for Marin County’s 2020-21 CDBG and HOME program come from the federal budget for Fiscal Year 2020, which is from October 1, 2020 to September 30, 2021. This coming year, Marin County’s CDBG allocation is estimated at \$1,594,625 while the HOME allocation is estimated at \$808,057. Estimates for funding are determined based on the proposed budget for HUD programs, and are subject to change in accordance with the federal budget approved by Congress and official grant agreements received by HUD.

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 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 not to fall below \$15,000. If additional funds are available, the adjustment would be limited so that no project receives more than the amount the sponsor agency requested.

Threshold Requirements for all Funding Recommendations:

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 and effectiveness of each project sponsor’s affirmative marketing plan. At the December 5, 2019 meeting, the Priority Setting Committee (PSC) established local funding priorities and reaffirmed requirements for funding, which are used by staff in evaluating applications. As required by HUD, staff also focus on monitoring and measurable outcomes.

All project applications are evaluated based on their ability to meet HUD’s national objectives, the PSC’s enhanced thresholds for evaluating projects, and standard project evaluation criteria as follows:

National Objectives Thresholds:

- Benefit low- and moderate- income persons,
- Prevent or eliminate blight, or
- Meet other community development needs for low- and moderate-income persons.

PSC Enhanced Thresholds:

- Support projects that Affirmatively Further Fair Housing and have the commitment and capacity to engage in Affirmative Marketing.
- Prioritize projects that serve members of the protected classes as defined by HUD.
- Prioritize projects that serve low-income persons.

Project Evaluation Criteria:

- Readiness—can awarded funds be completely expended during the grant year?
- Sustainability—does the organization have capacity to sustain a project or program beyond this federal funding period?

- Effectiveness and Accountability—does the organization have the capacity and track record to effectively conduct the project and administer federal funds?
- Prioritize greatest impact.

In addition to the criteria set forth by both HUD, through the Consolidated Plan and Analysis of Impediments process, the Countywide Priority Setting Committee established priorities for funding CDBG and HOME housing projects:

- Family Housing
- Land trust model in eastern Marin that provides home ownership opportunities. (Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin)

The PSC also established the following priorities for CDBG funds allocated to public service projects during Fiscal Year 2020:

- Basic Health Services - includes services that prevent or treat medical conditions for individuals who are un-insured, under-insured, or people with low-incomes who cannot afford their deductible. Programs and services include but are not limited to preventative health such as immunizations, well-childcare from birth, periodic health evaluations for adults, voluntary family planning services, children’s eye and ear examinations conducted to determine the need for vision and hearing correction, and hygiene services. Services may also include medically necessary emergency health care, inpatient and outpatient treatment, diagnostic laboratory and diagnostic and therapeutic radiologic services, and provision of prescription drugs.
- Children, Youth, and Parent Support Services - includes services that address disparities in access to early childhood education and high costs of childcare county wide by targeting low-income families. Programs and services include but are not limited to supporting childcare scholarships, student extracurricular activities, parent engagement and training, therapeutic services, teacher salaries, transportation, and home visitations.
- Housing Support Services - includes services that assist individuals in accessing stable housing, prevent discrimination in housing choice, and aid renters in maintaining stable housing. Programs and services include but are not limited to fair housing counseling, legal support, housing locators, down payment and rental assistance.

Additional detail regarding the application of thresholds and principles guiding recommendations including spending deadlines can be found in Attachment 4.

Funding Analysis:

Recommendations For CDBG

County Other Planning Area Funding Recommendations for CDBG Program

Based on projections, the County Other Planning Area is expected to receive a total CDBG allocation of approximately \$611,111 to allocate in FY 2020-21, which includes program income from past projects and reprogrammed funds from past projects that either underspent or did not move forward. A minimum of \$278,013 is designated for housing projects, a maximum of \$91,957 may be applied to public services², and the remaining \$241,141 can be applied to either capital projects, housing, or COVID-19 connected public service. A total of 37 applications were received for the County Other Planning Area—24 Countywide projects and 13 serving the County Other Planning Area only. The total funding request for the County Other Planning Area is \$2,221,738.

² This can be increased during fiscal year 2020-21 if there is a correlation between the increase and COVID-19 response.

Housing Projects

The County Other Planning Area is expected to receive a minimum allocation of approximately \$278,013 for housing projects in FY 2020-21. A total of nine (9) applications were received for the County Other Planning Area—five (5) Countywide projects and four (4) serving the County Other Planning Area only. The five (5) projects serving the entire County have a total funding request of \$2,360,000, with \$902,375 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 \$1,112,426.

Funding recommendation

Staff recommend allocating a total of \$278,013, to support funding six (6) of the nine (9) housing projects. Unfortunately, two (2) of the projects that applied for funding and met the family housing priority are ineligible per regulation 24 CFR 55.1(c), as they are located within a Federal Emergency Management Agency (FEMA) designated floodway.

Organization	Total Request	FY 2020-21 County Other Recommendation	Countywide Recommendation
Bolinas Community Land Trust <i>3755 Shoreline Highway</i>	\$75,000	Ineligible	Ineligible
Community Land Trust Association of West Marin <i>Rental Houses Exterior Repairs</i>	\$30,000	\$25,000	\$25,000
Eden Housing, Inc. (CHDO)* <i>Whistlestop Healthy Aging Campus</i>	\$1,500,000	\$53,759	\$53,759
Galilee Harbor Community Association <i>Galilee Harbor Electric Upgrade</i>	\$30,051	\$25,000	\$25,000
Habitat for Humanity Greater San Francisco, Inc.* <i>Pre-development Redwood Blvd. Homes</i>	\$250,000	\$92,250	\$235,797
Homeward Bound of Marin* <i>Predevelopment and Construction of Veterans and Workforce Housing in Novato</i>	\$125,000	-	-
Marin Center For Independent Living* <i>Residential Access Modification Program</i>	\$60,000	\$6,000	\$30,922
Marin Housing Authority* <i>Residential Rehabilitation Loan Program (RLP)</i>	\$425,000	\$76,004	\$230,095
San Geronimo Valley Affordable Housing Association <i>Brookside Apartments Rehabilitation</i>	\$75,000	Ineligible	Ineligible
Housing Subtotal		\$278,013	

* Countywide request

Capital Projects

The County Other Planning Area is expected to receive an allocation of approximately \$234,641 for capital projects in FY 2020-21. A total of eight (8) applications were received for the County Other Planning Area—four (4) Countywide project and four (4) serving the County

Other Planning Area only. The projects serving the entire County has a total funding request of \$563,355 with \$317,131 earmarked for the County Other Planning Area. This allocation is based on the percentage of clients residing in the County Other Planning Area. The combined requests for both the area specific projects and the County Other portion of the Countywide projects is \$778,631.

Funding recommendation

Staff recommend allocating a total of \$234,641, to support funding four (4) of the eight (8) capital projects. This total includes \$118,500 in reprogrammed funds from previous years projects.

Organization	Total Request	FY 2020-21 County Other Recommendation	Countywide Recommendation
Community Action Marin* <i>CAM Community Intake & Welcome Center</i>	\$98,455	\$5,000	\$35,000
Homeward Bound of Marin* <i>Building a Gender-Neutral Bathroom at the New Beginnings Center Shelter</i>	\$35,000	Application Withdrawn	Application Withdrawn
Marin City Community Development Corporation* <i>Empowerment Clubhouse Pre-Construction and Development</i>	\$279,900	\$78,893	\$163,893
Marin City Community Services District* <i>Manzanita Center Facility Master Plan</i>	\$150,000	-	-
Coastal Health Alliance <i>Point Reyes Station Clinic Laboratory and Accessibility Renovations</i>	\$150,000	\$90,748	\$90,748
Marin Horizon School <i>Horizon Community School Playground</i>	\$133,000	\$60,000	\$60,000
Petaluma Health Center <i>Emergency Response Mobile Medical/Dental Clinic</i>	\$150,000	-	-
Tomales Town Hall <i>ADA Pathway & Regrading</i>	\$28,500	-	-
Capital Subtotal		\$234,641	

* Countywide request

Public Services

The County Other Planning Area is expected to receive an allocation of approximately \$98,457 for public service projects in FY 2020-21. A total of 21 applications were received for the County Other Planning Area— 16 Countywide projects and five (5) serving the County Other Planning Area only. The projects serving the entire County have a total funding request of \$605,439 with \$201,381 earmarked for the County Other Planning Area. This allocation is based on the percentage of clients residing in the County Other Planning Area. The combined requests for both the area specific projects and the County Other portion of the Countywide projects is \$345,681.

Funding recommendation

Staff recommend allocating a total of \$98,457, to support funding 8 of 21 public service

projects. This recommendation includes \$5,946 in program income, \$1,500 in reprogrammed funds, and an additional \$6,500 above the public service cap of 15%. The additional funding over the public services cap is allowed by HUD for fiscal years 2019-20 and 2020-21 in response to COVID-19 and will allow the ability to realign funds and cover the reduction from the San Rafael Planning Area to Fair Housing Advocates of Northern California.

Organization	Total Request	FY 2020-21 County Other Recommendation	Countywide Recommendation
10,000 Degrees <i>Financial Aid Awareness and Completion Campaign</i>	\$30,000	-	-
Community Action Marin <i>CAM Community Intake and Welcome Center</i>	\$50,000	-	-
Covia Foundation <i>Home Match Marin</i>	\$30,000	\$2,000	\$15,000
Early Vibes Inc. <i>The Turn</i>	\$25,000	-	-
Fair Housing Advocates of Northern California <i>Fair Housing Counseling and Education</i>	\$75,000	\$25,000	\$64,000
Family & Children's Law Center <i>Domestic Violence Legal Services for Low Income Families</i>	\$15,000	\$3,150	\$15,000
Hannah Project Partnership for Academic Achievement <i>Hannah Freedom School</i>	\$31,300	\$15,000	\$15,000
House of Life Ministries <i>Family First</i>	\$22,000	-	-
Jewish Family and Children's Services <i>Skyview Day Club Financial Assistance Program</i>	\$30,000	-	-
Legal Aid of Marin <i>Keeping Marin Residents in their Homes</i>	\$40,000	\$8,307	\$32,640
Marin City Community Services District <i>MCCSD Manzanita Center Free Youth Recreation Programs</i>	\$30,000	-	-
Performing Stars of Marin <i>After School and Summer Enrichment Programming of Low-Income Marin County Youth</i>	\$15,000	\$15,000	\$15,000
Project Avary <i>Support Service for Children of Incarcerated Parents</i>	\$15,000	-	-
RotaCare Bay Area <i>RotaCare Clinic of San Rafael</i>	\$20,000	-	-
Spahr Center <i>Readiness for Housing Program</i>	\$162,139	Application Withdrawn	Application Withdrawn
Women's Rights and Peace of Bay Area <i>Korean Education Project (KEP)</i>	\$15,000	-	-
Bridge the Gap College Prep <i>Bridge the Gap College Prep Early Childhood Education Literacy Programming</i>	\$15,000	-	-
Fairfax-San Anselmo Children's Center (FSACC) <i>After School Transportation Program</i>	\$16,500	\$15,000	\$15,000
Marin Horizon School <i>Horizon Community School Family and Child Support Services</i>	\$30,000	-	-

San Geronimo Valley Affordable Housing Association <i>Homeowner and Renter Assistance</i>	\$20,000	-	-
San Geronimo Valley Community Center <i>Human Services/ Food Pantry</i>	\$62,800	\$15,000	\$15,000
Public Services Subtotal		\$98,457	

* Countywide request

Novato Planning Area Funding Recommendations for CDBG Program

On Tuesday April 14, 2020 the Novato City Council passed a resolution approving CDBG funding recommendations for the 2020-21 fiscal year. Staff recommend the Priority Setting Committee adopt the City of Novato's recommendations, listed below, in accordance with the Cooperation Agreement governing the administration of the Novato Planning Area.

Organization	Total Request	FY 2020-21 Novato Recommendation
HOUSING PROJECTS		
Eden Housing, Inc. (CHDO)* <i>Whistlestop Healthy Aging Campus</i>	\$1,500,000	-
Habitat for Humanity Greater San Francisco, Inc.* <i>Pre-development Redwood Blvd. Homes</i>	\$250,000	\$59,200
Homeward Bound of Marin* <i>Predevelopment and Construction of Veterans and Workforce Housing in Novato</i>	\$125,000	-
Marin Center For Independent Living* <i>Residential Access Modification Program</i>	\$60,000	\$15,000
Marin Housing Authority* <i>Residential Rehabilitation Loan Program (RLP)</i>	\$425,000	\$54,091
Housing Subtotal		\$128,291
CAPITAL PROJECTS		
Community Action Marin* <i>CAM Community Intake & Welcome Center</i>	\$98,455	\$20,000
Homeward Bound of Marin* <i>Building a Gender-Neutral Bathroom at the New Beginnings Center Shelter</i>	\$35,000	Application Withdrawn
Marin City Community Development Corporation* <i>Empowerment Clubhouse Pre-Construction and Development</i>	\$279,900	\$25,000
Marin City Community Services District* <i>Manzanita Center Facility Master Plan</i>	\$150,000	-
North Bay Children's Center <i>C Street Campus Renovation/Expansion</i>	\$150,000	\$20,000
North Marin Community Services <i>680 Wilson Enrichment Project</i>	\$77,345	\$55,000
Capital Subtotal		\$120,000
PUBLIC SERVICE PROJECTS		
10,000 Degrees* <i>Financial Aid Awareness and Completion Campaign</i>	\$30,000	-
Community Action Marin* <i>CAM Economic Opportunity and Safety Net Services</i>	\$50,000	-

Organization	Total Request	FY 2020-21 Novato Recommendation
Covia Foundation* <i>Home Match Marin</i>	\$30,000	\$5,000
Early Vibes Inc.* <i>The Turn</i>	\$25,000	-
Fair Housing Advocates of Northern California* <i>Fair Housing Counseling and Education</i>	\$75,000	\$14,000
Family & Children's Law Center* <i>Domestic Violence Legal Services for Low Income Families</i>	\$15,000	\$5,100
Hannah Project Partnership for Academic* Achievement <i>Hannah Freedom School</i>	\$31,300	-
House of Life Ministries* <i>Family First</i>	\$22,000	-
Jewish Family and Children's Services* <i>Jewish Family and Children's Services, Skyview Day Club Financial Assistance Program</i>	\$30,000	-
Legal Aid of Marin* <i>Keeping Marin Residents in their Homes</i>	\$40,000	\$3,949
Marin City Community Services District* <i>MCCSD Manzanita Center Free Youth Recreation Programs</i>	\$30,000	-
Marin YMCA- YMCA of San Francisco <i>Camp University</i>	\$20,000	-
North Bay Children's Center, Inc. <i>Childcare Scholarships</i>	\$20,000	\$15,000
North Marin Community Services <i>Child Care Scholarships</i>	\$15,000	\$15,000
Performing Stars of Marin* <i>After School and Summer Enrichment Program of Low-Income Youth</i>	\$15,000	-
Project Avary* <i>Support Service for Children of Incarcerated Parents</i>	\$15,000	-
RotaCare Bay Area* <i>RotaCare Clinic of San Rafael</i>	\$20,000	-
Spahr Center* <i>Readiness for Housing Program</i>	\$162,139	Application Withdrawn
Women's Rights and Peace of Bay Area* <i>Korean Education Project (KEP)</i>	\$15,000	-
Public Services Subtotal		\$58,049
TOTAL Planning Area Allocation		\$306,340

* Countywide request

San Rafael Planning Area Funding Recommendations for CDBG Program

On Monday, March 23, 2020 the San Rafael City Council reviewed funding recommendations provided by staff. The Council gave staff guidance to reduce funding from three Countywide projects including Habitat for Humanity Greater San Francisco, Inc. (\$13,732), Marin City Community Development Corporation's Empowerment Clubhouse (\$20,000), and Fair Housing Advocates of Northern California (\$6,500). The Council advised staff to reallocate those funds to the following San Rafael specific projects respectively: Bridge Housing's Centertown Apartments, City of San Rafael's Canal Area Pump Stations, and Pickleweed Preschool. On Monday, April 6,

2020 the San Rafael City Council passed a resolution approving the amended CDBG funding recommendations for the 2020-21 fiscal year. Staff recommend the Priority Setting Committee adopt these recommendations, listed below, in accordance with the Cooperation Agreement governing the administration of the San Rafael Planning Area.

Organization	Total Request	FY 2020-21 San Rafael Recommendation
HOUSING PROJECTS		
Bridge Housing <i>Centertown Apartments</i>	\$345,000	\$63,732
Eden Housing, Inc. (CHDO)* <i>Whistlestop Healthy Aging Campus</i>	\$1,500,000	-
Habitat for Humanity Greater San Francisco, Inc.* <i>Pre-development Redwood Blvd. Homes</i>	\$250,000	\$84,347
Homeward Bound of Marin* <i>Predevelopment and Construction of Veterans and Workforce Housing in Novato</i>	\$125,000	-
Marin Center For Independent Living* <i>Residential Access Modification Program</i>	\$60,000	\$9,922
Marin Housing Authority* <i>Residential Rehabilitation Loan Program (RLP)</i>	\$425,000	\$100,000
San Rafael Rotary Manor <i>Rotary Manor Window Rehabilitation</i>	\$266,545	-
Housing Subtotal		\$258,001
CAPITAL PROJECTS		
City of San Rafael Department of Public Works <i>Canal Area Pump Station Improvements</i>	\$270,000	\$85,328
Community Action Marin* <i>CAM Community Intake & Welcome Center</i>	\$98,455	\$10,000
Homeward Bound of Marin* <i>Building a Gender-Neutral Bathroom at the New Beginnings Center Shelter</i>	\$35,000	Application Withdrawn
Marin City Community Development Corporation* <i>Empowerment Clubhouse Pre-Construction and Development</i>	\$279,900	\$60,000
Marin City Community Services District* <i>Manzanita Center Facility Master Plan</i>	\$150,000	-
Capital Subtotal		\$155,328
PUBLIC SERVICE PROJECTS		
10,000 Degrees* <i>Financial Aid Awareness and Completion Campaign</i>	\$30,000	-
City of San Rafael, Library and Recreation Department <i>Pickleweed Preschool</i>	\$49,440	\$21,500
Community Action Marin* <i>CAM Economic Opportunity and Safety Net Services</i>	\$50,000	-
Covia Foundation* <i>Home Match Marin</i>	\$30,000	\$8,000
Early Vibes Inc.* <i>The Turn</i>	\$25,000	-
Fair Housing Advocates of Northern California* <i>Fair Housing Counseling and Education</i>	\$75,000	\$25,000

Organization	Total Request	FY 2020-21 San Rafael Recommendation
Family & Children's Law Center* <i>Domestic Violence Legal Services for Low Income Families</i>	\$15,000	\$6,750
Hannah Project Partnership for Academic Achievement <i>Hannah Freedom School</i>	\$31,300	-
House of Life Ministries* <i>Family First</i>	\$22,000	-
Jewish Family and Children's Services* <i>Jewish Family and Children's Services, Skyview Day Club Financial Assistance Program</i>	\$30,000	-
Legal Aid of Marin* <i>Keeping Marin Residents in their Homes</i>	\$40,000	\$20,384
Marin City Community Services District* <i>MCCSD Manzanita Center Free Youth Recreation Programs</i>	\$30,000	-
Performing Stars of Marin* <i>After School and Summer Enrichment Program of Low-Income Youth</i>	\$15,000	-
Project Avary* <i>Support Service for Children of Incarcerated Parents</i>	\$15,000	-
RotaCare Bay Area* <i>RotaCare Clinic of San Rafael</i>	\$20,000	\$15,000
Spahr Center* <i>Readiness for Housing Program</i>	\$162,139	Application Withdrawn
Women's Rights and Peace of Bay Area* <i>Korean Education Project (KEP)</i>	\$15,000	-
Public Services Subtotal		\$96,634
TOTAL Planning Area Allocation		\$509,963

* Countywide request

Recommendations For Reprogramming Funds for CDBG Program

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 2020-21 staff recommend a total of \$120,000.42 in CDBG funds be reprogrammed. All reprogrammed funds come from the County Other Planning Area. Staff recommend the following:

- Coastal Health Alliance for the Point Reyes Station Clinic Laboratory and Accessibility Renovations - \$8,500 to be reprogrammed from the Nicasio Preschool (\$10,000 total from 2019) and \$50,000 to be reprogrammed from the Center for Domestic Peace (\$50,000 from 2016)
- Hannah Project Partnership for Academic Achievement - \$1,500 to be reprogrammed from the Nicasio Preschool (\$10,000 total from 2019)

- Marin City Community Development Corporation for the Empowerment Clubhouse Pre-Construction and Development – \$30,000.21 to be reprogrammed from the Marin City Community Services District (\$17,056.75 from 2014, \$10,000 from 2015, \$3,000 from 2016, and \$10,129 from 2018)
- Marin Horizon School for the Horizon Community School Playground – \$30,000.21 to be reprogrammed from the Marin City Community Services District \$3,419.67 from 2009, \$16,395 from 2013, and \$17,056.75 from 2014)

A detailed account of reprogrammed funds can be found in Attachment 5.

Recommendations For Program Income for CDBG Program

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 fiscal year 2018-19 the County received \$643 (Rotary Valley Apartments) and in fiscal year 2019-20 the County received \$39,000 (Lifehouse Inc.) to be allocated in fiscal year 2020-21. Staff recommend \$5,946 of program income be allocated to Public Services, \$25,896 to Capital or Housing projects, and the remaining \$7,800 be allocated to administration. A list of program income distributions can be found in Attachment 5.

Recommendations For HOME

Countywide Funding Recommendations for HOME Program

The Countywide HOME Investment Partnership Program is projected to receive a total allocation of approximately \$880,681 including annual entitlement and program income for FY 2020-21. After accounting for the 10% administration costs, it is expected that \$792,612 will be available for projects. HOME requires a minimum of 15% of the annual entitlement or \$121,209 be allocated to a Community Housing Development Organization (CHDO). A total of three (3) applications were received for the Countywide HOME program totaling \$1,950,000.

Funding recommendation

Staff recommend allocating a total of \$792,612, to support funding two (2) of the three (3) housing projects.

Organization	Request	FY 20-21 Recommendation
Bridge Housing <i>Centertown Apartments</i>	\$450,000	\$450,000
Eden Housing, Inc. (CHDO) <i>Whistlestop Healthy Aging Campus</i>	\$1,500,000	\$342,612
Homeward Bound of Marin <i>Predevelopment and Construction of Veterans and Workforce Housing in Novato</i>	\$1,000,000	-
HOME Subtotal		\$792,612

Recommendations For Program Income for HOME Program

When the HOME program receives revenue from a completed project, payment of accrued interest, or repayment of a loan, this amount is considered program income, which must be made available to fund new HOME activities. In 2019, the County received \$72,623.54 program income from three projects (Fireside Apartments - \$19,529, Casa Vista - \$35,079, and ADDI loans – 18,015.54). Staff recommend allocating \$65,361.19 to Centertown and the remaining \$7,262.35 be provided to administration. A list of program income distributions can be found in Attachment 6.

Consolidated Plan Amendment to the 2019 Annual Action Plan (CARES Act funds)

HUD announced the allocations of the first \$2 billion in CARES Act funding for current CDBG grantees. The CARES Act builds on features of the existing CDBG program as well as precedent set by CDBG Disaster Response (CDBG-DR) supplemental appropriations. The act directs HUD to administer these funds pursuant to Section 106 of the Housing and Community Development Act of 1974 (42 U.S.C. 5306). This provision calls for HUD to allocate the supplemental funds to CDBG grantees—including eligible local governments, states, and insular areas—proportional to their conventional Fiscal Year 2020 CDBG allocation, as published by HUD in April 2020.

CARES CDBG-CV funding is intended to prevent, prepare for, and respond to impacts of the coronavirus based on public health needs, risk of transmission of coronavirus, number of coronavirus cases compared to the national average, and economic and housing market disruptions. The remaining funds will be distributed to states and units of local government on a rolling basis, at the discretion of the Secretary of the U.S. Department of Housing and Urban Development, with formula factors to be defined by HUD.

The County was awarded \$938,065 in CDBG-CV funds and is proposing to allocate these funds across county jurisdictions relying upon the standard calculations that are used to distribute the annual CDBG funding. These funds are additional dollars and will not impact the 2019-2020 or 2020-2021 recommendations for CDBG.

The CARES Act permits HUD to waive, or specify alternative requirements for, any provision of any statute or regulation that the Secretary administers in connection with the CDBG-CV funds, except for requirements related to fair housing, nondiscrimination, labor standards, and the environment. To this end, HUD has waived the 15% cap on public service dollars for the CDBG-CV funds, allowing for more flexibility in directly serving low- to moderate-income residents. Proposed changes to the 2019 Annual Action Plan related to the CDBG-CV funds are detailed in Attachment 7.

Needs Assessment

Staff worked with the Emergency Operations Center (EOC) to determine the greatest needs for our low-income communities in this time of crisis. EOC staff have been conducting an ongoing needs assessment in the County's low-income communities in coordination with various nonprofit organizations and found that the greatest needs are subsistence payments for low income households, also defined as emergency rental assistance payments.

On March 24, 2020, the Board of Supervisors created a \$1 million Safety Net COVID-19 Response Fund to support safety-net response efforts to address major issues related to the community impacts of the COVID-19 response, including emergency rental assistance for low-income residents. This fund was supported by a \$500,000 grant from the Marin Community Foundation

(MCF) and \$500,000 from the County's General Fund. These grant funds were quickly expended, and the Board of Supervisors made an additional allocation on April 21, 2020. However, the need for additional resources remains extensive.

Funding Recommended

Staff recommend the \$938,065 provided through CDBG-CV fund subsistence payments for people across Marin County who are housed and at risk of homelessness due to the COVID-19 pandemic. The distribution of funds throughout the County will be allocated to the established Planning Areas in the CDBG program. CDBG funding is distributed across three (3) Planning Areas: Novato, San Rafael and the remainder of the County (County Other). The percentage of funding to each Planning Area is based on HUD's distribution formula which looks at the latest available countywide data on population, the extent of poverty, and the extent of housing overcrowding, with the provision that the extent of poverty be counted twice. Using this model, the funds will be allocated to nonprofits serving residents in the following manner:

- County Other Planning Area - \$346,145.99
- Novato Planning Area - \$222,133.79
- San Rafael Planning Area - \$369,785.22

The use of CDBG-CV funding for subsistence payments has been reviewed and recommended by the Novato and San Rafael Planning Area Subcommittees, comprised of elected officials, and the Countywide Priority Setting Committee (PSC), which is made up of community members representing protected classes and elected representatives from city, town, and County jurisdictions.

FISCAL IMPACT: There is no direct cost or revenue impact on local jurisdiction's general funds 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. Approve the 2020-24 Consolidated Plan and 2019-20 Amendment to the Annual Action Plan and make allocations of CDBG and HOME funding as recommended by staff.
2. Approve the 2020-24 Consolidated Plan and 2019-20 Amendment to the Annual Action Plan and make different allocations of CDBG and HOME funding. (Funds may be shifted between CDBG categories but increases to Public Service must be tied to a COVID-19 activity and the Housing category cannot be reduced.)
3. Provide direction to staff.

ACTION REQUIRED:

1. Adopt recommendations for CDBG and HOME project funding for the FY 2020-21 to be presented to the Marin County Board of Supervisors.

ATTACHMENTS:

Attachment 1 Overview of the community engagement findings for the 2020-24 Consolidated Plan
Attachment 2 2020-24 Draft Consolidated Plan (viewing access and digital download is available here: www.marincounty.org/federalgrants - click on the Consolidated Plan 2020-2024 tab to access the most up to date draft)

Attachment 3 Applications and funding recommendations for fiscal year 2020-21

Attachment 4 Additional guiding principles for funding recommendations

Attachment 5 CDBG Reprogrammed Funding and Program Income

Attachment 6 HOME Program Income

Attachment 7 Draft Amendments to the 2019 Annual Action Plan

Attachment 8 Funding Applications (viewing access and digital download is available here:

Community Infrastructure/Capital Projects

https://www.marincounty.org/-/media/files/departments/cd/federal-grants/2020_21/applications-received/202022-community-infrastructure_capital-improvement-applications3.pdf?la=en

Housing Projects

https://www.marincounty.org/-/media/files/departments/cd/federal-grants/2020_21/applications-received/202022-housing-applications3.pdf?la=en

Public Services Projects

https://www.marincounty.org/-/media/files/departments/cd/federal-grants/2020_21/applications-received/202022-public-services-applications1.pdf?la=en



Attachment 1 – Overview of 2020-24 Consolidated Plan Community Engagement Findings

2020-24 Consolidated Plan Community Engagement & Local Jurisdiction Interviews

Understanding the needs of a community is critical to planning the use of federal grant funds. As part of the 2020-24 Consolidated Planning process, Housing and Federal Grants staff (Staff) engaged the community using various methods to gather information about housing, community spaces and infrastructure, and public service needs in Marin. In addition, staff reached out to other jurisdictions implementing federal grant programs to learn smart practices to improve impact and effectiveness of Marin County’s federal grants program.

Results from the community engagement and interview process shall guide future planning and program design for the County of Marin’s federal grants program.

Methodology

Community Survey



Online and paper surveys available in English, Spanish, and Vietnamese were used to gather community input to inform funding priorities. Surveys were disseminated in partnership with local nonprofit service and housing providers and County departments including Health and Human Services and the Marin County Free Library. To enhance and encourage participation staff attended numerous community events, including weekly Health Hubs organized through the Marin Community Clinics in both Novato and San Rafael, the Canal Alliance food pantry, and events put together by local organizations, including Community Action Marin, the Marin Organizing Committee, and Performing Stars. A total of 322 surveys were collected, with 229 in English, 92 in Spanish, and one (1) in Vietnamese.

Services Provider Survey

An online service provider survey was distributed to over 50 organizations in Marin County. Twenty-five (25) surveys were completed by organizations that provide a wide range of services including childcare, senior, parent support, case management, basic health, and food security services. Survey respondents were asked about their biggest demand for services, funding gaps, and demographic information about their service population.



Community Meetings



In collaboration with Marin Health and Human Services, over the course of four (4) months staff lead seven (7) community meetings and focus groups to gather data. The meetings were held across the County including in Marin City, Kentfield, Novato, San Rafael, West Marin and one meeting in the Canal Neighborhood of San Rafael was held entirely in Spanish. Nearly 300 people participated in these meetings.

Interviews

Staff reached out to 15 local government entities in Marin for interviews to garner insights into client and service trends, funding available, and demand for services. Of the interviews requested staff were able to conduct 11 interviews—two (2) cities, eight (8) County departments/divisions, and one (1) community service district.



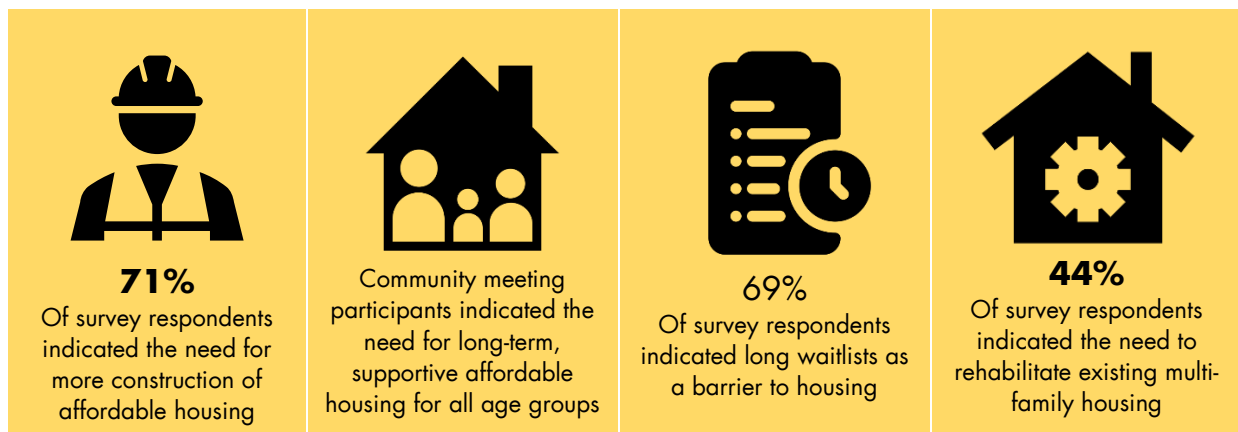
In addition, staff did outreach to nine (9) neighboring jurisdictions that administer federal grant programs similar to Marin's. Of those, five (5) neighboring jurisdictions were interviewed to identify trends and practices that could be applied to Marin's program.

Findings

Data from community surveys, service provider surveys, community meetings, and interviews with jurisdictions were synthesized into the priorities listed below. Respondents involved in the engagement process discussed concerns and provided specific comments about issues related to housing, community infrastructure, and public services. These concerns are articulated here as general findings that will be used to inform priorities. For example, comments regarding a leaking roof in a community center were included in a statement about improving and creating new community centers.

Housing

The findings related to housing focused on constructing, rehabilitating, and preserving affordable housing that could fit the needs of all demographics. The most commonly referenced populations included: families, single individuals, seniors, and populations in need of supportive housing. Most comments specifically related to rehabilitation of existing affordable housing focused on addressing substandard conditions. Respondents commented on the lack of housing affordable to extremely low-income households, and long and inaccessible waitlists.



Top Four Identified Housing Needs from Community Survey

Community infrastructure

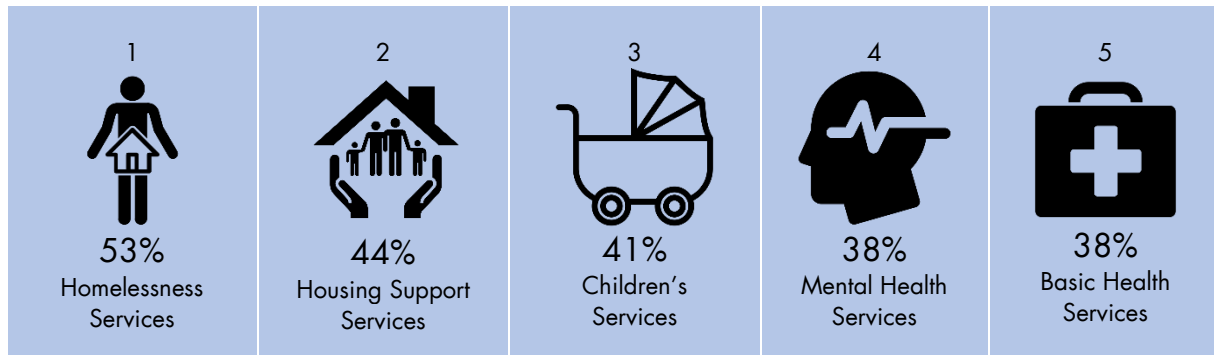
Related to community infrastructure comments ranged from references to specific rooms and buildings, to discussions about infrastructure systems in cities and towns. Many respondents found that communities lacked new and improved community centers for all age ranges, social groups, and needs, including childcare facilities, youth centers, senior centers, and LGBTQ centers. Additionally, respondents showed interest in more informal community gathering spaces. Respondents stated that their communities lack well maintained parks and public spaces, as well as homeless shelters/facilities. Most respondents mentioned the importance of protecting communities from natural disasters by improving infrastructure. Finally, transportation infrastructure improvements were mentioned in most surveys and comments, more specifically related to transit route frequency and reliability and safety measures such as adequate sidewalks and lighting were noted.



Top Three Identified Community Infrastructure Needs from Community Survey

Public Services

The findings summarized for public services demonstrate the range of diverse needs in Marin County. One of the services discussed most frequently was “homeless services.” Homeless services fit under a larger classification of services that benefit those who are homeless and in danger of becoming homeless. Several of the services mentioned in the findings below are intended to serve these populations. Therefore, homeless services can translate into a wide array of services. For example, housing support services and legal services were two of the most commonly mentioned needs, and these services can support populations that are homeless or in danger of becoming homeless. Services for families including children’s services and parent support services were mentioned in most surveys and community meetings. Respondents specified that basic health services for all age ranges were needed throughout the county. Services for very specific populations including seniors and domestic violence victims were mentioned in a majority of survey responses and at several community meetings. Food security was listed as a priority for vulnerable populations. Language acquisition and education along with job training and microenterprise business support were mentioned in many responses regarding public service needs.



Top Five Identified Public Service Needs from Community Survey

Community-Specific Needs

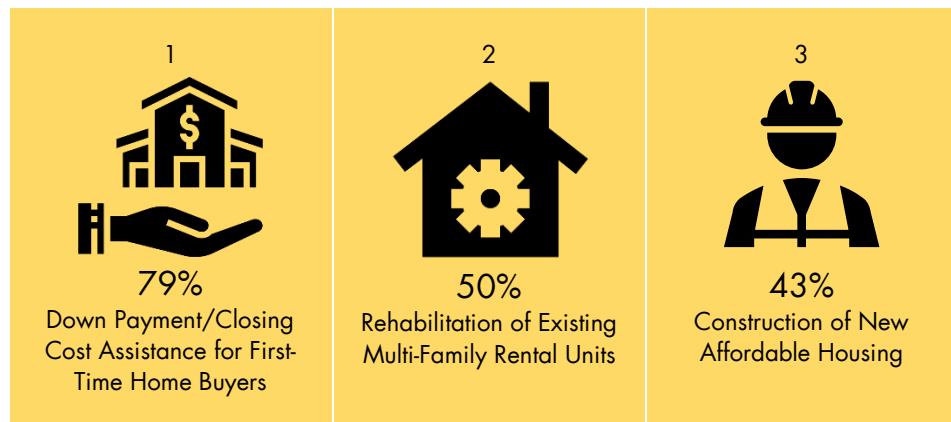
A few of Marin's federal grant program's target populations and communities including Marin City, West Marin, and Marin's Spanish speaking population expressed their community-specific needs and priorities at their respective community meetings. The community survey data was disaggregated by community to allow Staff to pinpoint and highlight these priorities.

Marin City

Housing

Marin City's housing priorities differ from overall survey respondents and indicates a need for more financial assistance for first-time home buyers, rehabilitation of existing multi-family rental housing, and some construction of

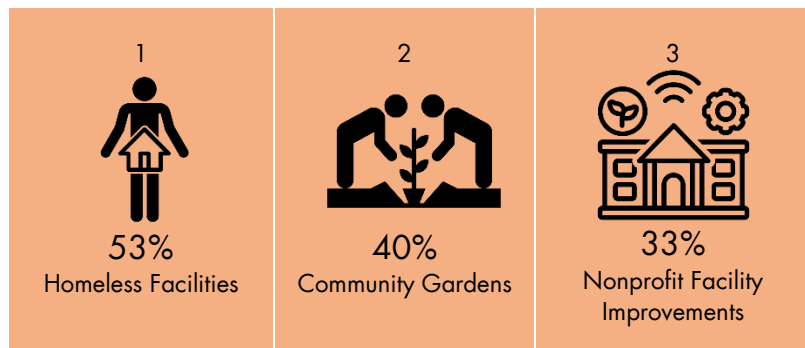
new affordable housing. This community faces gentrification and displacement pressures which may explain why rehabilitating and securing homeownership for existing residents is a priority over the development of new housing in the community.



Top Three Identified Housing Needs from Community Survey Amongst Marin City Residents

Community Infrastructure

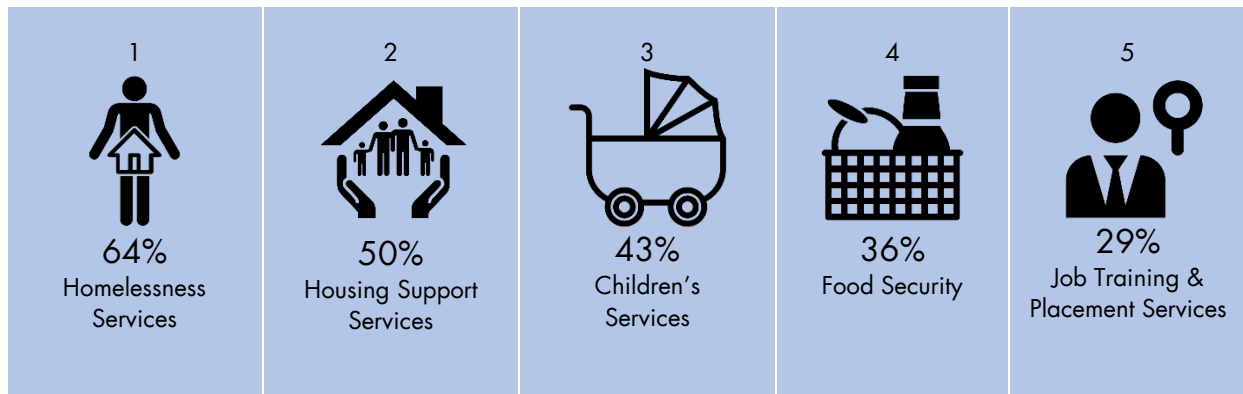
With regards to community infrastructure, like overall respondents, Marin City residents also indicated a priority to focus on homeless facilities/shelters, followed by an interest in more community gardens and gathering spaces, and improvements to nonprofit facilities.



Top Three Identified Community Infrastructure Needs from Community Survey Amongst Marin City Residents

Public Services

Public service priorities in Marin City follows a similar trend to the County as a whole. However, after homelessness services, housing support services and children’s services—Marin City’s specific needs for food security and employment readiness are highlighted.

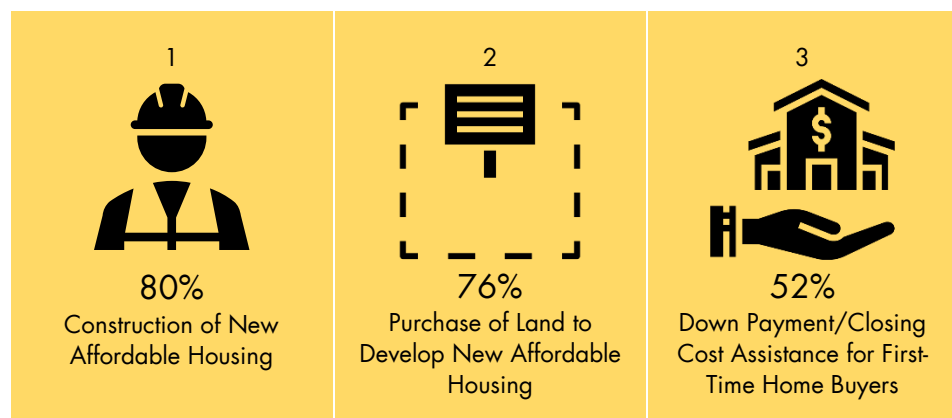


Top Five Public Service Needs from Community Survey Amongst Marin City Residents

West Marin

Housing

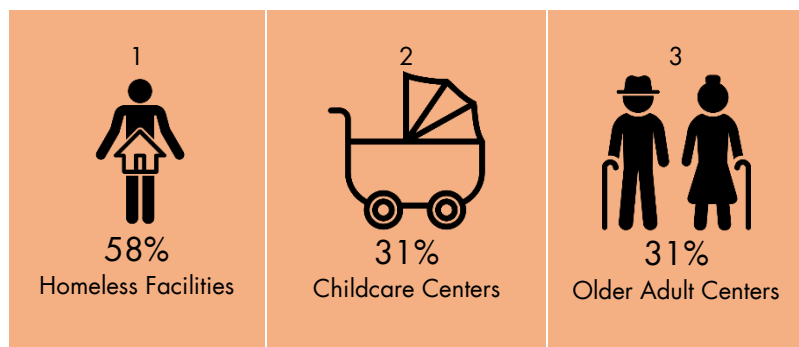
West Marin’s housing needs are largely related to the need for more housing, specifically affordable housing, through the construction of more housing and the purchase of land to allow for more development of affordable housing. West Marin residents also highlighted the need for more financial assistance to first-time home buyers.



Top Three Identified Housing Needs from Community Survey Amongst West Marin Residents

Community Infrastructure

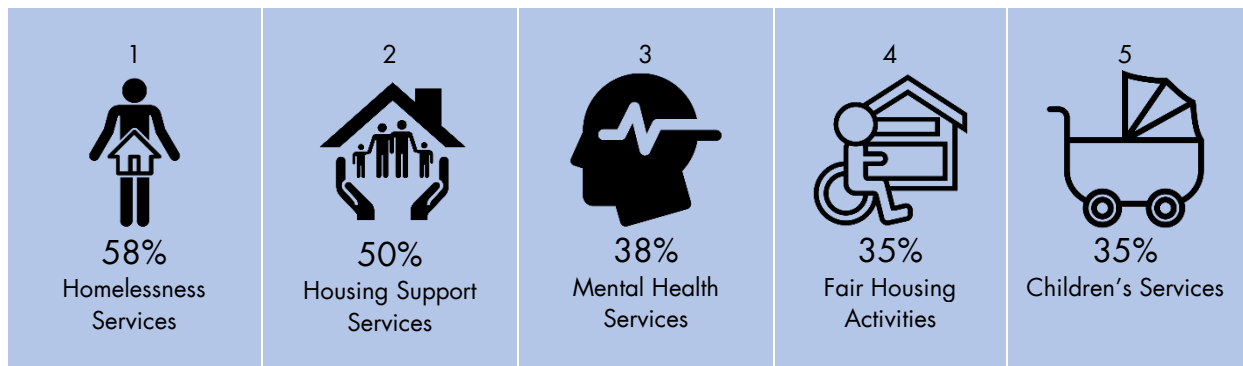
With regards to community infrastructure, West Marin residents indicated the need for facilities across age groups and needs. After homeless shelters/facilities, West Marin highlighted the need for childcare centers and older adult centers.



Top Three Identified Community Infrastructure Needs from Community Survey Amongst West Marin Residents

Public Services

Public service needs in West Marin are also similar to the County: beyond homelessness services, housing support services, and children’s services—West Marin expressed priorities related to mental health services and fair housing activities.



Top Five Public Service Needs from Community Survey Amongst West Marin Residents

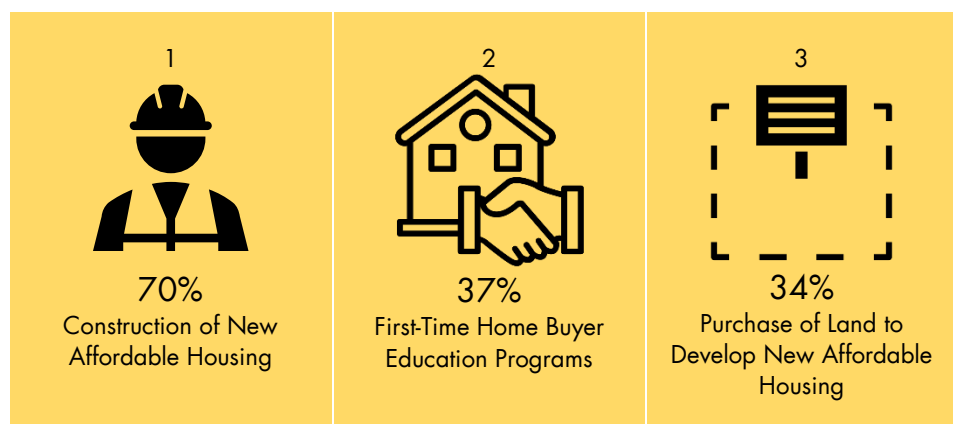
Spanish-Speaking Respondents

Housing

Spanish speaking respondents indicated a need for more affordable housing, through the construction of more housing and the purchase of land to allow for more development.

Spanish speaking respondents also indicated the need for more education

programs for first-time home buyers, highlighting the need for housing education programs in Spanish.



Top Three Identified Housing Needs from Community Survey Amongst Spanish-Speaking Residents

Community Infrastructure

Spanish speaking residents of Marin County also pinpointed the need for youth centers, childcare centers and the need for accessible facilities for persons with disabilities. This highlights the community’s consistent priority around improved or new community

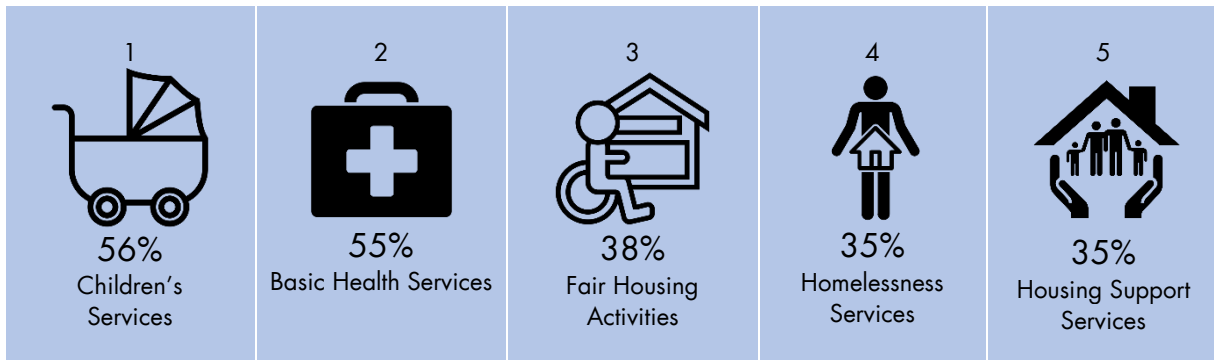


Top Three Identified Community Infrastructure Needs from Community Survey Amongst Spanish-Speaking Residents

gathering spaces, especially for youth in the Canal neighborhood of San Rafael.

Public Services

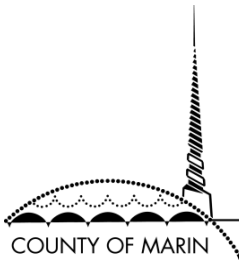
Public service priorities amongst Spanish-speaking residents in Marin shows a need for children’s services, basic health services, fair housing activities, homelessness services, and housing support services. It is critical to note that many survey respondents in Spanish indicated that they are a one income household, largely due to the high cost of childcare.



Top Five Public Service Needs from Community Survey Amongst Spanish-Speaking Residents Residents

	A	B	C	D	E	F	G	H	I	J	K	L
	APP. #	PROJECT SPONSOR	2020-22 PROJECT NAME	2020-21 CDBG Request	County Other Request	County Other Recommendation	Novato Recommendation	San Rafael Recommendation	CDBG Allocations	HOME REQUEST	HOME Allocations	PROJECT TOTAL
1												
2												
3		Housing										
4	CH-1-2020	Eden Housing, Inc. (CHDO)	Whistlestop Healthy Aging Campus	\$ 1,500,000.00	\$ 553,500.00	53,759	\$ -	-	\$ 53,759	\$ 1,500,000.00	342,612	\$ 396,371
5	CH-2-2020	Habitat for Humanity Greater San	Redwood Blvd.	\$ 250,000.00	\$ 92,250.00	92,250	\$ 59,200	84,347	\$ 235,797	\$ -	-	\$ 235,797
6	CH-3-2020	Homeward Bound of Marin	Workforce Housing in Novato	\$ 125,000.00	\$ 46,125.00	-	\$ -	-	\$ -	\$ -	-	\$ -
7	CH-4-2020	Marin Center For Independent Living	Residential Access Modification Program	\$ 60,000.00	\$ 15,000.00	6,000	\$ 15,000	9,922	\$ 30,922	\$ -	-	\$ 30,922
8	CH-5-2020	Marin Housing Authority	Residential Rehabilitation Loan Program (RLP)	\$ 425,000.00	\$ 195,500.00	76,004	\$ 54,091	100,000	\$ 230,095	\$ -	-	\$ 230,095
9	OH-1-2020	Bolinas Community Land Trust	3755 Shoreline Highway	\$ 75,000.00	\$ 75,000.00	Ineligible	\$ -	-	\$ -	\$ -	-	#VALUE!
10	OH-2-2020	Community Land Trust Association of	Rental Houses Exterior Repairs	\$ 30,000.00	\$ 30,000.00	25,000	\$ -	-	\$ 25,000	\$ -	-	\$ 25,000
11	OH-3-2020	Galilee Harbor Community Association	Galilee Harbor Electric Upgrade	\$ 30,051.00	\$ 30,051.00	25,000	\$ -	-	\$ 25,000	\$ -	-	\$ 25,000
12	OH-4-2020	San Geronimo Valley Affordable	Brookside Apartments Rehabilitation	\$ 75,000.00	\$ 75,000.00	Ineligible	\$ -	-	\$ -	\$ -	-	\$ -
13	SH-1-2020	Bridge Housing	Centertown Apartments	\$ 795,000.00	N/A	-	\$ -	63,732	\$ 63,732	\$ 450,000.00	450,000	\$ 513,732
14	SH-2-2020	San Rafael Rotary Manor	Rotary Manor Window Rehabilitation	\$ 266,545.00	N/A	-	\$ -	-	\$ -	\$ -	-	\$ -
15			Housing Sub-total						\$ 664,305		\$ 792,612	\$ 1,456,917
16		CAPITAL										
17	CC-1-2020	Community Action Marin	CAM Community Intake and Welcome Center	\$ 98,455.00	\$ 39,382.00	5,000	\$ 20,000	10,000	\$ 35,000	\$ -	-	\$ 35,000
18	CC-2-2020	Marin City Community Development	Empowerment Clubhouse Pre-Construction and	\$ 279,900.00	\$ 142,749.00	78,893	\$ 25,000	60,000	\$ 163,893	\$ -	-	\$ 163,893
19	CC-3-2020	Marin City Community Services District	Manzanita Center Facility Master Plan	\$ 150,000.00	\$ 120,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
20	OC-1-2020	Coastal Health Alliance	Point Reyes Station Clinic Laboratory and Accessibility	\$ 150,000.00	\$ 150,000.00	90,748	\$ -	-	\$ 90,748	\$ -	-	\$ 90,748
21	OC-2-2020	Marin Horizon School	Horizon Community School Playground	\$ 133,000.00	\$ 133,000.00	60,000	\$ -	-	\$ 60,000	\$ -	-	\$ 60,000
22	OC-3-2020	Petaluma Health Center	Emergency Response Mobile Medical/Dental Clinic	\$ 150,000.00	\$ 150,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
23	OC-4-2020	Tomaes Town Hall	ADA Pathway & Regrading	\$ 28,500.00	\$ 28,500.00	-	\$ -	-	\$ -	\$ -	-	\$ -
24	NC-1-2020	Homeward Bound of Marin	Building a Gender-Neutral Bathroom at the New	\$ 35,000.00	N/A	Withdrawn	\$ -	-	\$ -	\$ -	-	\$ -
25	NC-2-2020	North Bay Children's Center	C Street Campus Renovation/Facility Expansion	\$ 150,000.00	N/A	-	\$ 20,000	-	\$ 20,000	\$ -	-	\$ 20,000
26	NC-3-2020	North Marin Community Services	680 Wilson Enrichment Project	\$ 77,345.00	N/A	-	\$ 55,000	-	\$ 55,000	\$ -	-	\$ 55,000
27	SC-1-2020	City of San Rafael Department of Public Works	Canal Area Pump Station Improvements	\$ 270,000.00	N/A	-	\$ -	85,328	\$ 85,328	\$ -	-	\$ 85,328
28			Capital Sub-total						\$ 509,969			\$ 509,969

	A	B	C	D	E	F	G	H	I	J	K	L
	APP. #	PROJECT SPONSOR	2020-22 PROJECT NAME	2020-21 CDBG Request	County Other Request	County Other Recommendation	Novato Recommendation	San Rafael Recommendation	CDBG Allocations	HOME REQUEST	HOME Allocations	PROJECT TOTAL
1												
30	PUBLIC SERVICES											
31	CS-1-2020	10,000 Degrees	Financial Aid Awareness and Completion Campaign	\$ 30,000.00	\$ 8,100.00	-	\$ -	-	\$ -	\$ -	-	\$ -
32	CS-2-2020	Community Action Marin	CAM Economic Opportunity and Safety Net Services	\$ 50,000.00	\$ 20,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
33	CS-3-2020	Covia Foundation	Home Match Marin	\$ 30,000.00	\$ 12,000.00	2,000	\$ 5,000	8,000	\$ 15,000	\$ -	-	\$ 15,000
34	CS-4-2020	Early Vibes Inc.	The Turn	\$ 25,000.00	\$ 5,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
35	CS-5-2020	Fair Housing Advocates of Northern California	Fair Housing Counseling and Education	\$ 75,000.00	\$ 25,500.00	25,000	\$ 14,000	25,000	\$ 64,000	\$ -	-	\$ 64,000
36	CS-6-2020	Family & Children's Law Center	Domestic Violence Legal Services for Low Income Families	\$ 15,000.00	\$ 3,150.00	3,150	\$ 5,100	6,750	\$ 15,000	\$ -	-	\$ 15,000
37	CS-7-2020	Hannah Project Partnership for Academic Achievement	Hannah Freedom School	\$ 31,300.00	\$ 21,910.00	15,000	\$ -	-	\$ 15,000	\$ -	-	\$ 15,000
38	CS-8-2020	House of Life Ministries	Family First	\$ 22,000.00	\$ 13,200.00	-	\$ -	-	\$ -	\$ -	-	\$ -
39	CS-9-2020	Jewish Family and Children's Services	Jewish Family and Children's Services, Skyview Day Club Financial Assistance Program	\$ 30,000.00	\$ 12,600.00	-	\$ -	-	\$ -	\$ -	-	\$ -
40	2020	Legal Aid of Marin	Keeping Marin Residents in their Homes	\$ 40,000.00	\$ 11,600.00	8,307	\$ 3,949	20,384	\$ 32,640	\$ -	-	\$ 32,640
41	CS-11-2020	Marin City Community Services District	MCCSD Manzanita Center Free Youth Recreation Programs	\$ 30,000.00	\$ 24,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
42	CS-12-2020	Performing Stars of Marin	After School and Summer Enrichment Programming of Low-Income Marin County Youth	\$ 15,000.00	\$ 14,250.00	15,000	\$ -	-	\$ 15,000	\$ -	-	\$ 15,000
43	2020	Project Avary	Support Service for Children of Incarcerated Parents	\$ 15,000.00	\$ 1,500.00	-	\$ -	-	\$ -	\$ -	-	\$ -
44	2020	RotaCare Bay Area	RotaCare Clinic of San Rafael	\$ 20,000.00	\$ 2,000.00	-	\$ -	15,000	\$ 15,000	\$ -	-	\$ 15,000
45	2020	Spahr Center	Readiness for Housing Program	\$ 162,139.00	\$ 24,320.85	Withdrawn	\$ -	-	\$ -	\$ -	-	\$ -
46	2020	Women's Rights and Peace of Bay Area	Korean Education Project (KEP)	\$ 15,000.00	\$ 2,250.00	-	\$ -	-	\$ -	\$ -	-	\$ -
47	OS-1-2020	Bridge the Gap College Prep	Bridge the Gap College Prep Early Childhood Education Literacy Programming	\$ 15,000.00	\$ 15,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
48	OS-2-2020	FAIRFAX-SAN ANSELMO CHILDREN'S CENTER (FSACC)	AFTER SCHOOL TRANSPORTATION PROGRAM	\$ 16,500.00	\$ 16,500.00	15,000	\$ -	-	\$ 15,000	\$ -	-	\$ 15,000
49	OS-3-2020	Marin Horizon School	Horizon Community School Family and Child Support Services	\$ 30,000.00	\$ 30,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
50	OS-4-2020	San Geronimo Valley Affordable Housing Association	Homeowner and Renter Assistance	\$ 20,000.00	\$ 20,000.00	-	\$ -	-	\$ -	\$ -	-	\$ -
51	OS-5-2020	San Geronimo Valley Community Center	Human Services/ Food Pantry	\$ 62,800.00	\$ 62,800.00	15,000	\$ -	-	\$ 15,000	\$ -	-	\$ 15,000
52	NS-1-2020	Marin YMCA- YMCA of San Francisco	Camp University	\$ 20,000.00	N/A	-	\$ -	-	\$ -	\$ -	-	\$ -
53	NS-2-2020	North Bay Children's Center, Inc.	Child Care Scholarships	\$ 20,000.00	N/A	-	\$ 15,000	-	\$ 15,000	\$ -	-	\$ 15,000
54	NS-3-2020	North Marin Community Services	Childcare Scholarships	\$ 15,000.00	N/A	-	\$ 15,000	-	\$ 15,000	\$ -	-	\$ 15,000
55	SS-1-2020	Canal Alliance	University Prep (UP!)	\$ 30,000.00	N/A	-	\$ -	-	\$ -	\$ -	-	\$ -
56	SS-2-2020	City of San Rafael, Library And Recreation Department	Pickleweed Preschool	\$ 49,440.00	N/A	-	\$ -	21,500	\$ 21,500	\$ -	-	\$ 21,500
57			Public Services Sub-total						\$ 253,140	\$ 0.18		\$ 253,140
58	ADMINISTRATION											
59		CDBG Administration	County of Marin						\$ 326,725			\$ 326,725
60		HOME Administration	County of Marin								88,068	\$ 88,068
62	TOTALS			\$ 6,037,975	\$ 2,221,738	\$ 611,111	\$ 306,340	\$ 509,963	\$ 1,754,139	\$ 1,950,000	\$ 880,680	\$2,634,819.47



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Attachment 4 – Additional guiding principles for funding recommendations

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Program Spending Deadlines

CDBG - HUD regulations stipulate that projects utilize funds in a timely manner and that unspent funds should be reallocated 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. 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 - In January 2019, HOME spending deadlines were modified by the passage of the Consolidated Appropriations Act of 2019. This legislation suspends the 24-month commitment requirement for Community Housing Development Organization (CHDO)¹ set-aside funds, as well as continues the suspension of the 24-month commitment requirement for regular HOME Investment Partnerships Program (HOME) funds. Both deadline requirements are suspended through December 31, 2021. In addition, per authority provided to HUD through the CARES Act, there is a waiver available for the four-year project completion requirement, among others.

Prior to the passage of these bills, the County was required to enter into a contract with a CHDO project sponsor, committing the HOME funds to a specific project within 2 years of the HUD allocation. The requirement that HOME funds be placed under contract within two years, is extremely difficult to implement in Marin County. This change combined with the increased time for project completion will ease some burden and risk of losing funds due to projects involved in prolonged entitlement, securing funding, and construction processes. 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

¹ A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.

secured all local planning approvals before they can obtain the required funding commitments for the entire cost of the project.

Although the 24-month commitment has been suspended and the four-year project completion requirement is available to be waived, there remains a 9-year expiration on funds. If this deadline is 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. Most sponsors of affordable housing find that they need a significant 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.

Priorities

Affirmatively Furthering Fair Housing - 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 2019-20 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 that this data 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 grantee 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.

To better support organizations to conduct affirmative marketing, County staff have updated affirmative marketing planning templates and continue to provide technical assistance to increase successful planning by projects. In addition, Fair Housing Advocates of Northern California recently offered a training for public service providers to increase capacity around conducting affirmative marketing.

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; identified by HUD as \$10,000 per project.

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.

Attachment 5 - CDBG Reprogrammed Funding and Program Income

Community Development Block Grant Recommended Reprogramming (CDBG)

Project #	Amount	Project Sponsor	Project Name	Reprogrammed Amount	PROJECT SPONSOR	2020-21 PROJECT NAME
40CDBG19-5034	10,000.00	Nicasio Preschool	Nicasio Preschool	1,500.00	Hannah Project Partnership for Academic Achievement	Hannah Freedom School
				8,500.00	Coastal Health Alliance	Point Reyes Station Clinic Laboratory and Accessibility Renovations
40CDBG17-5008	50,000.00	Center for Domestic Peace	Marin City HWC Rehab	50,000.00	Coastal Health Alliance	Point Reyes Station Clinic Laboratory and Accessibility Renovations
40CDBG18-4792	50,000.42	Marin City CSD Intergenerational Garden	Marin City HWC Rehab	30,000.21	Marin City Community Development Corporation	Empowerment Clubhouse Pre-Construction and Development
				20,000.21	Marin Horizon School	Horizon Community School Playground
40CDBG19-5029	10,000.00	Marin City CSD Creating Healthy Environment	Marin City HWC Rehab	10,000.00	Marin Horizon School	Horizon Community School Playground
				120,000.42		

Community Development Block Grant Program Income (CDBG)

Project #	Amount	Program Income	Reprogrammed Amount	PROJECT TYPE
	39,643.00	2018-19 Program Income - \$643.00 2019-20 Program Income - \$39,000.00	7,800.00	Administration
			6,500.00	Public Service
			25,214.40	Capital or Housing
			39,514.40	(\$128.60 was allocated to Administration in 2019)

Attachment 6 - HOME Program Income

HOME Investment Partnerships Program - Program Income (HOME)

Project #	Amount	Program Income		Reprogrammed Amount	PROJECT TYPE	
	72,623.54	2018-19 Program Income - \$19,529.00 \$35,079.00 \$18,015.54		7,262.35	Administration	
				65,361.19 72,623.54	HOME Projects	