

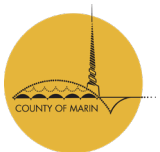
Bidders Conference

COMMUNITY INFRASTRUCTURE/CAPITAL AND HOUSING
2022-24 APPLICATION CYCLE

Tuesday, January 11, 2022



Photo Credit: Jeff Wong

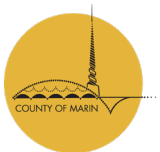


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Zoom Reminders

HOUSEKEEPING ITEMS FOR PUBLIC HEARING

- The meeting is being **recorded**.
- We request that **attendees stay on mute** when not speaking.
- We will use **Zoom's Raise Hand for comment/questions** for portions of the meeting. We will attempt to answer Zoom Chat questions verbally. We will unmute participants in order of Raised Hands to allow them to ask questions.
- Technical issues joining audio or viewing the presentation? **Please try leaving the event and rejoining**.
- Use **Zoom Chat** tool to communicate with meeting co-hosts for **technical assistance**.
- For Users joining **audio by phone**, you can raise your hand or mute your phone with the phone keypad.
 - **Raise hand = *9**
 - **Mute = *6**

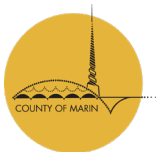


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Agenda

JANUARY 11, 2022

- Welcome & introductions
- Program overview
- Local priorities
- Review Application Materials
- Other Funding Opportunities
- Q&A

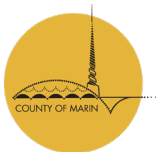


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2022-24 Application Cycle

APPLICATION AND REVIEW TIMELINE

- Application open – **January 3**
- Bidders Conference for potential applicants – **TODAY!**
- Office Hours – **Ongoing**
- Application closes – **January 24 – 5pm**
- Countywide Priority Setting Committee Application Workshop – **February 24 – 6pm**
- San Rafael City Council Hearing – **March 14 – 7pm**
- Novato City Council Hearing – **March 22 – 6pm**
- Countywide Priority Setting Committee Public Hearing – **April 7 – 6pm**
- Board of Supervisors Public Hearing – **May 10 – 9am or there after**
- Submit to HUD – **May 15**



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Noticing

GOV DELIVERY

MARIN COUNTY FEDERAL GRANTS UPDATE



*****Register NOW for the Bidders Conference*****

The Housing and Federal Grants Division is hosting two (2) sessions on the Federal Grants Funding Application to provide information on the [application process and types of eligible projects](#). All nonprofits and fiscally sponsored projects are encouraged to join the Bidders Conference being held via Zoom tomorrow - **Tuesday, January 11th, 2022.**

The screenshot shows the County of Marin website's 'Federal Grants' page. At the top, there is a navigation menu with links for 'HOW DO I?', 'GOVERNMENT', 'FOR RESIDENTS', 'FOR BUSINESS', 'RECREATION', and 'CONTACTS'. Below the navigation is a search bar and a 'Search' button. The main content area features a 'Featured Links' section with 'Contact Us' and 'Customer Service' links. A 'Community Development Agency' section is also visible, with a 'Building and Safety' link. The 'Federal Grants' section includes a 'Community Development Agency' link and a 'Subscribe to this page' button, which is highlighted with a red box. The website's logo and 'marincounty.org' URL are visible in the top right corner.

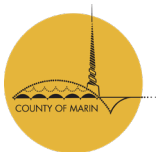


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Federal Grants Program

OVERVIEW

- **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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Community Development Block Grants Program

OVERVIEW CONTINUED

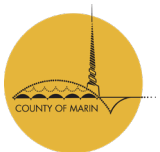
- 2022-23 Fiscal Year Expected Funding
CDBG - **\$1.6 million** HOME - **\$800 thousand**

CDBG

- Administration – **up to 20%** of annual entitlement
- Public Service – **up to 15%** of annual entitlement
- Housing Projects – **minimum of 40%** of net grant (~\$600,000)
- Capital Projects or Housing – **remaining** net grant (~\$440,000)

HOME

- Community Housing Development Organization (CHDO) – **minimum of 15%** of grant (~\$120,000)
- Housing Acquisition, Rehabilitation, and/or Development – **remaining** net grant (~\$600,000)

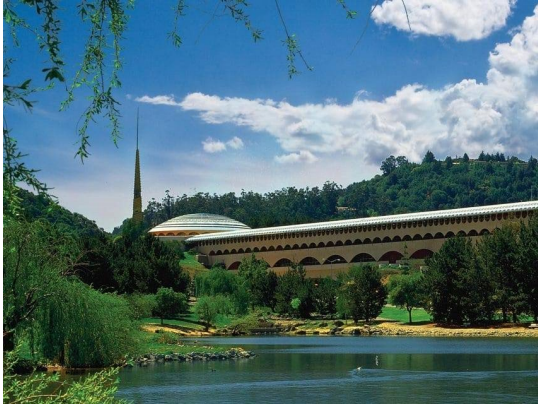


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Federal Grants Program

CDBG FUNDING AVAILABLE BY PLANNING AREA

3 Planning Areas:



County Other

Housing **\$273,000**
Capital/Housing **\$109,000**



Novato

Housing **\$121,000**
Capital/Housing **\$124,000**



San Rafael

Housing **\$201,000**
Capital/Housing **\$208,000**



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Funding Thresholds

ESTABLISHED BY HUD AND LOCAL OVERSITE COMMITTEE

CDBG National Objectives Thresholds:

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

HOME Threshold:

- Increase the supply of decent, affordable housing to low-and very low- income households

Countywide Priority Setting Committee Enhanced Thresholds:

- Support projects that Affirmatively Furthering 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 HU.D (race, color, religion, national origin, sex, disability, and familial status)
- Prioritize projects that serve low-income persons.
- Prioritize projects ready to proceed.



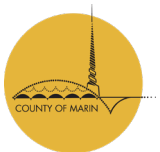
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Local Funding Priorities

FOR HOUSING FUNDS

The Countywide Priority Setting Committee identified local funding priorities for **CDBG Housing and HOME funding categories**. These priorities were determined by way of the County's **Voluntary Compliance Agreement** with HUD and the recently completed **Analysis of Impediments to Fair Housing Choice**.

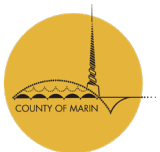
- 2022-24 funding priorities for CDBG housing and HOME funds:
 - Family Housing
 - Land trust model in eastern Marin that provides home ownership opportunities. *Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin*
- Other types of projects can apply; however, these projects will be prioritized.



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Eligible Activities

- Acquisition of property (CDBG & HOME)
- Construction of new housing (HOME)
- Public Facilities Improvements for New Housing (CDBG)
- Rehabilitation of existing housing (CDBG & HOME), for example:
 - Accessibility improvements
 - Roof replacement
 - Replace flooring
- Rehabilitation of community building or resource (CDBG), for example:
 - Accessibility improvements
 - Replace park equipment
 - Upgrade bathrooms



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Ineligible Activities

- Housing rehabilitation or construction for individuals who are not low or moderate-income. (CDBG & HOME)
- Purchase of durable equipment for rehabilitation projects. e.g., funds can purchase the nails, but not a hammer. (CDBG & HOME)
- New housing construction (CDBG)
- Housing rehabilitation or construction in the Canal neighborhood of San Rafael or Marin City
- Projects located in a Regulatory Floodway and projects in a Special Flood Hazard Zone without flood insurance



Application

The screenshot shows the County of Marin website's 'Application Form' page. At the top, there is a navigation bar with links for 'HOW DO I?', 'GOVERNMENT', 'FOR RESIDENTS', 'FOR BUSINESS', 'RECREATION', and 'CONTACTS'. A search bar is located to the right of the navigation bar. The main content area features a breadcrumb trail: 'You are here: Home > Departments > Community Development Agency > Federal Grants > Application Form'. The page title is 'Application Form', and the sub-header is 'Community Development Agency'. A note states: 'All fields marked with * are required and must be filled.' Below this, there is a list of project categories with checkboxes: CDBG Public Services, CDBG Housing Acquisition, CDBG Housing Rehabilitation, CDBG Public Facilities/Improvements for New Housing (uncommon, contact staff), CDBG Public Facilities/Improvements, HOME Housing New Construction, HOME Housing Acquisition, and HOME Housing Rehabilitation. On the left side, there are 'Featured Links' (Contact Us, Customer Service) and a 'Community Development Agency' menu with items like Building and Safety, Environmental Health Services, Planning, Sustainability, Environmental Review, Housing, Federal Grants, Mapping, and Code Enforcement.



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Application

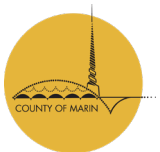
- Two (2) year application cycle.
 - The minimum grant size is \$15,000 per year.
 - Local housing priorities*
 - Family Housing
 - Land trust model in eastern Marin that provides home ownership opportunities. *Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin*
- * Other types of projects can apply, however, these projects will be prioritized.
- Online Application Form - complete application questions in a document saved to a local computer prior to completing the online form for submission.



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Application

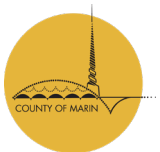
- Applicants must either be a nonprofit, government entity, or have a fiscal sponsor that is a nonprofit or government entity. Individuals are not eligible for funding.
- Project budgets and organizational budgets are required for **all projects**.
- **NEW** - Housing projects built before 1978 will require lead testing or proof of past testing/treatment in accordance with the Lead Safe Housing Rule.
- An applicant can submit **one** application per category
 - For example, 1 application for Capital and 1 application for Housing.
- Average grant size:
 - Community Infrastructure/Capital improvement - \$30,000 to \$200,000
 - Housing - \$30,000 to \$500,000



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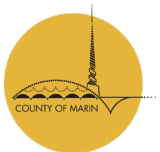
Application

- Funding is allocated based on where your clients are rather than where your agency is located. Your application should indicate the share of services provided in each Planning Area. For example:
 - A nonprofit located in Larkspur serving low-income clients from across Marin County has 27% of from Novato, 42% from San Rafael, and 31% from County Other (All other parts of the County)
 - Housing projects that are leased up should allocate 100% to the Planning Area where the property is located.
 - New Housing projects should allocate based on current CDBG Planning Area percentages (subject to change based on new Census data) –
County Other – 37%, Novato – 24%, San Rafael – 39%
 - Projects providing services to homeless clients Countywide should allocate based on the Point In Time Count data—
County Other – 39%, Novato – 32%, San Rafael – 29%



Application Deadline

- Applications are due by *Monday, January 24, 2022 at 5pm*
- *NEW* - Submit applications through the [Online Application Form](#)
- Email questions and reasonable accommodations to:
federalgrants@marincounty.org
- Preauthorized hard-copy applications can be delivered here:
County of Marin
3501 Civic Center Drive #308
San Rafael, CA 94903
Attn: Federal Grants
- Applications must be complete, please contact staff if you need assistance



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Application Review

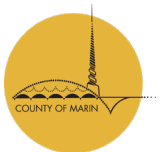
Complete Application:

- Application with all applicable fields completed
- Project budget
- Organization budget

Compliance with Federal Program Objectives and Local Funding Thresholds

Staff Evaluation Criteria:

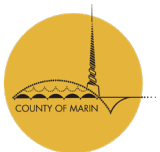
- Prioritize applications that address local funding priorities.
- Readiness—can awarded funds be completely expended during the grant year?
- Sustainability—does the organization have capacity to sustain a project or program beyond this federal funding period?
- Effectiveness and Accountability—does the organization have the capacity and track record to effectively conduct the project and administer federal funds? Are there current or upcoming organizational leadership transitions?
- Prioritize greatest impact.



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Federal Requirement: NEPA: Environmental Reviews

- Environmental reviews must be up-to-date on *all projects* funded through CDBG
 - Review lasts 5 years, if project does not change
 - Applies to both Public Service and Housing/Capital projects
- Must be completed *before* any funds can be spent
 - Spending prior to an Environmental Review by the agency cannot be reimbursed
- If any mitigation is required by NEPA it is the responsibility of the grantee to correct.



Federal Requirements: Davis Bacon Act

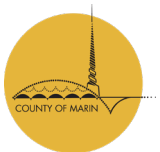
- Davis Bacon Act requires that prevailing wages (fair wages) are paid to all contractors.
 - It is the responsibility of the funding recipient to ensure their contractor/s pays prevailing wages.
 - If Davis Bacon is not completed, the County cannot reimburse any invoices until it is provided.
- Davis Bacon does not apply to the following:
 - Work performed by the owner/operator
 - Work on a single-family home
 - Contracts under \$2,000
 - CDBG Housing funded projects with 7 or less units
 - HOME projects with 11 or less units



Office Hours

Application Office Hours via Zoom. Registration is required.

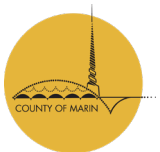
- Tuesday – January 4, 11, and 18 from 3-4 pm
- Wednesday – January 5, 12, and 19 from 1-2 pm
- Thursday – January 6, 13, and 20 from 12-1 pm
- Friday – January 7, 14, and 21 from 10-11 am
- Monday – January 24 from 3-5pm, **LAST DAY to Submit**



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Materials Walk-through

- Application Guidelines
- Online Application
- Project Budget



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Additional Funding Opportunities

Affordable Housing Fund (Housing Trust Fund)

Local funding source for financial and technical assistance to help affordable housing developers produce and preserve affordable housing. Project funding available in all jurisdictions of Marin for predevelopment, development, acquisition and preservation of affordable housing with an emphasis on projects that house those that are at or under 60% the area median income.

Application Deadline: On-going

Permanent Local Housing Allocation (PLHA)

Project funding in all jurisdictions of Marin, providing match funds for predevelopment, development, acquisition and preservation of **multi-family** projects, with an emphasis on projects that house those that are at or under 60% the area median income.

Application Deadline: On-going

Measure W Community Housing

Funding for Housing Needs Study, Housing Production, including permanent rental housing, homeownership, and transitional/temporary rental housing; and Rental Assistance and Security Deposit Assistance in the Measure W Tax Area of West Marin

Application Deadline: On-going



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Additional Funding Opportunities

Community Service Fund Program

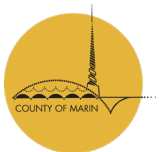
One-time funding allocations between \$1,000 and \$10,000

Application Deadlines - March 31, 2022 and September 30, 2022

Nonprofit Community Partners Program

One-time funding allocations between \$10,000 and \$40,000

Application Deadlines - February 19, 2022

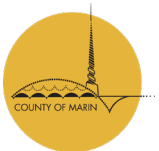


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Permanent Local Housing Allocation (PLHA)

Background:

- **2017** – Senate Bill 2 (SB2) establishes a permanent source of funding intended to increase the affordable housing stock in California.
 - **August 2020** – Board of Supervisors approved Resolution 2020-72 to authorize Staff to apply for PLHA grant funding.
-
- Marin County is eligible for PLHA funds since the County received Community Development Block Grants (CDBG) in the 2017 federal fiscal year, and because the County has submitted, and continues to submit, compliant Housing Element Annual Progress Reports.
 - Marin estimates receiving about \$1,127,623 in PLHA funding this year.



PLHA Five-Year Expenditure Plan

- In August 2020, the Board of Supervisors approved a **five-year expenditure plan** for the PLHA Program formula to match portions of funds in the Affordable Housing Fund.
 - **Interested applicants should submit an Affordable Housing Fund application.** New PLHA application coming soon at <https://www.marincounty.org/depts/cd/divisions/housing/affordable-housing>
- AHF is designated for project funding in all jurisdictions of Marin, and will match funds for predevelopment, development, acquisition and preservation of multi-family projects, with an emphasis on projects that house those that are at or under 60% the area median income.
- PLHA funds, once awarded and accepted, can be used for predevelopment, development, acquisition, rehabilitation, and preservation of multi-family affordable rental and ownership housing.



Bay Area Multifamily Building Enhancements (BAMBE) Program

Program Highlights

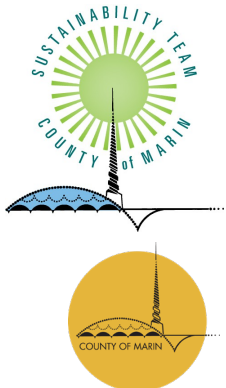
- Cash rebates
 - \$750 per unit calculated for whole building
 - Save 15% energy & water with multiple improvements (3 or more)
 - Choose your own contractor
- No-cost consulting
 - Energy & water usage analysis, site visits, scope development
 - One-stop-shop to connect with other programs
- Low-cost financing
 - Bring your standard interest rate down by half
 - Use a Participating Lender or your own lender

Eligibility Criteria

- 5+ attached dwelling units
- Located in 9 county Bay Area
- PG&E service
- Rebate upgrade scope to be approved through free consulting
 - Saves %15 of more on whole building basis
 - Must install multiple (3+) improvements

Sign up process: fill out an interest form at:

<https://www.bayren.org/rebates-financing/multifamily-property-owners>.



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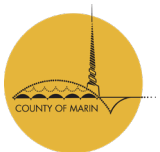
Questions?

Contact the Housing and Federal Grants Division at

federalgrants@marincounty.org

Or

(415) 473.6279

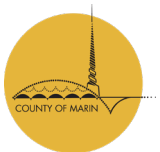


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Thank You



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