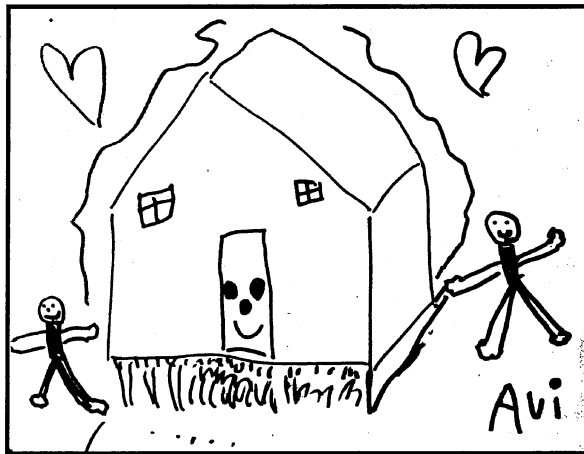


COUNTY OF MARIN
CONSOLIDATED PLAN
FOR
FY 2010-2014



Original art by Avi S. Thaler

INCLUDING PROJECT BUDGETS FOR:

- ◆ **Community Development Block Grant Program
Fiscal Year 2010 (2010-11 Program Year)**
- ◆ **HOME Investment Partnerships Program
Fiscal Year 2010 (2010-11 Program Year)**

Prepared by
Marin County Community Development Agency
Federal Grants Division

Approved by
Marin County Board of Supervisors on
May 4, 2010



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

FEDERAL GRANTS DIVISION

May 14, 2010

Ms. Rebecca Zaklin
Community Planning and Development Division
U.S. Department of Housing and Urban Development
600 Harrison Street, Second Floor
San Francisco, California 94107

RE: County of Marin
Consolidated Plan for Fiscal Years 2010-14

Dear Ms. Zaklin:

Enclosed are an original and two copies of Marin County's Consolidated Plan for Fiscal Years 2010-14, including the Action Plan for the program year that runs from July 1, 2010 to June 30, 2011.

We look forward to working with you in the new program year.

If you have any questions regarding our Consolidated Plan, please call me at (415) 499-6698.

Sincerely,



Roy Bateman
Community Development Coordinator

K:\Con Plan\Conplan 2010\Transmittal Letter To HUD.Doc/rb

Mailing Address: 3501 Civic Center Drive, Room 308, San Rafael, California 94903-4157
Office Location: 65 Mitchell Boulevard, Room 200-C, San Rafael, California
Telephone (415) 499-6268 - TDD (415) 499-6172 - Fax (415) 507-4061

RESOLUTION NO. 2010-34
RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
AUTHORIZING SUBMISSION OF THE CONSOLIDATED PLAN
FOR FISCAL YEARS 2010-2014
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND
HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS

WHEREAS, the Board of Supervisors of the County of Marin, in cooperation with eleven cities in the County, has adopted a community development strategy establishing six inter-jurisdictional Community Development Block Grant (CDBG) citizen participation/planning areas, allocating a portion of Program Year 36 (2010-11) CDBG funding to the planning areas and establishing a countywide allocation of a portion of its CDBG funds for housing; and

WHEREAS, one informational workshop was held, and seven local public hearings were held to elicit public response and program ideas; and

WHEREAS, the Countywide Priority Setting Committee, the countywide citizen participation body for the CDBG Program and the HOME Investment Partnerships Program (HOME), conducted a public hearing on March 30, 2010 to solicit public testimony on community development objectives and the projected use of CDBG and HOME funds, and to make funding recommendations to be forwarded to the Board of Supervisors of the County of Marin; and

WHEREAS, a notice of availability of the draft Consolidated Plan for Fiscal Years 2010-2014, including the proposed CDBG and HOME Fiscal Year 2010 budgets, has been published in the Marin Independent Journal, a newspaper of general circulation; and

WHEREAS, the Board of Supervisors of the County of Marin conducted a public hearing on May 4, 2010, to hear public testimony and consider in full the draft Consolidated Plan and associated documents; and

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

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

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 4th day of May, 2010, by the following vote:

AYES: SUPERVISORS Susan L. Adams, Harold C. Brown, Jr., Charles McGlashan,
Steve Kinsey, Judy Arnold


NOES: NONE

ABSENT: NONE



PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



CLERK

Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- Preapplication
 Application
 Changed/Corrected Application

***2. Type of Application**

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s)

*Other (Specify)

3. Date Received:

4. Applicant Identifier:

CDBG FY 2010

5a. Federal Entity Identifier:

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: County of Marin

*b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000519

*c. Organizational DUNS:

078787744

d. Address:*Street 1: Marin County Community Development AgencyStreet 2: 3501 Civic Center Drive, Room 308*City: San RafaelCounty: Marin*State: California

Province: _____

*Country: USA*Zip / Postal Code 94903**e. Organizational Unit:**

Department Name:

Marin County Community Development Agency

Division Name:

Federal Grants Division

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: _____

*First Name: Roy

Middle Name: _____

*Last Name: Bateman

Suffix: _____

Title:

Community Development Coordinator

Organizational Affiliation:

Marin County Community Development Agency

*Telephone Number: (415) 499-6698

Fax Number: (415) 499-7880

*Email: rbateman@co.marin.ca.us

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

B.County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant Program

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Marin County, California

***15. Descriptive Title of Applicant's Project:**

Community Development Block Grant Program (Urban County Entitlement Grant)
Program Year 36 (2010-11)
Federal Fiscal Year 2010

Application for Federal Assistance SF-424 Version 02

16. Congressional Districts Of:

*a. Applicant: CA-006

*b. Program/Project: CA-006

17. Proposed Project:

*a. Start Date: July 1, 2010

*b. End Date: June 30, 2011

18. Estimated Funding (\$):

*a. Federal	\$1,727,272
*b. Applicant	_____
*c. State	_____
*d. Local	_____
*e. Other	_____
*f. Program Income	450,000 (estimated)
*g. TOTAL	\$2,177,272 (estimated)

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: _____ *First Name: Matthew

Middle Name: _____

*Last Name: Hymel

Suffix: _____

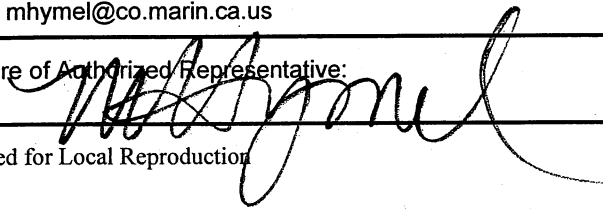
*Title: County Administrator

*Telephone Number: (415) 499-6358

Fax Number: (415) 507-4104

* Email: mhymel@co.marin.ca.us

*Signature of Authorized Representative:



*Date Signed: May 13, 2010

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		*2. Type of Application * If Revision, select appropriate letter(s) <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation *Other (Specify) _____ <input type="checkbox"/> Revision
3. Date Received:	4. Applicant Identifier: HOME FY 2010	
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
*a. Legal Name: County of Marin		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 94-6000519		*c. Organizational DUNS: 078787744
*d. Address:		
*Street 1:	<u>Marin County Community Development Agency</u>	
Street 2:	<u>3501 Civic Center Drive, Room 308</u>	
*City:	<u>San Rafael</u>	
County:	<u>Marin</u>	
*State:	<u>California</u>	
Province:	_____	
*Country:	<u>USA</u>	
*Zip / Postal Code	<u>94903</u>	
*e. Organizational Unit:		
Department Name: Marin County Community Development Agency		Division Name: Federal Grants Division
*f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: _____	*First Name: <u>Roy</u> _____	
Middle Name: _____		
*Last Name: <u>Bateman</u> _____		
Suffix: _____		
Title:	<u>Community Development Coordinator</u>	
Organizational Affiliation: Marin County Community Development Agency		
*Telephone Number: (415) 499-6698		Fax Number: (415) 499-7880
*Email: <u>rbateman@co.marin.ca.us</u>		

Application for Federal Assistance SF-424	Version 02
*9. Type of Applicant 1: Select Applicant Type: B.County Government Type of Applicant 2: Select Applicant Type: Type of Applicant 3: Select Applicant Type: *Other (Specify)	
*10 Name of Federal Agency: U.S. Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: 14.239 CFDA Title: HOME Investment Partnerships Program	
*12 Funding Opportunity Number: *Title: 	
13. Competition Identification Number: Title: 	
14. Areas Affected by Project (Cities, Counties, States, etc.): Marin County, California	
*15. Descriptive Title of Applicant's Project: HOME Investment Partnerships Program Program Year 2010-11 Federal Fiscal Year 2010	

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: CA-006

*b. Program/Project: CA-006

17. Proposed Project:

*a. Start Date: July 1, 2010

*b. End Date: June 30, 2011

18. Estimated Funding (\$):

*a. Federal \$1,231,666
 *b. Applicant _____
 *c. State _____
 *d. Local _____
 *e. Other 1,000,000 (estimated)
 *f. Program Income _____
 *g. TOTAL \$2,231,666 (estimated)

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: _____ *First Name: Matthew
 Middle Name: _____
 *Last Name: Hymel
 Suffix: _____

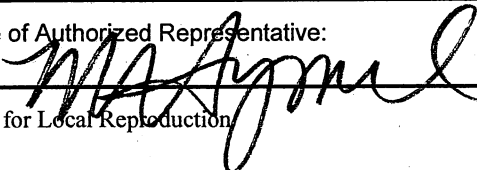
*Title: County Administrator

*Telephone Number: (415) 499-6358

Fax Number: (415) 507-4104

* Email: mhymel@co.marin.ca.us

*Signature of Authorized Representative:



*Date Signed: May 13, 2010

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

Executive Summary

In its use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, Marin County has four major emphases:

- Expanding the supply of affordable housing (with outcomes to be measured by the number of units produced),
- Accessibility improvements for people with disabilities for public improvements in the City of San Rafael (with outcomes to be measured by the number of public facilities improved),
- Preserving the existing supply of affordable housing (with outcomes to be measured by the number of units rehabilitated), and
- A variety of public services which will assist seniors, persons with disabilities, youth, single-parent families, and the working poor (with outcomes to be measured by the number of persons assisted).

Among the larger proposed housing development projects are The Next Key (transitional housing at the former Hamilton Army Air Field in Novato), the Toussin Senior Housing (located in Kentfield near the College of Marin), and the Warner Creek Senior Housing (located in Novato).

Marin County is an extremely high-cost housing market, and there continues to be a serious shortage of affordable housing in Marin County for low-income workers, people with disabilities, and seniors. Each year, we make a little bit of progress in building affordable housing, and we plan to continue that progress by continuing to build more affordable rental housing. Because Marin County is an extremely high-cost housing market, with a very high cost of land, and where most vacant developable parcels have significant site engineering issues, we expect that the per-unit costs of rental housing development will continue to be extremely high. There is increasing support for "green" affordable housing development from environmental activists, who recognize the spillover effects of the air pollution caused by long commutes to Marin. We are fortunate to have active non-profit housing development organizations with a strong sense of social conscience and the entrepreneurial skills to be capable of building housing under difficult economic conditions.

91.100 CONSULTATION

91.100(a)(1) General

The Marin County Citizen Participation Plan and Fiscal Year (FY) 2010-14 Consolidated Plan were developed by the Marin County Community Development Agency and are the product of broad-based consultation with adjacent units of government; affordable housing advocates; nonprofit housing developers; public and nonprofit social service providers; and staffs of governmental departments throughout Marin County, including but not limited to: various divisions of the Marin County Department of Health and Human Services, and the Marin County Community Development Agency Environmental Health Services Division. The consultation process is detailed in Section 91.200. This Consolidated Plan constitutes the Housing Assistance Plan for Marin County.

91.100(a)(2)

In preparing the portion of this plan concerning lead-based paint hazards, Marin County Community Development Agency Federal Grants Division staff consulted with the State of California Department of Health Services regarding potential sources of environmental lead. Staff also interviewed staff of the Marin County Community Development Agency Environmental Health Services Division and the Marin County Department of Health and Human Services in order to learn more about blood lead level testing programs, the number of cases where high blood levels of lead were detected, and the County's procedure for addressing incidents of high blood lead levels.

91.100(a)(3)

The draft Marin County Consolidated Plan was offered to the State of California Department of Housing and Community Development, Division of Housing Policy Development, for review and comment in accordance with section 91.100(a)(3) of the Consolidated Plan regulations. No comments were received from the State.

91.100(a)(4)

In developing the Consolidated Plan, Marin County consulted with adjacent units of local governments by sending a memorandum to the chief administrative officers of adjacent local governments requesting comments on housing and non-housing community development needs in Marin County. Local governments consulted include the Counties of Contra Costa, San Francisco, Sonoma, and Solano, and the Cities of Petaluma, Richmond, and Vallejo.

A request was also sent to all city and town governments within Marin County requesting information on housing and non-housing community development needs in the County.

For the purpose of allocating CDBG funds granted directly to Marin County for housing and community development activities, the County is divided into six geographical regions called Planning Areas. Each Planning Area is allotted a portion of the CDBG

funding and convenes at least one public hearing before the Local Area Committee consisting of city council appointees from the cities and towns in the Planning Area plus a County Supervisor whose supervisorial district most closely coincides with the Planning Area. (In the Novato Planning Area, the Novato City Council assumes the role of the Local Area Committee. In the San Rafael Planning Area, the San Rafael City Council assumes the role of the Local Area Committee for only housing and capital project funding.) Each Local Area Committee held at least one public hearing during the development of the Consolidated Plan to obtain citizen comments on housing and community development needs, and to comment on staff recommendations for funding proposed projects serving low income persons within the Planning Area. Recommendations from each of the Local Area Committees were forwarded to the Countywide Priority Setting Committee.

The Countywide Priority Setting Committee consists of one representative of the Council of each participating city or town and a member of the Marin County Board of Supervisors. The Countywide Priority Setting Committee recommends allocations of the balance of funds not allocated by the Local Area Committees. The Countywide Priority Setting Committee held one public hearing during the development of the Consolidated Plan to obtain citizen comments on housing and community development needs, and to comment on staff recommendations for funding proposed housing projects located throughout the County with both HOME funds and the Countywide Housing component of CDBG funds. The Countywide Priority Setting Committee also reviewed recommendations from the Local Area Committees for use of CDBG funds for non-housing projects. The Countywide Priority Setting Committee's recommendations for the use of CDBG Local Area Funds, CDBG Countywide Housing funds, and HOME funds were forwarded to the Marin County Board of Supervisors.

91.100(b) HOPWA

Marin County receives funding from the Housing Opportunities for Persons with AIDS (HOPWA) Program through the City and County of San Francisco, which receives HOPWA funding on behalf of the Counties of Marin, San Francisco, and San Mateo. The San Francisco Consolidated Plan, which was prepared in consultation with the County of Marin, includes a metropolitan-wide strategy to address the needs of people living with HIV and their families.

91.100(c) Public Housing

Community Development Agency staff worked closely with the Marin Housing Authority staff to consider public housing needs in the strategies developed for the Marin County Fiscal Year 2010-14 Consolidated Plan. These meetings fostered further coordination between the two agencies with regard to local drug elimination, low income neighborhood improvement programs, and public housing resident programs and services.

91.105 CITIZEN PARTICIPATION PLAN

Applicability

This plan provides for and encourages citizen participation in the development of the County's application to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant, HOME, and other federal housing programs for Fiscal Years 2010-14, and in the development of the County's Consolidated Plan. The Consolidated Plan details housing and non-housing community development needs, identifies federal funds available to the County, and lists the projected use of these funds. This plan also provides for citizen involvement in the amending of previous years' applications, in reprogramming, and in evaluating program and project performance.

This plan is designed especially to encourage participation by low and moderate income persons residing near where federal community development funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods.

Policy

A. All citizens will be encouraged to:

1. Participate in all phases of the project selection process.
2. Articulate needs.
3. Assist in establishing goals and strategies appropriate to meeting such goals.
4. Express preferences about proposed activities.
5. Assist in the selection of priorities.
6. Evaluate program and project performance.
7. Participate in the development of federal assistance program applications, any program amendments to them, the Consolidated Plan, any substantial amendments to the Plan, and performance reports.
8. Have reasonable and timely access to local meetings, information, and records relating to both the proposed and actual use of federal housing and community development funds, in compliance with all regulations.

Plan

To implement this policy, the County of Marin will encourage citizen participation at several levels as follows:

I. Citizen Participation/Planning Areas

A. Six interjurisdictional planning/citizen participation areas have been established, encompassing both participating incorporated cities and adjacent unincorporated areas. These subregional areas are designated to provide manageable planning units and support the concept of a community of interest. The areas are:

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

B. To solicit public input, an annual informational workshop for citizens, public agencies, and other interested parties shall be held prior to the County adopting the Consolidated Plan to:

1. Review the amount of funds and program income expected to be received by the County and to be available to each planning area for community development and/or housing purposes, the kinds of activities previously funded with federal funds, a proposed schedule of upcoming meetings and hearings, the range of activities that may be undertaken with available funds, and the estimated amount that will benefit low and moderate income persons. Information about plans to minimize the displacement of persons and to assist persons displaced as a result of federal housing program activities will also be made available. Information regarding assistance the County will provide to displaced persons will be made available in written form in accordance with the County's displacement policies. Interested

parties will be provided with reasonable and timely access to local meetings.

2. Assess housing and community development needs and determine goals and strategies.
 3. Propose community development projects and recommend priorities and alternatives for funding.
 4. Review program requirements, such as environmental policies, equal opportunity, labor standards, citizen participation, relocation provisions and contracting procedures.
 5. Establish needs for new and existing assisted housing.
 6. Identify potential target areas for housing rehabilitation and other community development assistance.
- C. The County, working closely with city staff, the County Supervisor(s), and the Priority Setting Committee members from each subarea, shall establish meeting agendas, meeting dates, and locations.
- D. The Priority Setting Committee members and city and county staffs shall keep the City Councils and the Board of Supervisors fully informed and involved in the area planning process, with the clear understanding that the cities and county have jurisdiction over land use issues within their boundaries.
- E. Local Area Committees and/or the Priority Setting Committee shall hear proposals for the reallocation of Community Development Block Grant funds from existing approved projects within each Planning Area. Minor reallocations may go directly to the Board of Supervisors for approval. Project sponsors of existing projects will be notified in writing at least 30 days in advance of a hearing at which reallocation of funds from a project will be considered.

II. Countywide Priority Setting Committee

- A. The Countywide Priority Setting Committee shall consist of one representative of the Council of each participating city or town and a member of the Marin County Board of Supervisors. It shall provide detailed involvement in housing and community development activities for the representatives selected by the participating entities. The role of the Committee will encompass the following responsibilities, and any other activities deemed appropriate by the Board of Supervisors:

1. Hold at least one annual countywide public hearing during the development of the Consolidated Plan to obtain citizen comments on housing and community development needs, development of proposed programs, and review of program performance. Each hearing shall be held after adequate notice is given and at times and locations convenient to potential or actual beneficiaries, and with accommodation to persons with disabilities.
2. Review the amount of funds available to the County as a whole for community development and housing activities.
3. Assess needs and determine goals and strategy for the County as a whole, incorporating the materials developed by the citizen participation/planning areas.
4. Coordinate community development projects and funding priorities.
5. Be informed of program requirements, including environmental policies, equal opportunity, labor standards, relocation, and acquisition provisions.
6. Consider proposals for new and existing assisted housing on a countywide basis and evaluate competing proposals for funding.
7. Participate in the subregional workshops and hearings and serve as liaison from the community meetings to the respective Councils.
8. Keep respective Councils fully apprised of all Committee actions and request ratification of major policy and program issues, as needed. Town or City Council consensus on each Committee action is not required.
9. Recommend reallocation of funds from lagging or ineligible activities, by designating new activities or locations, and by recommending program or policy changes to the Board of Supervisors for final action.
10. Consolidate the subregional programs into a comprehensive Countywide package for community development and housing, for referral to the Board of Supervisors, ensuring that the program presented is consistent with HUD guidelines and appropriate to meeting identified needs.
11. Recommend approval or modification of the methodology of community development and housing project selection and of the citizen participation plan.

12. Set annual funding and policy for local housing assistance program. Monitor program progress and performance.

B. Periodic meetings shall be scheduled with a minimum of one annual public hearing at which citizens may examine and comment on the County's proposed statement of community development objectives and projected use of funds.

III. Local Area Committees

A. For each Planning Area, the Local Area Committee shall consist of all the city council appointees to the Priority Setting Committee from the cities and towns in the Planning Area plus a County Supervisor whose supervisorial district most closely coincides with the Planning Area. Each Local Area Committee shall:

1. Hold at least one annual public hearing during the development of the Consolidated Plan to obtain citizen comments on housing and community development needs, development of proposed needs, and review of program performance. Each hearing shall be held after adequate notice is given and at times and locations convenient to potential or actual beneficiaries, and with accommodation for persons with disabilities. Planning Area hearings shall be held before the proposed Consolidated Plan is published for comment.
2. Review the amount of funds available to the Planning Area for community development and housing activities.
3. Be informed of program requirements, including environmental policies, equal opportunity, labor standards, relocation, and acquisition provisions.
4. Consider proposals for new and existing assisted housing, capital, and public service projects to benefit residents within its Planning Area.
5. Keep respective City and Town Councils fully apprised of all Local Area Committee actions.
6. Recommend reallocation of funds from lagging or ineligible activities, by designating new activities or locations, and by recommending program or policy changes to the Priority Setting Committee.
7. Recommend allocation of funds for specific projects from Planning Area funds for community development and housing, for referral to

the Priority Setting Committee, ensuring that the projects presented are consistent with HUD guidelines and appropriate to meeting identified needs.

- B. For any CDBG Planning Area which includes a city with a population of 50,000 or more (according to population estimates issued by the U.S. Department of Housing and Urban Development), the system described above for allocation of CDBG funds in that Planning Area will, at the option of the largest city in the Planning Area, be modified as follows:

The City Council of the largest city in the Planning Area, rather than the Local Area Committee consisting of one representative designated by the Board of Supervisors and one representative designated by each of the participating cities located within the planning area, will prepare the proposed list of projects for the use of (a) that Planning Area's funds, and (b) that Planning Area's "proportional share" of CDBG Countywide Housing funds. "Proportional share" shall be defined as the same proportion by which Planning Area funds are distributed among the Planning Areas. The City Council will establish its own system for setting local funding priorities, but its process for selecting projects must include a public hearing. The City Council must consider the needs of all eligible persons who reside within the planning area, including those outside city limits, but will not be subject to any quotas with regard to the type or location of projects. The Priority Setting Committee will recommend allocation of HOME funds on a countywide basis, but may restrict the CDBG Countywide Housing funds remaining under its jurisdiction to planning areas not implementing the provisions of this paragraph.

IV. City Councils

City Councils shall be involved in the program through endorsement of major policy issues, through the workshop and subregional hearing process, through cooperation agreements, and through their representatives on the Priority Setting Committee.

V. Board of Supervisors

- A. The Board of Supervisors, as the sole responsible agent to HUD, shall be involved individually in the area hearings, by representation on the Priority Setting Committee, and by reviewing and approving the Consolidated Plan before it is submitted to HUD.
- B. The Board of Supervisors shall conduct at least one public hearing each year on the Consolidated Plan and the proposed use of federal housing and community development funds.

- C. The Board of Supervisors shall conduct a minimum of one public hearing whenever the policies of the Consolidated Plan vary significantly from housing and community development policies previously approved.

VI. County Assistance

A. Consolidated Plan

1. The County will develop the Consolidated Plan which details housing and non-housing community development needs in Marin County. The Consolidated Plan will identify available federal funds available and the projected use for these funds.
2. The County will publish a notice of availability of the proposed Consolidated Plan in the Marin Independent Journal, a local newspaper of general circulation, and make copies of the proposed plan available upon request. The proposed plan shall be available for not less than 30 days to allow for public comment on the plan prior to a public hearing on the plan held by the Board of Supervisors. Once adopted, the County shall make the Consolidated Plan, any amendments to the Consolidated Plan, and any performance reports available to the public. Marin County will provide a reasonable number of free copies of the plan to citizens and groups requesting it.
3. The County will consider any comments or views of citizens received in writing, or orally in preparing the final Consolidated Plan. Interested parties will be given at least 30 days to comment on the Consolidated Plan. A summary of comments or views either accepted or not accepted, and the rationale, will be included.
4. The County of Marin will amend the Consolidated Plan whenever it decides to carry out an activity not previously described in the Consolidated Plan, or to substantially change the purpose, scope, location, or beneficiaries of an activity. If the funding level for an activity changes by no more than 10%, then the change will not be considered substantial. If the location of an activity is described in the Consolidated Plan as "to be determined," "to be selected," "community wide," "citywide," "countywide," or similar terms, then the selection of a site will not be considered to be a substantial change. A change in scope or beneficiaries will be considered substantial if the change affects the eligibility of the project for the intended HUD funding program.

5. The County of Marin will amend the Consolidated Plan whenever it: 1) decides to make a change in its allocation priorities or a change in the method of distributing funds, 2) decides to carry out an activity not previously described in the Action Plan, using funds from any program covered by the Consolidated Plan (including program income), or 3) decides to change the purpose, scope, location, or beneficiaries of an activity. If the funding level for an activity changes by no more than 10%, then the change will not be considered substantial. If the location of an activity is described in the Consolidated Plan as "to be determined," "to be selected," "community wide," "citywide," "countywide," or similar terms, then the selection of a site will not be considered to be a substantial change. A change in scope or beneficiaries will be considered substantial if the change affects the eligibility of the project for the intended HUD funding program.
 6. The County will publish a notice to amend the Consolidated Plan in the Marin Independent Journal, a local newspaper of general circulation, when a proposed amendment is substantial. The County will provide not less than 30 days to allow for public comment on the amendment prior to a public hearing on the amendment held by the Board of Supervisors.
 7. The County will consider any comments or views of citizens received in writing, or orally, in preparing the Consolidated Plan performance report. Once the performance report is drafted, a notice will be published in the Marin Independent Journal giving interested parties 15 days to comment on the performance report that is to be submitted to HUD. A summary of these comments or views, an indication of whether they are either accepted or not accepted, and the rationale for acceptance or rejection, will be attached to the performance report.
- B. News media will be informed of all meetings.
 - C. Summary community profiles of selected census tracts and/or smaller neighborhood areas will be made available. These neighborhood analyses will identify concentrations of lower income households.
 - D. County staff will seek out and respond to project ideas, comments, and inquiries, and will encourage participation by lower income persons, residents of lower income neighborhoods, lower income residents of slum and blighted areas, lower income residents of areas in which funds are proposed to be used, individuals and organizations which are currently serving the needs of lower income persons, and all other persons. Staff will provide appropriate technical assistance to groups representing lower

income people in developing project proposals. Assistance in developing project ideas and realistic project budgets will be provided. Use of funds and timing of each application process will be explained. Staff will provide responses to written proposals prior to the final hearing for each housing assistance program.

- E. All public hearings will be noticed at least two weeks in advance of the hearing with notices indicating the date, time, place and procedures of the hearing and the topics to be considered, and each hearing will provide program information, review program status, and provide a forum for public input, questions, and project requests. All hearing locations shall be accessible to persons with disabilities. Staff will take necessary actions to encourage participation by people with special needs.
- F. County staff will provide appropriate technical assistance to all citizens and project sponsors who request assistance in developing funding proposals for funding assistance under any of the programs covered by the Consolidated Plan.
- G. Staff will make all program information fully available to the public.
- H. Staff will make available for citizen review during normal working hours at the Marin County Community Development Agency office the following program documents: all mailings and promotional material, records of hearings, all prior applications, all letters of approval, all grant agreements, records regarding the past use of funds, all performance reports, all evaluation reports, and other reports required by HUD, including the citizen participation plan, the proposed and approved statements of community development objectives and projected use of funds, copies of the regulations and issuances governing the program, and documents regarding other important program requirements such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements and relocation provisions.
- I. Staff will encourage the participation of all persons including those with disabilities including mobility, visual, or hearing impairments.
- J. Staff will encourage the participation of non-English speaking residents and identify how their needs can be met, and when a significant number of non-English speaking residents can reasonably be expected to participate in a public hearing, to make arrangements for their full participation, including provision of translators.
- K. Staff will encourage, in conjunction with the Marin County Housing Authority, the participation of residents of public and assisted housing developments in the process of developing and implementing the Consolidated Plan, along with other low income residents throughout the

County. The County will provide information to the Housing Authority about projects identified in the Consolidated Plan related to Housing Authority developments and surrounding communities so that the Housing Authority can make this information available at the annual public hearing required under the Comprehensive Grant Program.

- L. The County will provide residents with a reasonable opportunity to comment on the original citizen participation plan and on substantial amendments to the citizen participation plan. If requested, the citizen participation plan shall be made available in a format accessible to people with disabilities.

VII. Performance

- A. The grantee's performance will be reviewed at Planning Area and Countywide public hearings. (See Part I.)
- B. Copies of all reporting documents submitted to HUD will be available to interested parties upon request.

VIII. Citizen Participation

Copies of this Citizen Participation Plan, the Consolidated Plan, as adopted, substantial amendments to the Consolidated Plan, and performance reports, shall be made available to interested private individuals, associations, public organizations, and participating communities upon request. If requested, these materials shall be made available in a format accessible to persons with disabilities.

IX. Grievance Mechanism

Staff will provide written responses to written complaints and grievances within 15 days of receipt, where practicable. If the complaint is not resolved at a staff level, the Priority Setting Committee shall serve as a first appeal level. If a grievance is not resolved at that level, it may be appealed to the Board of Supervisors, whose decision shall be final. Citizens will also be notified of the opportunity to submit views and criticisms to the HUD Area Office.

X. Displacement Policy

- A. It is the policy of Marin County to minimize the displacement of persons as a result of community development activities. It is the policy of Marin County to, whenever possible, avoid using HUD funds to undertake or support activities which would result in involuntary displacement of persons from their homes and neighborhoods. In its evaluation of project proposals, Marin County will give substantially lower priority to projects which will cause involuntary residential displacement or which will cause rents to rise so as to cause involuntary economic displacement of

residential tenants. In all cases, Marin County will carefully weigh the benefits of a proposed project against any hardship it might impose on those potentially displaced, giving special consideration to the shortage of low-priced rental housing in Marin County.

- B. It is the policy of Marin County to assist persons actually displaced by community development activities. It is the policy of Marin County to mitigate the adverse effects of any involuntary permanent residential displacement caused by HUD-supported activities, with particular concern for low and moderate income persons. If involuntary permanent residential displacement occurs as a result of HUD-supported activities, Marin County will attempt to assist displaced persons to relocate within their own neighborhoods or in newly constructed or substantially rehabilitated publicly assisted housing. Marin County will provide for reasonable benefits to any person involuntarily and permanently displaced as a result of the use of HUD funds to acquire or substantially rehabilitate property. This assistance may take the form of technical assistance and/or financial assistance, depending on the circumstances. In any case where the HUD regulations require the County to provide relocation assistance or follow particular relocation procedures, Marin County will comply with these requirements. In any case where the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as amended) requires the County to provide relocation assistance or follow particular relocation procedures, Marin County will comply with these requirements.

91.105(c)(1)

The County of Marin will amend the Consolidated Plan whenever it: 1) decides to make a change in its allocation priorities or a change in the method of distributing funds, 2) decides to carry out an activity not previously described in the Action Plan using funds from any program covered by the Consolidated Plan (including program income), or 3) decides to change the purpose, scope, location, or beneficiaries of an activity. If the funding level for an activity changes by no more than 10%, then the change will not be considered substantial. If the location of an activity is described in the Consolidated Plan as "to be determined," "to be selected," "community wide," "citywide," "countywide," or similar terms, then the selection of a site will not be considered to be a substantial change. A change in scope or beneficiaries will be considered substantial if the change affects the eligibility of the project for the intended HUD funding program.

91.200 GENERAL - CONSOLIDATED PLAN DEVELOPMENT PROCESS

The Marin County Citizen Participation Plan and Fiscal Year 2010-14 Consolidated Plan were developed by the Marin County Community Development Agency and included broad-based consultation with adjacent units of government; affordable housing advocates; nonprofit housing developers; public and nonprofit social service providers; and staffs of governmental departments throughout Marin County, including but not limited to: various divisions of the Marin County Department of Health and Human

Services, and the Marin County Community Development Agency Environmental Health Services Division.

On November 22, 2009, a notice announcing a public hearing to solicit comments on the affordable housing needs for the Fiscal Year 2010 Consolidated Plan was published in the Marin Independent Journal, the adjudicated newspaper for Marin County. The notice announced the date and location of the hearing, and requested comments on priorities and strategies for addressing the affordable housing needs of lower income families and individuals. The public hearing was held on December 8, 2009. The announcement also indicated that comments would also be received by the Marin County Community Development Agency at times other than the public hearing.

A notice was published in the Marin Independent Journal announcing that the draft Consolidated Plan for Fiscal Years 2010-14 was available for public review for the required 30-day comment period. The notice summarized the County's priorities for funding, and requested comments from the public on these priorities and strategies for addressing the housing needs of lower income households.

Documentation of compliance with citizen participation requirements is maintained by the Marin County Community Development Agency.

The primary demographic data sources for the Consolidated Plan are: the 2000 U.S. Census, the U.S. Department of Housing and Urban Development (HUD), the Marin County Housing Authority, the Homeless Management Information System (HMIS), Homeward Bound of Marin, and the Marin County Community Development Agency. Local data provided by Marin housing and service providers was substituted for Census data for variables where the Census data is unavailable. The studies prepared by the Continuum of Care, which is coordinated by the County Dept. of Health and Human Services, provided valuable inventories of local housing and supportive services, as well as an evaluation of the gaps in the County's continuum of care system. Estimates of homelessness were derived through use of the Homeless Management Information System (HMIS), Homeless One-Day Point In Time Count on January 29, 2009, and interviews with Homeward Bound of Marin (the County's primary provider of homeless shelter and services) and the Marin Housing Authority (MHA), the primary housing providers for the homeless and persons at risk of homelessness. Estimates of the needs of households with special needs were derived from discussions with senior staff at Buckelew Programs, Lifehouse (formerly MARC), the Marin Center for Independent Living (MCIL), the Marin County Health and Human Services Division on Aging, and West Marin Senior Services.

There were no areas of contention in the Consolidated Plan development process.

91.205 HOUSING AND HOMELESS NEEDS ASSESSMENT

91.205(a) General

The Consolidated Plan projects housing needs in Marin County for the five year period between Fiscal Years 2010 and 2014. A discussion of the data gathered in the planning process to arrive at these projections can be found in section 91.200.

Local housing agencies believe that the 2000 Census figures for extremely low income, very low income, and low income households understate the total housing need over the five year period covered by this report. For this reason, this Consolidated Plan used Census data where generally deemed reliable and local data and estimates when deemed more accurate. Local social service agencies believe that minority households were under-reported in the Census data and these households tend to have larger families and more serious unmet housing needs than the county average. Additional data was gathered by the Health & Human Services Lead Agency for the Continuum of Care (CoC) through the Homeless Management Information System (HMIS) a collaboration of eight key homeless housing and service providers.

Marin County receives funding from the Housing Opportunities for Persons with AIDS (HOPWA) Program through the City and County of San Francisco, which receives HOPWA funding on behalf of the Counties of Marin, San Francisco, and San Mateo. The San Francisco Consolidated Plan, which was prepared in consultation with the County of Marin, includes a metropolitan-wide strategy to address the needs of people living with HIV and their families.

91.205(b) Categories of Persons Affected

91.205(b)(1) The Numbers and Types of Households in Need of Housing

Housing needs have escalated in Marin over the past decade, and particularly in the last few years. There is a greater need for rental housing since once overly generous bank lending policies, which allowed many to purchase homes which they may not have been able to afford if prudent lending standards had been applied, have reverted to more conventional qualification standards. Cutbacks in federal, state, and local housing programs and human service support programs have further increased the unmet demand for assistance. Housing costs initially rose dramatically in Marin County in the first few years since the 2005-09 Consolidated Plan was published, but declined, along with the rest of the nation's property values, during the recession beginning in 2008. Recently, property values have stabilized and have increased slightly.

Needs of the Extremely Low Income

Table 1A, The Continuum of Care Chart, and HUD Table 2a, Priority Needs Summary Table, estimate the needs of the homeless (which represent a large percentage of the

extremely low income) for various types of housing. HUD Table 2a estimates the cost of providing the needed emergency, transitional, and permanent housing to meet this need.

Housing assistance for extremely low income persons who are homeless or at risk of homelessness will continue to be a priority over the next five years. If resources are available, the County will continue to make funding commitments to projects serving the needs of extremely low income families and individuals who are in imminent danger of becoming homeless and have neither permanent housing nor an adequate support network.

Marin County will continue to make funding commitments to programs which prevent homelessness and address the unmet needs of homeless families and individuals, the mentally ill, alcohol and drug abusers, victims of domestic violence, runaway and abandoned youth, those in need of emergency shelter, and those with transitional housing needs. Permanent housing will be provided for those capable of independent living, and housing and supportive services will be provided for those not capable of living independently.

There is a critical need for assisted living housing for extremely low income seniors in Marin. Assisted living combines housing with the supportive services that are needed to assist seniors and people with disabilities with the activities of daily living. While there has been development of market-rate assisted living housing, there is an unmet need for assisted living units affordable to extremely low income people. There are no state or federal funds designated for providing financial aid for residents of assisted living facilities.

**Table 1A
Homeless and Special Needs Populations
Continuum of Care: Housing Gap Analysis Chart**

	Current Inventory	Under Development	Unmet Need/ Gap
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Individuals

Example	Emergency Shelter	100	40	26
Beds	Emergency Shelter	120	0	0
	Transitional Housing	139	0	141
	Permanent Supportive Housing	399	0	528
	Total	658	0	669

Persons in Families With Children

Beds	Emergency Shelter	54	0	0
	Transitional Housing	275	0	226
	Permanent Supportive Housing	95	0	52
	Total	424	0	278

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	13	62	10	85
1. Number of Persons in Families with Children	50	180	29	259
2. Number of Single Individuals and Persons in Households without children	211	156	400	767
(Add Lines Numbered 1 & 2 Total Persons)	261	336	429	1,026
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total
a. Chronically Homeless	92			
b. Seriously Mentally Ill	103			
c. Chronic Substance Abuse	135			
d. Veterans	44			
e. Persons with HIV/AIDS	8			
f. Victims of Domestic Violence	126			
g. Unaccompanied Youth (Under 18)	1			

**HUD Table 1B
Special Needs of the Non-Homeless**

Sub-Populations	Priority Need High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
Elderly	Medium	1,000	\$300,000,000
Frail Elderly	High	500	\$175,000,000
Severe Mental Illness	Medium	500	\$175,000,000
Developmentally Disabled	Medium	30	\$8,000,000
Physically Disabled	Medium	1,000	\$300,000,000
Persons w/ Alcohol/Other Drug Addictions	Medium	150	\$15,000,000
Persons w/ HIV/AIDS	Medium	20	\$6,000,000
Other (Specify)			
Total			\$979,000,000

HUD Table 2C
Summary of Specific Housing and Community Development Objectives
(Table 2A Continuation Sheet)

Applicant's Name Marin County, California

Priority Need Category
Community Development

Specific Objective
Number H-1

Marin County will use federal funds to address the affordable housing needs of low income persons by funding an average of 3 projects per year, allocating an average of \$1,830,000 in CDBG and HOME funds annually.

Specific Objective
Number C-1

Marin County will use federal funds to acquire and or rehabilitate community facilities serving the needs of low income persons by funding an average of 6 capital improvement projects per year, allocating an average of \$600,000 in CDBG funds annually

Specific Objective
Number PS-1

Marin County will use federal funds to address basic human needs of low income persons by funding an average of 15 public service projects per year, allocating an average of \$250,000 in CDBG funds annually.

**Table 2A
Priority Needs Summary Table**

PRIORITY HOUSING NEEDS (households)		Percent of Median Income	Priority Need Level	Unmet Need	Goals
Renter	Small Related	0-30%	High	1,710	\$547,200,000
		31-50%	High	1,764	\$564,480,000
		51-80%	Medium	2,544	\$814,080,000
	Large Related	0-30%	High	414	\$132,480,000
		31-50%	High	623	\$199,360,000
		51-80%	Medium	844	\$270,080,000
	Elderly	0-30%	High	1,690	\$540,800,000
		31-50%	High	988	\$316,160,000
		51-80%	Medium	980	\$313,600,000
	All Other	0-30%	High	2,595	\$830,400,000
		31-50%	High	1,634	\$522,880,000
		51-80%	Medium	3,559	\$1,138,880,000
Owner	0-30%	Low	3,657	\$1,170,240,000	
	31-50%	Low	4,316	\$1,381,120,000	
	51-80%	Low	7,645	\$2,446,400,000	
Special Populations		0-80%	High	3,200	\$1,024,000,000
Total Goals					\$12,212,160,000
Total 215 Goals*					\$9,334,186,700

*Total 215 Goals = Total Goals, excluding rental units for households at 51%-80% of median income, and excluding 1/3 of special populations units for households at 0-80% of median income.

**TABLE 2B
COMMUNITY DEVELOPMENT NEEDS**

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Priority Need Level High, Medium, Low, No Such Need	Estimated Priority Units	Estimated Dollars to Address
PUBLIC FACILITY NEEDS			
Neighborhood Facilities	High	5	\$900,000
Parks and/or Recreation Facilities	High	5	\$900,000
Health Facilities	High	3	\$2,000,000
Parking Facilities	Low	0	0
Solid Waste Disposal Improvements	Low	0	0
Asbestos Removal	Low	3	\$50,000
Non-Residential Historic Preservation	Low	0	0
Other Public Facility Needs	Low	2	\$300,000
INFRASTRUCTURE			
Water/Sewer Improvements	Medium	2	\$600,000
Street Improvements	Low	2	\$5,000,000
Sidewalks	Low	50	\$1,000,000
Sewer Improvements	Low	2	\$3,000,000
Flood Drain Improvements	Medium	5	\$3,000,000
Other Infrastructure Needs	Low	1	\$500,000
PUBLIC SERVICE NEEDS			
Handicapped Services	High	6	\$500,000
Transportation Services	High	5	\$500,000
Substance Abuse Services	High	2	\$500,000
Employment Training	High	1	\$500,000
Health Services	High	2	\$2,000,000
Other Public Service Needs	High	5	\$1,000,000
ANTI-CRIME PROGRAMS			
Crime Awareness	Low	1	\$100,000
Other Anti-Crime Programs	Medium	3	\$400,000
YOUTH PROGRAMS			
Youth Centers	High	3	\$2,500,000
Child Care Centers	High	5	\$4,000,000

COMMUNITY DEVELOPMENT NEEDS (Continued)

Youth Services	High	3	\$900,000
Child Care Services	High	5	\$900,000
Other Youth Programs	High	2	\$500,000
SENIOR PROGRAMS			
Senior Centers	High	2	\$3,000,000
Senior Services	High	3	\$4,000,000
Other Senior Programs			0
ECONOMIC DEVELOPMENT			
Rehab; Publicly- or Privately - Owned Commercial/Industrial	Low	1	\$100,000
Commercial /Industrial Infrastructure Development	Low	2	\$700,000
Other Commercial/Industrial Improvements	Low	2	\$800,000
Micro-Enterprise Assistance	Medium	2	\$200,000
ED Technical Assistance	Medium	2	\$200,000
Other Economic Development	Medium	2	\$350,000
PLANNING			
Planning	Medium	1	\$820,000
TOTAL ESTIMATED DOLLARS NEEDED:			\$41,720,000

HUD Table 2C
Summary of Specific Housing and Community Development Objectives
(Table 2B Continuation Sheet)

Applicant's Name Marin County, California

Priority Need Category
Community Development

Specific Objective
Number H-1

Marin County will use federal funds to address the affordable housing needs of low income persons by funding an average of 3 projects per year, allocating an average of \$1,830,000 in CDBG and HOME funds annually.

Specific Objective
Number C-1

Marin County will use federal funds to acquire and or rehabilitate community facilities serving the needs of low income persons by funding an average of 6 capital improvement projects per year, allocating an average of \$600,000 in CDBG funds annually

Specific Objective
Number PS-1

Marin County will use federal funds to address basic human needs of low income persons by funding an average of 15 public service projects per year, allocating an average of \$250,000 in CDBG funds annually.

The 2000 Census data showed that 62% of renters earning less than 30% of the median family income experience severe rent burden (rent exceeding 50% of income). (See Table B.) Today, that figure would be similar.

There is a need for every type of affordable housing for extremely low income persons and families. This fact has been confirmed by the Marin Continuum of Housing and Services and Homeless Management Information System (HMIS) data and the Marin Housing Authority (MHA) waiting list data, as well in conversations with numerous non-profit service providers. For over two years, Marin Housing has been unable to assist applicants from the waiting list, which exceeds 2,500 families. The Marin Housing Authority's Section 8 waitlist opened in September 2008 and 11,200 applications were received. Of these 2,566 were from homeless individuals, with the rest from families, disabled individuals and seniors. This need includes rental assistance (to reduce severe cost burden, reduce overcrowding, and enable people to obtain appropriate housing); group homes for people needing supervised living quarters; multifamily housing; accessible housing for people with physical disabilities and environmental sensitivities;

emergency shelter for the homeless; emergency housing for battered persons; transitional housing for those at risk of becoming homeless; housing for the independent and the frail elderly; and housing with support services for persons with mental illness, physical illness, or disabilities. Housing code enforcement, housing counseling, mediation services for tenants and landlords, and fair housing enforcement are also priorities for serving extremely low income persons.

In its waiting list for assisted housing for the extremely low income, MHA applies local preferences by giving priority to the following situations:

- Involuntarily Displaced Families;
 - Victims of Domestic Violence
 - Victims of Natural Disasters
 - Victims of Immanent Domain
 - Participants of a witness protection program
- County residents who live, work (at least 20 hours per week), or have been hired to work within the limits of Marin County;
- Veterans or current military personnel and their families;
- Families who are homeless or living in substandard conditions;
- Family, elderly or disabled households

Needs of the Very Low Income

HUD Table 2A, Priority Needs Summary Table, estimates the need for various types of emergency, transitional, and permanent housing for the very low income, and the cost of providing that housing in the county.

Table B shows the rental cost burden statistics for residents of Marin County. The Census data is striking for the very low income population. Forty percent of persons earning 31-50% of median family income experienced severe rent burden. More than two-thirds of the very low income respondents had a housing problem (overcrowding, substandard unit, or cost burden).

There is a need for every type of affordable housing for very low income persons. This has been confirmed by CIAP and HMIS data (discussed in Section 91.205(c)) and by conversations with numerous non-profit service providers. This need includes, but is not necessarily limited to: rental assistance (to reduce severe cost burden, reduce overcrowding, and enable people to obtain appropriate housing); permanent supported housing for persons with persistent mental illness, group homes for people needing supervised living quarters; multifamily housing; accessible housing for people with physical disabilities and environmental sensitivities; emergency shelter for the homeless; emergency housing for persons experiencing domestic violence ; transitional housing, and

housing for the independent and the frail elderly. Housing code enforcement, housing counseling, mediation services for tenants and landlords, and fair housing enforcement are also priorities for serving very low income persons.

The discussion of the Marin Housing Authority waiting list in the previous subsection, Needs of the Extremely Low Income, is also relevant for qualifying very low income households.

Needs of the Low Income

HUD Table 2a, Priority Needs Summary Table, estimates the need for various types of transitional and permanent housing for low income households and the cost of providing that housing in the county.

Table B shows the cost burden for low income persons in Marin County. The 2000 Census data showed that 11.2% of low income families (earning 51% to 80% median family income (MFI)) are experiencing a severe cost burden, and 52.9% are experiencing a cost burden.

Nonprofit service providers believe that there is a need for every type of affordable housing for low income and extremely low-income persons. This need includes, but is not necessarily limited to, rental assistance (to reduce severe cost burden, reduce overcrowding, and enable people to obtain appropriate housing); affordable multifamily rental housing; accessible housing for people with physical disabilities and environmental sensitivities; housing for the elderly; and housing for other categories of low income persons with special needs. Within the category of multifamily rental housing, there are needs for single room occupancy (SRO) housing, transitional housing, and supportive housing. Housing code enforcement, security deposit assistance, credit counseling, money management counseling, housing counseling, mediation services for tenants and landlords, and fair housing enforcement are also priorities for serving low income persons. Homeless people also need assistance with subsidized housing

Needs of the Moderate Income

HUD Table 2a, Priority Needs Summary Table, estimates the need for various types of permanent housing for the moderate income and the cost of providing that housing in the county.

Housing assistance for moderate income families is considered a relatively low priority for CDBG and HOME funding, given the limited resources for serving families and individuals in lower income categories. The Marin Housing Authority's home ownership programs serve moderate income families. Most middle-income families (such as local government workers and middle management at private employers) cannot afford to buy houses in the county. Some moderate income families have the option to live in a rental unit or condominium in the county, but choose to live in larger housing units in less expensive outlying areas.

Needs of Households in Overcrowded and Substandard Conditions

Overcrowding and substandard conditions are detailed in Tables B, C, F-2, F-3, F-7, and F-9.

Anecdotal reports and 2000 Census data indicate that lower income Hispanic and Asian residents, particularly recent immigrants, live primarily in San Rafael and Novato. They experience a severe rent burden, and often live in overcrowded conditions to support the rent. More affordable housing is needed to alleviate overcrowding. Overcrowding and substandard conditions are not a problem in the county as a whole, since Marin County has a high quality housing stock. There are anecdotal reports that cost burden is also a problem for households of higher income, although these families would face less hardship than lower income families.

Social service providers have commented that the 2000 Census significantly undercounted extremely low income, very low income, and low income households in rural West Marin. The economy of West Marin, based on agriculture, tourism, and local goods and services, pays low wages. Bolinas, in particular, has a high proportion of extremely low income and very low income single mothers.

West Marin has limited housing opportunities for extremely, very low, and low income persons, because much of the property is publicly-held open space and contract-restricted farmland. The available housing tends to be single-family homes which are very expensive. It is difficult to add second units or convert these units into multi-family rental units because rural communities have limitations on providing utility hook-ups and increasing septic capacity. Many low income people in West Marin live in illegal housing units or share situations. Many farmworkers have very low incomes and large families, and have difficulty securing good quality housing they can afford. (See also 91.205(c) for a discussion of homelessness and overcrowding in West Marin.)

Marin County's housing needs over the next five years are clear when evaluating the data found in section 92.210(a) Housing Market Analysis General Characteristics. In light of the market and inventory conditions discussed throughout this report, the greatest needs for use of housing funds are acquisition and rehabilitation of existing units; construction of new rental units for extremely low, very low, and low income households, including individuals with special needs; and rental assistance. Since Marin County has an exceptionally high rate of homeownership, homeownership programs are a lower priority.

As noted in Table C, only 181 (0.5%) of 36,632 renter-occupied units are substandard. Only 342 (0.5%) of 64,018 owner-occupied units are substandard. Rehabilitation of substandard units will be a priority of the CDBG and HOME Programs over the five year period covered by this report. The CDBG Program will continue its commitment to funding the Rehabilitation Loan Program, which assists extremely low, very low, and low income homeowners in rehabilitating substandard units. This program rehabilitates an average of 18 houses per year, including mobile homes, group homes for people with disabilities, and houseboats.

It is difficult to evaluate cost burden by race because the percentage of income spent for housing was not disaggregated by race in the 2000 Census. The only telling figure in Census data is that persons classified as white and Asian tend to be predominately homeowners, while black and Hispanic respondents were more likely to be renters. Thirteen percent of black respondents paid less than \$200 a month for housing, which was probably subsidized public housing in Marin City. The average rent is \$3007 a month in Marin City public housing. Households with a cost burden greater than 50% are a higher priority than households with a cost burden greater than 30%.

Needs of Persons With HIV/AIDS and their Families

In Marin County, the HIV/AIDS epidemic has reached virtually all racial and ethnic groups. Yet, as the data in Tables D and E show, the largest proportion of AIDS cases is among gay white men. The vast majority of people with HIV/AIDS in Marin County live alone or with another adult. A relatively small number of people with HIV/AIDS live with dependents. However, anecdotal information about the housing needs of families that include an adult living with AIDS suggests that they face more severe housing affordability problems than people living with AIDS who do not have children.

**Table D. Marin County Living AIDS Cases
(Excluding San Quentin Prison) by Racial/Ethnic Category**

Racial/Ethnic Category	Number of Cases	Percentage of Total Cases
Non-Hispanic White	282	76.6%
Non-Hispanic Black	24	6.5%
Hispanic/Latino	54	14.7%
Asian	7	1.9%
Other/Multiracial	1	0.3%
Total	368	100%

Source: Marin County Department of Health and Human Services
Data is current as of April 16, 2009. Only people who are currently living with AIDS are listed.

**Table E. Marin County Living AIDS Cases
(Excluding San Quentin Prison) by Transmission Category**

Transmission Category	Number of Cases	Percentage of Total Cases
Men Who Have Sex with Men (MSM)	239	65%
Injection Drug User	27	7.3%
MSM and Injection Drug User	34	9.2%
Heterosexual Contact	49	13.3%
Recipient of Transfusion, Clotting Factor, Transplant, Etc. for Medical Reasons	3	0.8%
Other	16	4.4%
Total	368	100%

Source: Marin County Department of Health and Human Services
Data is current as of April 16, 2009. Only people who are currently living with AIDS are listed.

In 1990, Congress created the Housing Opportunities for Persons with AIDS Program (HOPWA), administered by the U.S. Department of Housing and Urban Development (HUD). HOPWA funds can be used flexibly for a variety of housing, rental assistance, and supportive service programs for low-income people with AIDS.

Unlike most HUD intergovernmental programs, HOPWA provides formula grants to the largest city in each eligible metropolitan area, with the requirement that the funds be used to serve the entire area. As a result, San Francisco is the recipient for the area consisting of Marin, San Francisco, and San Mateo Counties. San Francisco has agreed to share its allocation with Marin and San Mateo Counties in proportion to the number of people living with AIDS in each county. Marin's share of formula funds flows from HUD to the San Francisco Redevelopment Agency, and then to the County of Marin. Marin's funding recommendations are presented to the San Francisco Redevelopment Agency for inclusion in San Francisco's Consolidated Plan, which serves as the application to HUD for HOPWA funding. San Francisco has designated its Redevelopment Agency to administer HOPWA. Locally, HOPWA is administered by the Marin County Community Development Agency.

All our local needs assessments have documented that people with AIDS want support services and financial assistance so that they can remain in their own homes as long as possible. HOPWA rental assistance is extremely flexible, enabling clients to bring their rent subsidy to the most appropriate housing for their needs. Clients can receive rent subsidy without loss of privacy or confidentiality, and without the public and personal stigma of moving to an AIDS facility. The Marin Housing Authority has been implementing the HOPWA long-term rental assistance program since April 1993, and is currently serving 29 participants at a monthly cost of approximately \$25,000. The program is now closed to new applicants as the level of funding can support only those already in the program.

The following table shows HOPWA spending plans for the program year that runs from July 1, 2010 to June 30, 2011:

Program	Project Sponsor	Projected Annual Expenditures for 2010-11
Long-Term Rental Assistance	Marin Housing Authority	\$339,694
County Administration	County of Marin	10,506
Total Expected Annual Expenditures		\$350,200

All of the HOPWA funding for Marin County is received via the San Francisco Redevelopment Agency, and those amounts are budgeted in San Francisco's Consolidated Plan.

91.205(b)(2) Disproportionate need analysis

Explanation of the Terms and Formatting Used in the Tables F-1 through F-9:

Income Ranges:

Extremely Low Income: 0-30% of Household Adjusted Median Family Income
Very Low Income: 31-50% of Household Adjusted Median Family Income
Moderate Income: 51-80% of Household Adjusted Median Family Income
Above Moderate Income: 81% of Household Adjusted Median Family Income or higher

- In Tables F-1 through F-9, "Housing Problems" means high cost burden, overcrowding, or substandard housing conditions. Because of the small number of substandard units in Marin, most families with "housing problems" have a high cost burden and/or live in overcrowded conditions.
- **Bold type** is used to designate data which show minority populations with "disproportionate needs," defined as minority populations with a frequency of incidence registering at least 10 percentage points higher than the corresponding need for the general population.
- Some of the data sets provided by HUD include detailed data only for white non-Hispanic, black non-Hispanic and Hispanic households. Because comparable data was not available from HUD or from published Census data for Asian, Native American, or other racial categories, we are unable to provide an analysis for these sub-populations.
- "HAMFI" means Household Adjusted Median Family Income.
- Note: See Section 91.210(a) for a discussion of the demographics of areas of low income and/or minority concentration.

As the demographic data in Table F-1 indicates, residents of Marin who are white typically earn higher wages than persons of African-American, Hispanic, Native American, and Asian heritage. While the median income for Asian families is high (\$70,815 in 1999), anecdotal evidence suggests that the county has a significant population of lower income Southeast Asian families (estimated at 3,500), suggesting that Asians may have a wider income distribution than whites, although both whites and Asians have about the same median income. However, precise data on the number and housing situation of Asian families is not available. While a majority of Marin's housing stock is in ownership housing and the majority of Marin's residents are white, persons of black or Hispanic heritage are disproportionately represented in rental housing. Blacks are also disproportionately represented as renters of lower cost units, units which cost less than the median gross rent. Blacks are disproportionately represented in the family public housing complex in Marin City. Based on anecdotal evidence, it appears that many Latino families are able to afford market rent because they live in overcrowded conditions, sometimes with two or more families sharing an apartment.

Table F-1. Income by Race in Marin, 1999
(Source: 2000 Census)

Race	Median Household Income
Black	\$37,314
Native American	\$41,681
Hispanic	\$50,221
Asian	\$70,815
All Residents	\$71,306
White	\$73,960

Table F-2. Percentage of Renter Households with Housing Problems, by Race

Income Range of Renter Households	All Renter Households	White Non-Hispanic Renter Households	Black Non-Hispanic Renter Households	Hispanic Renter Households	Asian Renter Households
Extremely Low Income	76.8	75.1	81.1	86.1	66.7
Very Low Income	86.3	85.8	65.4	93.1	88.0
Moderate Income	64.9	62.9	44.0	84.2	72.7

Table F-3 shows that Hispanic families have a disproportionate number of housing problems. The largest concentration of low income Hispanic families is in the Canal area of San Rafael, where the rental units tend to be moderately priced. The Canal area has a very high degree of overcrowding (defined as over one person per room). According to the 2000 Census, in the Canal area (Census Tract 1122), 11.7% of households were overcrowded, compared to only 1.2% of households in Marin County as a whole. Over the past decade, overcrowding in the Canal has increased dramatically as rental prices have skyrocketed. This data confirms anecdotal information that Hispanic families are more likely than the general population to live in overcrowded conditions. We have been unable to determine how much of the overcrowding results from more than one family sharing an apartment, how much results from large families who are unable to afford a large enough apartment to accommodate all family members without overcrowding, and how much results from many single immigrants sharing one unit. There is some link between rent burden and overcrowding, since some families double-up in an apartment in order to save rent.

A significant proportion of the low income black families in Marin County live in public housing in Marin City. For this reason, the county has fewer lower income black families with housing problems than Hispanic families, since families in public housing live in standard quality housing and they tend not to be rent burdened or live in overcrowded conditions. Although residents of the Marin City public housing generally would not be considered to have "housing problems" as defined by the data set provided by HUD, this area has significant neighborhood-related social problems, particularly related to unemployment and substance abuse.

**Table F-3. Percentage of Homeowner Households
with Housing Problems by Race**

Income Range of Homeowner Households	All Homeowner Households	White Non-Hispanic Households	Black Non-Hispanic Households	Hispanic Homeowner Households	Asian Homeowner Households
Extremely Low Income	77.7%	78.1%	66.7%	70.2%	84.6%
Very Low Income	59.5	57.6	28.6	89.9	88.0
Moderate Income	53.0	51.4	52.4	79.7	57.6

A high percentage of low income homeowners of all racial groups have "housing problems," defined by HUD for this report as high cost burden, overcrowding, or substandard housing conditions. Given the small number of substandard homeowner units in Marin County, it is unlikely that inadequate housing quality is the cause of many of these "housing problems." More likely, these homeowners experienced financial reverses (divorce, unemployment, steep medical expenses, or retirement) that decreased their available income below the level they need to comfortably afford housing expenses.

Table F-4. Income Distribution of Renter Households by Race

Income Range of Renter Households	All Renter Households	White Non-Hispanic Renter Households	Black Non-Hispanic Renter Households	Hispanic Renter Households	Asian Renter Households
Extremely Low Income	17.6%	15.6%	35.2%	22.4%	24.1%
Very Low Income	13.7%	11.6%	12.4%	25.4%	15.5%
Moderate Income	21.7%	21.2%	23.8%	24.8%	20.4%
Above Moderate Income	47.0%	51.6%	28.6%	27.3%	39.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

Table F-5. Income Distribution of Homeowner Households by Race

Income Range of Homeowner Households	All Homeowner Households	White Non-Hispanic Homeowner Households	Black Non-Hispanic Homeowner Households	Hispanic Homeowner Households	Asian Homeowner Households
Extremely Low Income	5.7%	5.7%	9.2%	6.4%	3.0%
Very Low Income	6.7%	6.7%	12.9%	7.9%	5.7%
Moderate Income	11.9%	11.7%	17.2%	18.1%	13.4%
Above Moderate Income	75.6%	75.9%	60.6%	67.6%	77.9%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

**Table F-6. Family Type of Homeowner Households
with Incomes Below 50% of HAMFI, by Race**

Family Type	All Homeowner Households	White Non-Hispanic Households	Black Non-Hispanic Homeowner Households	Hispanic Homeowner Households
Elderly	53.5%	55.4%	41.7%	25.3%
Small & Large Families	26.1%	23.9%	54.6%	54.9%
Other Family Type	20.4%	20.7%	3.7%	19.8%
Total	100.0%	100.0%	100.0%	100.0%

**Table F-7. Percentage of Homeowner Households with Incomes
Between 30% and 50% of HAMFI and Any Housing Problems, By Race**

Family Type	White Non-Hispanic Households	Black Non-Hispanic Households	Hispanic Households
Elderly	44.1%	28.6%	89.7%
Small & Large Families	76.6%	16.7%	88.9%
All Other Households	82.0%	100.0%	100.0%
All Household Types	57.6%	28.6%	89.9%

**Table F-8. Family Type of Renter Households with Incomes
Below 50% of HAMFI, By Race**

Family Type	White Non-Hispanic Households	Black Non-Hispanic Households	Hispanic Households
Elderly	29.8%	11.0%	7.4%
Small & Large Families	25.1%	59.0%	76.3%
All Other Households	45.1%	30.0%	16.3%
Total	100.0%	100.0%	100.0%

**Table F-9. Percentage of Renter Households with Incomes
Between 30% and 50% of HAMFI and Any Housing Problems By Race**

Family Type	White Non-Hispanic Households	Black Non-Hispanic Households	Hispanic Households
Elderly	79.9%	100.0%	90.9%
Small & Large Families	86.7%	47.1%	95.8%
All Other Households	89.0%	100.0%	75.0%
All Household Types	85.8%	65.4%	93.1%

91.205(c) Homeless Needs

Data on Homelessness

Homelessness is defined as people living in shelters, places not meant for human habitation, or people with no permanent residence. If rents increase, the number of homeless persons in Marin could increase in the five year period covered by this Consolidated Plan.

HUD Table 1a, Homeless Populations and Subpopulations, and Table A, The Continuum of Care Chart, detail characteristics of Marin County's homeless population in 2009 .

The last Point-time Count of homeless took place on January 29, 2009. The count provides a one day snapshot of the number of homeless in the County during a single point in time. During the count, 1,770 individuals (adults and children) were counted as homeless living in sheltered and unsheltered locations consisting of 1,309 adults, 334 children and 127 unaccompanied youth. Of this number, 1,147 were unsheltered and 623 were living in emergency or transitional housing programs for the homeless. An additional 3,028 persons were counted as at risk of losing their housing either living doubled up or temporarily with family or friends.

Marin County homeless housing and service providers participate in the Homeless Management Information System (HMIS). HMIS is a software application designed to record and store client-level information on the characteristics and service needs of homeless persons throughout Marin's Continuum of Care. The data collected follows universal data standards developed by the Department of Housing & Urban Development (HUD). All participating HMIS agencies agree to collect the universal data elements to ensure an unduplicated count of homeless and at risk persons in the county. The universal data elements include demographics (age, gender, race/ethnicity) as well as veteran status, disability, last place stayed, length of homelessness, housing status, and zip code of last permanent residence. HMIS enables agencies to track outcomes related to their programs which helps provide insight into the number of persons entering homeless and those who move on to stable housing.

Programs funded under the McKinney-Vento Act are also required to participate and provide information in addition to the universal data elements related to client income, benefits, special needs and domestic violence. Homelessness Prevention and Rapid

Rehousing Programs funded under the American Recovery and Reinvestment Act (ARRA) are also required to participate in HMIS and track financial assistance and housing outcomes for this program.

The HMIS program is overseen by a governance group that helps to maintain the quality and integrity of the data in the system. The current system contains over 15,000 records of individuals who have utilized Marin's homeless housing and services over the past three years. The participating agencies include all (with the exclusion of domestic violence shelters) emergency shelter, transitional housing and permanent supported housing providers and all key homeless service providers in the county.

The participation of the all the key shelter, housing and service providers helps to provide a picture of the needs of homeless and at risk in the County. However, a small portion of the homeless population may not be captured in the data as the data is limited only to those accessing services.

Needs of the Sheltered and Unsheltered Homeless

People who are homeless are not a homogeneous group – they are all different, with different needs, expectations and hopes. Services therefore need to provide a range of options to meet the varying needs of this population. The needs of sheltered and unsheltered homeless are not necessarily the same however the underlying need for safe, stable and affordable housing is paramount. For the vast majority of people, the solution to homeless and housing instability is to secure a housing unit at a rent level they can afford, coupled with needed services to help ensure ongoing housing retention.

Shelters have historically been developed to provide an initial first step towards addressing homelessness for all homeless subpopulations, including families, single individuals, chronically homeless people, homeless youth, women fleeing domestic violence, etc. However, while shelters are a key component of almost all homeless services systems, over the past decade research and policymaking have moved toward the "Housing First" model, which shifts focus from shelters towards permanent housing. Under this approach, services and supports are put in place to help most homeless people move directly from the streets or shelters into permanent housing, significantly reducing shelter stays or bypassing the emergency shelter system altogether. This approach has proven to produce better outcomes for homeless people, including a higher rate of housing access and housing retention.

While adding shelter beds can help address the immediate needs of people who are living in the street, it does not provide a long-term solution. A shelter bed does not end a person's homelessness. Unless there is an increase in the supportive and affordable housing supply, providers cannot successfully assist homeless people to exit the shelter system, and many wind up cycling back into homelessness. Increasing the supportive housing supply is viewed as a much higher priority than emergency shelter. This prioritization is documented in the 2009 CoC Application, which states that there are no emergency shelter beds needed, compared to 528 permanent supportive housing beds. The only new emergency shelter capacity currently being contemplated is the creation of

a “no barriers” shelter to serve people with active mental health and/or substance use issues who are not eligible to enter the existing shelter system.

Populations That Need Transitional Housing

Over the past few decades, transitional housing programs have been created for a wide range of homeless populations. However, in recent years there has been an accumulation of evidence that transitional housing is of limited effectiveness for chronically homeless people and others who have difficulty complying with highly structured programs, significant barriers to gaining financial self-sufficiency (i.e. serious long-term disabilities), and other barriers to securing or sustaining permanent housing. Some studies have documented that for these groups, the rate of successful exit from transitional housing into permanent housing is very low.

Today, transitional housing is viewed as most appropriate only for certain specific subpopulations of homeless people, generally those who have histories of successfully sustaining permanent housing and who need only a time-limited period of assistance to gain the skills and income needed to return to housing stability. Most new transitional housing programs are targeted to those who have only moderate barriers to securing permanent housing and the ability to earn sufficient income to afford market-rate housing at the end of the transitional housing residency, such as youth transitioning from foster care to independence; women escaping domestic violence; families and individuals who have experienced financial crises and/or who need to skills, education or training to increase their earning capacity. Transitional housing generally is not ideal for people who need long-term, ongoing housing subsidies and services.

Populations That Need Rapid Re-Housing

As noted above, an alternative to transitional housing that has gained favor over the past few years is “rapid re-housing” or “housing first” programs, which help homeless households to quickly secure a rental unit by providing financial assistance for move-in costs plus a time-limited housing subsidy to help make that unit affordable. Programs that provide rapid re-housing using short-term rental subsidies are appropriate to meet the needs of the same types of populations as transitional housing: those who are homeless but who have only moderate barriers to securing and sustaining permanent housing and do not need permanent, long-term supports.

Rapid Re-housing and short to medium term rental subsidies are often a much more cost effective solution in comparison to the costs associated with shelters and transitional housing. Rental subsidies help to reduce the amount of time and individual or family is homeless and helps to stabilize the household immediately.

Populations That Need Permanent Supportive Housing

Permanent supportive housing is most appropriate for those groups of homeless or precariously housed people who have significant barriers to securing and sustaining housing, including long-term histories of homelessness and disabilities which make it

difficult to attain financial self-sufficiency and residential stability (e.g. mental illness, substance abuse, chronic health conditions). Chronically homeless people, in particular, typically require the long-term subsidies and services associated with permanent supportive housing.

Marin's Continuum of Care plan strongly prioritizes the creation of new supportive housing beds over shelter or transitional housing. At present there is little turnover in permanent housing units, given this there is a need to create additional units to meet the identified need for permanent supportive housing.

There remains an enormous unmet need for permanent low-income and extremely low-income housing units and Section 8 certificates and vouchers, which offer permanent solutions for extremely low income and very low income people who are homeless or are at risk of becoming homeless. Marin County has a need for the following permanent housing solutions for extremely low income and very low income persons who are homeless or at risk of becoming homeless:

- (1) Building more permanent affordable SRO housing for single persons.
- (2) Short and medium term rental subsidies.

The specific needs for facilities and services for homeless families are as follows (numbers do not indicate priority ranking):

- (1) Converting privately-owned and surplus property for use as housing for the homeless,
- (2) Providing rapid rehousing and stabilization services.
- (3) Operating, expanding, and rehabilitating existing shelters,
- (4) Providing permanent affordable housing, transitional housing, and rental assistance for extremely low income and very low income people,
- (5) Coordinating case management services for the homeless,
- (6) Identifying and utilizing the skills of the homeless for self-help projects,
- (7) Helping homeless people to obtain permanent affordable housing through counseling about existing housing options and advocacy towards expanding the supply of affordable housing,

- (8) Basic safe shelter facilities that would be suitable for people who are unable to abide by the rules of existing shelter programs or choose not to participate in the counseling or treatment programs required by most shelters,
- (8) Basic services, such as storage lockers, water, toilets, laundry, showers, trash disposal, parking, telephone message, and a mailing address for homeless people who are not housed in shelters,
- (9) Finding and distributing suitable clothing for warmth and public acceptance,
- (10) Employment and training opportunities,
- (11) Addressing other needs as they become apparent.

Needs of Subpopulations

The previous discussion of subpopulations addresses the severely mentally ill; substance abusers; people with both severe mental illness and substance abuse (known as the "dual diagnosed"); women and families fleeing domestic violence; homeless youth; persons diagnosed with AIDS and related diseases; and families. No data is available using HUD's preferred methodology (described in the 1994 CHAS instructions). However, estimates from service providers point to the specific housing and supportive service needs of these subpopulations.

Needs of Unsheltered Subpopulations

The housing needs of unsheltered subpopulations are generally the same as those previously listed for homeless and extremely low income persons, but unsheltered subpopulations may also need special supportive services.

The need for housing for the disabled has skyrocketed, resulting from the deinstitutionalization of mentally ill people. The number of non-senior disabled tenants in Marin's senior public housing projects has continued to increase. Disabled non-seniors now constitute 31% of the tenants in senior public housing. There is a need for permanent housing facilities with services for persons with mental illness after they leave recovery programs. A survey of 242 homeless persons conducted at 19 organizations serving homeless people during September of 2009 found that 36% reported taking medication for anxiety and/or depression and 31% reported taking medications for a diagnosed mental health disorder. And while thirty eight percent of interviewees reported that they needed help with their alcohol or drug use, there are currently no supportive housing units targeted specifically to this population.

Marin County needs more housing with services for the dually diagnosed (persons who are mentally ill and suffering from alcohol or other substance abuse) and for the triple-diagnosed population, which has increased because of the increase in the longevity of people living with AIDS. People with triple diagnosis need services similar to those needed for dual diagnosed clients, but need more intensive support.

Currently, the county does not have adequate facilities to house homeless youth, and some homeless youth are referred to programs in San Francisco or are taken into the penal system.

The county opened the Helen Vine Detox Center, which provides a limited stay (less than 15 days) for persons in need of detoxification. This program is open to both housed and unhoused persons. Center Point Inc provides transitional housing for substance abusers who have gone through a treatment program.

At present there are no shelters that are able to accommodate persons with mental illness and substance abuse problems. Some service providers have suggested initiating a program like the one in San Francisco, where a shelter exists in conjunction with a voluntary detoxification program.

Sheltered Subpopulations:

The subpopulation entering treatment programs is considered sheltered, because case management includes housing placement. In recent years, service providers have seen an increasing demand for substance abuse treatment. Programs which never had waiting lists in the past are now developing waiting lists. An average of 20 homeless families are on the wait list to enter Homeward Bound's Family Emergency Shelter.

While transitional housing is an opportunity for individuals and families to obtain skills, improve employment retention, access services, and work on financial planning, the affordable housing options when exiting transitional housing are limited. Many families must leave Marin County to access subsidized housing in Solano or Sonoma Counties, even though their roots and jobs are in Marin County.

Because of the availability of Housing Opportunities for Persons with AIDS Program (HOPWA) funds, the housing needs of some people living with HIV/AIDS are met through long-term rent subsidies. Most people living with HIV/AIDS in Marin prefer to remain in their own homes, and HOPWA rental assistance and support services make that possible for low-income people with HIV/AIDS. For individuals whose health declines, HOPWA and other funding sources make in-home attendant care services available so that clients can remain in their own homes. For seriously ill clients, the number of attendant care hours can be increased. Some recipients of long-term HOPWA rental assistance are at risk of losing their housing because of behavioral problems that can lead to eviction, and there is a need for two to ten units of transitional housing for people living with AIDS who have received HOPWA rent subsidies but have been evicted (or are likely to soon be evicted) by private landlords due to their behavioral problems.

Rural Homelessness

Limited information is available on the number of unsheltered living in rural areas of Marin. West Marin Community Resource Center which provides a food pantry regular

serves homeless in Point Reyes Station and at times provides assistance for motel and campground stays.

During the last Point-in-Time Homeless Count, 108 unsheltered persons were counted in the rural areas of West Marin. This count is most likely an under count as Marin's open spaces make it difficult to reach unsheltered populations that are found in encampments throughout rural Marin.

Development of housing and shelter facilities is very difficult in rural West Marin, because of environmental constraints and the shortage of developable land. The Bolinas Community Land Trust acquired the Bolinas Garage and converted the service bays into small apartments. Ecumenical Association for Housing (EAH) opened 27 rental units (affordable to families below 50% of median income) in a mixed-use development in Point Reyes Station. While these two projects will not directly address the needs of homeless people, they have helped meet the need for more affordable housing in the community.

There is great need for farm and ranch worker housing in West Marin. Current zoning limits multi-unit residential development in agricultural zones. Another complicating factor is that much of West Marin ranch land is under the jurisdiction of the National Park Service which governs the Point Reyes National Seashore, whose purpose is to limit human development in the natural environment. The Marin County Planning Commission will consider agricultural worker housing needs in the next revision of the Local Coastal Plan.

Needs of Families and Individuals at Risk of Homelessness

The housing needs of families and individuals at risk of homelessness are generally the same as those of extremely low and very low income families and individuals. Table A, The Continuum of Care Gaps Analysis, details characteristics of Marin County's homeless population and families and individuals at risk of homelessness.

Prevention programs are seen as part of providing a continuum of services which addresses not only the needs of unsheltered but also looks to providing programs and services which serve those at risk of losing their housing. For the vast majority of people, the solution to homeless and housing instability is to secure a housing unit at a rent level they can afford, coupled with needed services to help ensure ongoing housing retention.

During the five years covered by this report, the needs of families and individuals at risk of becoming homeless will include, but are not limited to (numbers do not indicate priority ranking):

- 1) Increasing the supply of affordable transitional and permanent housing and helping persons at risk of homelessness find appropriate housing solutions when their current situation ceases to be viable;
- 2) Short to medium-term rental assistance programs to prevent homelessness.

- 3) Increasing the supply of Section 8 vouchers and deepening permanent subsidies in existing affordable rental units;
- 4) Programs which provide assistance with security deposits to enable those who have not been able to save to access affordable housing.
- 5) Legal assistance to prevent evictions.
- 6) Credit counseling and credit repair assistance.
- 7) Housing relocation and stabilization assistance to support those at risk in obtaining and retaining affordable housing.
- 8) Expanding the availability of low-cost child care;
- 9) Providing essential services to people in transitional housing, including services concerned with employment, finances, health, substance abuse, education, food and other needs, and;
- 10) Providing fair housing services, counseling about existing housing options, and public benefits advocacy.

Nature and Extent of Homelessness by Racial and Ethnic Group

The 2009 Point-time-Count found that of the adults counted 56% identified as white, 19% Hispanic/Latino, 13% Black/African American, 2% Asian, 1% Native American, 5% of mixed race and 5% declined to state.

91.205(d) Other Special Needs

Persons with Disabilities and Special Housing Needs

The needs of subpopulations have been discussed throughout Section 91.205. The Marin Center for Independent Living (MCIL) estimates that 50-55,000 persons in Marin County have disabilities, and this number will increase significantly since seniors are the fastest growing segment of the County's population. Although data is not available on the income of this population, it is estimated that the majority is lower income.

Currently, 15% of units at the five elderly/disabled complexes managed by the Marin Housing Authority are handicapped accessible. In addition to the handicapped accessible units, at two of the complexes, Venetia Oaks and Homestead Terrace, the Marin Housing Authority has made additional handicapped improvements to 84 units, by installing grab bars in bathrooms and installing hot water valves that prevent scalding.

Lifeshouse (formerly MARC), an agency that serves a large number of developmentally disabled clients, estimates that the county has 1,500 residents who are developmentally disabled. The director of Lifeshouse sees a need for more Section 8 vouchers for developmentally disabled persons. Many Lifeshouse clients are ready to live independently, but there is a lack of affordable low-cost housing in the county for extremely low income and very low income persons with disabilities. This shortage of affordable housing for developmentally disabled persons has become more acute in the past five years, as more developmentally disabled persons have entered into the housing market in search of smaller home settings (two and three bedroom apartments and houses, as opposed to larger group homes).

According to the director of Buckelew Programs, the County has a critical shortage of housing that provides an independent living situation with social service support¹ for extremely low income and very low income people who are mentally ill. The Housing Authority's Shelter Plus Care Program provides a Section 8 rent subsidy in conjunction with intensive supportive services to 100 formerly homeless individuals and families who have a serious mental illness and who may also have a concurrent substance abuse problem and/or AIDS.

The HOPWA Program provides a rent subsidy to individuals and families living with HIV or AIDS. The HOPWA Program Coordinator helps link participants to needed social services. In many ways, the housing conditions faced by people living with AIDS in Marin are the same as the housing conditions faced by the general population. The high cost of housing in Marin is a burden for low income people, particularly if they face the loss of employment income and/or high medical expenses. People with AIDS in Marin, particularly those with less severe health problems, express a strong preference to remain in their homes for as long as possible. This subpopulation needs rent subsidies and a range of support services for both medical and family needs.

There is a critical need for assisted living housing for extremely low income seniors in Marin. Assisted living combines housing with the supportive services that are needed to assist seniors and people with disabilities with the activities of daily living. While there has been development of market-rate assisted living housing, there is an unmet need for assisted living units affordable to extremely low income people.

The service and special housing needs of the elderly, frail elderly, persons with disabilities, persons living with HIV, those returning to the community from mental and physical health care institutions, as well as lower income families who could benefit from participation in an organized program to achieve economic independence and self-sufficiency are as follows (numbers do not indicate priority ranking):

- 1) Increasing funds available to organizations operating group treatment facilities for developmentally disabled people and clients with persistent mental illness,
- 2) Training and coordinating volunteer attendants to assist persons with physical impairments,
- 3) Rehabilitating existing affordable housing units for handicapped accessibility,
- 4) Establishing residence(s) and housing assistance programs for people living with HIV, developmentally disabled people, disabled parents with children, people with life-threatening illnesses, and persons suffering from AIDS-related dementia,
- 5) Establishing housing operated by and for people with chronic mental illness,
- 6) Establishing housing opportunities that would enable people with disabilities (including the developmentally disabled, physically disabled, and mentally ill) to live with their spouses and children,

¹Support services would need to be offered between three and seven days a week, two to four hours a day per individual.

- 7) Establishing housing for people who are hypersensitive to chemicals and allergens,
- 8) Rehabilitating and maintaining existing single room occupancy units, especially for people in low-wage jobs and people with mental illness,
- 9) Providing board and care homes and housing with assisted living services for extremely low income and very low income seniors, and
- 10) Addressing other needs as they become apparent.

The use of CDBG and HOME funds towards eligible acquisition and/or development costs of rental housing for special needs populations will continue to be a priority over the next five years.

There is a growing need to fund projects that serve people with physical disabilities. Senior citizens are the fastest growing segment of the population. It is estimated that the population of senior citizens will double by the year 2020. As the aging senior population becomes frail, the need to modify existing housing for disabled accessibility will increase. Persons with all types of physical disabilities face a wide array of barriers, including limited accessibility to buildings, rest rooms, recreational facilities, and sidewalks. As local governments continue to implement the Americans with Disabilities Act (ADA), the demand for funding to comply with the ADA will continue to increase significantly. Marin County has a strong history of funding local government-sponsored accessibility projects for the removal of architectural barriers to people with disabilities.

Advocates for people with disabilities have asked that new or substantially rehabilitated housing exceed the requirements of the ADA and make at least the living room of all housing units wheelchair-accessible, so that people with disabilities can freely visit their friends' homes. This concept of "visitability" should be implemented as long as it does not impose an undue financial burden on the project.

Families Headed by Single Parents

On average, households headed by single parents have a significantly lower income than households with two parents. Service providers believe that economic trends have continued to impoverish single-parent households. The 2000 Census reported 5,115 families with a female head of household and at least one child under the age of 18. This type of family accounted for 7% of total families (households with more than one person) in Marin. In 1999, the year the Census data was taken, the income differential between married-couple families and families headed by single parents was striking, as shown in Table G. Female-headed single-parent families are at a greater disadvantage than male-headed single-parent families.

Table G. Median Household Income for Families with Children (1999)

<u>Families with Children</u>	<u>Mean Household Income</u>
Female-headed single-parent families	\$36,740
Male-headed single-parent families	\$51,449
Married-couple families	\$108,095

Source: U.S. Census, 2000.

Section 91.210(d) further discusses special needs housing.

91.205(d)(2) HOPWA Funding

Marin County receives funding from the Housing Opportunities for Persons with AIDS Program (HOPWA) through the City and County of San Francisco, which receives HOPWA funding on behalf of the Counties of Marin, San Francisco, and San Mateo. The San Francisco Consolidated Plan, which was prepared in consultation with the County of Marin, includes a metropolitan-wide strategy to address the needs of people living with HIV and their families. Section 91.205(b)(1) of this plan presents data on the size and characteristics of Marin County's population of persons with HIV/AIDS and their families. Cuts in funding are impacting the number of individuals that this program can serve. Currently, 29 clients receive HOPWA rental assistance.

91.205(e) Lead-Based Paint Hazards

In the last 20 years, exposure to lead has increasingly been recognized by national, state, and local governments, and by citizen groups, as a serious health problem. Lead poisoning can cause irreversible brain damage, leading to learning disabilities and behavioral problems. Since there is no medical cure for lead poisoning, identifying and eliminating sources of lead exposure are the only ways to reduce the harmful effects.

Lead-based paint is the most common source of elevated blood levels of lead in children under age 5, who are at the greatest risk of lead poisoning. The County is divided into eight districts, each of which has an inspector who is responsible for responding to complaints and inspecting the housing facilities every two years. Lead-based paint hazards include airborne dust from flaking paint, but harmful exposure is most frequently from children ingesting paint chips. Because the U.S. Consumer Product Safety Commission lowered the allowable lead concentration level in household paint to 600 parts per million (ppm) in 1978, housing constructed since then is unlikely to have high levels of lead in the paint. Typically, the older the housing, the greater the amount of lead in the paint. Housing constructed before 1950 may contain paint with a high lead level (in excess of 200,000 ppm), while housing constructed between the 1950s to 1970s may have a lead level around 2,000 to 10,000 ppm. The County of Marin also partners with several community-based organizations which conduct education and outreach on the dangers of lead hazards. Table H shows the correlation between the age of housing and the likelihood of lead-based paint hazards.

Table H. Estimated Number of Units with Lead Based Paint Hazards By Age

YEAR HOUSING WAS BUILT	NUMBER OF HOUSING UNITS BUILT	PERCENTAGE WITH LEAD-BASED PAINT HAZARDS	ESTIMATED UNITS WITH LEAD-BASED PAINT HAZARDS
Before 1940	16,472	90% ± 10%	14,825
1940-1959	33,109	80% ± 10%	26,487
1960-1979	39,142	62% ± 10%	<u>24,268</u>
Total			65,580

Source: Comprehensive and Workable Plan For The Abatement Of Lead-Based Paint in Privately Owned Structures, HUD; U.S Census, 1940 through 1990

Title X of the Housing and Community Development Act of 1992 defines hazard as any condition causing exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible or friction surfaces. Since the condition and rehabilitation history of each unit of housing in the County is not known, the number of housing units with actual lead-based paint hazards can only be estimated.

It is estimated that 16,526 (plus or minus 10%), or roughly 69%, of the housing units that are occupied by very low or low income households may contain lead-based paint hazards. This estimate is based on the data reported in Table H.

91.210 HOUSING MARKET ANALYSIS

91.210(a) General Characteristics

Marin County is an affluent community located across the Golden Gate Bridge from San Francisco. The county is characterized by a wealthy, predominately white, well-educated, gainfully employed population. In comparison with nearly all other California counties, Marin has a higher income population, a higher percentage of college graduates, a higher percentage of people in professional and managerial occupations, higher priced homes, and a lower unemployment rate. Table C shows the market conditions at the time the 2000 Census was taken. Growth in the Marin housing stock has been very limited since 2000.

Background Trends

According to the Marin County Community Development Agency, only 16% of the total land area in Marin County (including cities) is suitable for development, 11% of the land in the county has been developed, and 5% is available for development. The remaining land is held in agriculture, parkland, publicly and privately owned open space, watershed and tidelands. The local housing market is characterized by high prices for single family homes (including townhouses and condominiums), high rents, low vacancy rates, and a shortage of vacant land suitable for housing development.

High development costs make affordable housing development impossible without substantial subsidy. Projects tend to be small scale in Marin County, due to the small size of available undeveloped land, local zoning which favors lower density development, and the need to limit the scale of projects due to environmental concerns and community opposition. Small projects are not able to benefit from economies of scale. This results in higher development costs per unit, and it also results in higher ongoing management costs per rental unit. Higher management costs mean that there is less money available for social services for tenants. According to Ecumenical Association for Housing, the cost of building affordable rental housing can range from \$405,000 to \$565,000 per unit. For this reason, housing construction in the private market has focused on expensive single family homes, townhouses, and condominiums.

The major trends since the 1980s that have affected Marin County's housing market are job growth, rising household incomes, increased demand for housing from the "baby boomer" population, diminishing supply of land available for housing construction, and a reduction in the growth of the housing supply.

Between 1980 and 1990 the number of jobs in Marin County increased from 76,502 to 104,840 (a 37% increase). This relatively large increase in jobs was typical of California suburbs during the 1980s. From 1995 to 2005, the number of jobs in Marin County increased from 112,290 to 132,180 (an 18% increase). These jobs were filled mostly by women and young people entering the labor force, people moving into Marin County, and commuters from neighboring counties. The U.S. Census American Community Survey 3-Year Estimates (2006-2008) reported that the median income in the county was \$88,101, the highest in the state.

Many of the jobs in Marin today are low-paying service jobs. As Table I shows, 64% percent of Section 8 rental assistance recipients work, but they are unable to afford rents in the county. Even most middle-income families are not able to afford to buy a house in the county at today's prices. Persons working locally tend to commute from less expensive outlying areas. Generally, only affluent households can afford to purchase single-family homes in Marin. According to an April 16, 2010, article in the Marin Independent Journal, the median price of a single-family home in Marin County increased from \$670,000 in 2009 to \$725,250 in 2010. While a significant drop from a peak median price of \$1,010,000 in April 2005, it is still significantly greater than the current San Francisco Bay Area median single-family home price of \$380,000.

Table I
Sources of Income* For Section 8 Recipients

Wages	64.0%
Welfare	20.1%
SSA	38.6%
SSI	38.8%
Pension	4.0%
Child Support	9.7%
Other	19.5%

*Some may have more than one income source
(Source: Marin Housing Authority, 2004)

Market and Inventory Conditions

The Marin County housing market may be described in one word: expensive. As noted above, the factors which cause high housing prices and rents are 1) a limited supply of vacant land suitable for housing construction (most cities within Marin County are built out), 2) limited new construction due to voter opposition to growth, 3) high demand resulting from job growth in the region, and 4) relatively high incomes of households.

Marin County housing is in great demand, with high prices and rents as the primary indicators of this demand. A vacancy rate lower than 5% indicates a high demand for housing, and upward pressure on home prices and rents. Throughout the 1980s and 1990s, vacancy rates hovered between 1% and 2%. Data in Table C show a vacancy rate of 2.2% for rental units and 0.7% for owner-occupied units. Other contributors to high demand are a healthy regional economy, more than one worker per household, and the desirability of Marin County as a place to live (it has good public schools, a beautiful landscape, plenty of recreational and cultural opportunities, and close proximity to San Francisco.)

The condition of Marin County's housing stock ranges from good to excellent. By local definition, a substandard housing unit is lacking complete kitchen and/or plumbing facilities. A unit in substandard condition but suitable for rehabilitation is one that can be rehabilitated to comply with local zoning and building standards. With the exception of the lowest income households, owner-occupants tend to take good care of their property, because they wish to preserve the high market value. Rental units tend to be well-maintained also, due to the high rents asked for vacant apartments. As noted in Table C, only 181 (0.5%) of 36,632 renter-occupied units are substandard. Only 342 (0.5%) of 64,018 owner-occupied units are substandard.

The 2000 Census provides information about the cost of housing. Owner-occupants reported the value of their houses and monthly housing costs; renters reported average contract rent and gross rent. As reported in the 2000 Census for Marin County, the median value of an owner-occupied dwelling was \$514,600. The 2000 median contract

rent was \$1,162 per month. By comparison, the 1990 median home price was \$378,356 and the 1990 median rent was \$806 per month.

The rental housing market is better from an affordability standpoint: 51.9% of low income households were paying less than 30% of their gross incomes towards housing costs.

Demographics - Areas of Low Income and Minority Concentrations

According to the 2000 Census, Marin County's population was 247,289, an increase of only 7.4% since 1990. The relatively small increase in population was due to declining birth rates and limited housing opportunities. Population is projected to rise by comparably small percentages in future decades: existing residents are expected to "age in place" and limited housing opportunities will prevent a substantial increase in population.

Most of the increase in population during the 1990s was projected to be from births. The 2000 Census shows that population in Marin was predominately white (84%). This was a slight decrease from the 1990 white population of 88.7%. The increase in racial diversity represents an increase in the number of Hispanics, Asians and Pacific Islanders, and blacks.

The county has two areas of "minority concentration," defined as Census tracts where the non-white percentage of the population is noticeably greater than the countywide percentage (note: the prison in San Quentin has not been included). Tract 1290, an unincorporated area known as Marin City, has a high concentration of blacks. Tract 1122, known as the Canal Area, has a high concentration of Hispanics and Asians and Pacific Islanders. Table L shows the minority composition in Census Tracts 1290 and 1122.

Table L
Areas of Minority Concentration

Census Tract 1290 Marin County, California (Marin City)				
Subject	All ages		18 years and over	
	Number	Percent	Number	Percent
RACE				
Total population	2,500	100	1,870	100
White	910	36.4	817	43.7
Black or African American	1,149	46	760	40.6
American Indian and Alaska Native	13	0.5	7	0.4
Asian	189	7.6	143	7.6
Native Hawaiian and Other Pacific Islander	4	0.2	2	0.1
Some other race	116	4.6	68	3.6
Two or more races	119	4.8	73	3.9
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	207	8.3	138	7.4
Not Hispanic or Latino	2,293	91.7	1,732	92.6
One race	2,205	88.2	1,677	89.7
White	841	33.6	761	40.7
Black or African American	1,147	45.9	758	40.5
American Indian and Alaska Native	11	0.4	6	0.3
Asian	188	7.5	142	7.6
Native Hawaiian and Other Pacific Islander	4	0.2	2	0.1
Some other race	14	0.6	8	0.4
Two or more races	88	3.5	55	2.9

Table L
Areas of Minority Concentration
(Continued)

Census Tract 1122 Marin County, California (Canal Neighborhood, San Rafael)				
Subject	All ages		18 years and over	
	Number	Percent	Number	Percent
RACE				
Total population	11,679	100	8,465	100
White	5,077	43.5	3,850	45.5
Black or African American	393	3.4	253	3
American Indian and Alaska Native	144	1.2	100	1.2
Asian	977	8.4	701	8.3
Native Hawaiian and Other Pacific Islander	11	0.1	11	0.1
Some other race	4,227	36.2	2,975	35.1
Two or more races	850	7.3	575	6.8
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	8,192	70.1	5,697	67.3
Not Hispanic or Latino	3,487	29.9	2,768	32.7
One race	3,285	28.1	2,641	31.2
White	1,921	16.4	1,690	20
Black or African American	347	3	219	2.6
American Indian and Alaska Native				
Asian	969	8.3	696	8.2
Native Hawaiian and Other Pacific Islander	5	0	5	0.1
Some other race	17	0.1	12	0.1
Two or more races	202	1.7	127	1.5

The county has three "areas of low income concentration," defined as Census tracts where the population is lower income than the rest of the county, with income not exceeding 80% of the area median. Census tracts 1110 (downtown San Rafael), 1122 (Canal area of San Rafael), and 1290 (Marin City) have the highest concentration of low income households and the highest incidence of poverty.

The demographics of Marin City shifted between 1995 and 2000, with the completion of the 255 apartments and 85 townhomes at the Marin City USA redevelopment project and completion of the 30 unit Braun Court affordable homeownership project. Marin City USA contains a mix of market rate and subsidized rental and for-sale units. Of the 255 Marin City USA apartment units, 66 are available to very low income households and 28 to low income families. Of the 85 townhomes, 34 are part of the Below Market Rate program (BMR) and will have resale restrictions for 30 years. Half of the BMR units

were sold to low and moderate income Marin City residents, which fulfilled the project's goal of providing homeownership opportunities to Marin City residents. At least three of the new homebuyers were former public housing residents. Twelve homes at Marin City USA have been purchased by moderate income and higher income Marin City residents.

The primary goals of the Marin City USA project were to bring greater racial and economic integration to Marin City. Property management staff for the new apartments at Marin City USA estimated in 1999 that 40% of their residents were African-American, 35% were white, 15% were Hispanic, 5% were Asian/Pacific Islander, and 5% were "other" (do not fall in the categories mentioned). Property management staff also noted that a number of the market rate units were occupied by minority individuals and families. More than half of the homebuyers were white, a quarter of them were African-American, 14% were Asian, and the rest were Hispanic and Native American. Marin City has qualified as a low income and minority concentration area according to HUD statistics.

Nearly 72% of public housing residents in Marin City were African-American in 2004, and nearly 81% were minorities. The demographic profile of Section 8 recipients is closer to the profile of Marin residents. Table M shows the racial profile of Section 8 recipients.

**Table M
Race/Ethnicity of Section 8 Recipients**

Race/Ethnicity	Number of Households			TOTALS 03/31/2010
	Section 8	Marin City Public Housing	Elderly/Disabled Public Housing	
White (Non-Hispanic)	1243 60.01%	70 19.4%	173 71.19%	1486 55.6%
African American	345 16.7%	220 60.9%	17 7%	582 21.77%
Asian	189 9.13%	23 6.37%	20 8.2%	232 8.68 %
Hispanic	251 12.13%	46 1.27%	30 12.34%	327 12.23%
American Indian	33 1.59%	2 0.65%	3 0.0%	38 1.42%
Total Minority	818 40%	291 82%	70 1.23%	1179 44.11%
Total	2069	361	243	2,673

(Source: Marin Housing Authority, 2010)

It is difficult to evaluate cost burden by race in the county, because the percentage of income spent for housing is not disaggregated by race in the 1990 Census. The only telling figure in Census data is that persons classified as white and Asian tend to be predominately homeowners, while 75% of African-American and 69% of Hispanic respondents were renters. Thirteen percent of African-American respondents in the 1990 Census paid less than \$200 a month for housing, which would have been Marin City public housing in most cases.

Inventory of Permanent Housing Units

The inventory of affordable market rate housing units is extremely limited as more stringent lending policies make it harder to secure Adjustable Rate Mortgages and jumbo loans frequently needed to purchase a home in Marin County.

Many elderly people find that their fixed incomes cannot keep pace with the increase in rental housing prices, and this population frequently has costly supportive service needs. There is a serious shortage of housing with services suitable for frail seniors. During the five-year period covered by this Consolidated Plan, it is expected that for-profit developers will build market-rate “assisted living” rental housing for frail seniors at a slower pace than they previous had. Assisted living combines housing with personalized support services for seniors who need assistance for more hours than can be economically provided at home, but do not need the level of care provided by a nursing home. With the exception of units that are required by local “inclusionary housing” ordinances to be made affordable to low-income seniors, the expected construction of assisted living units will be entirely market-rate. Even the affordable “inclusionary” units may not be affordable to very low income and extremely low income seniors.

Except for a small project, West Marin has only one assisted living facility for seniors. Other residential care facilities for the elderly, such as board and care homes, adult day care, Alzheimer's day care, retirement homes, or other nursing care facilities generally do not exist. Many houses in this area are in remote and inaccessible areas where home care workers are not comfortable visiting. Around the clock supervision and care is expensive, and many people do not have an extra bedroom for a live-in worker. The cost of 24-hour care is not affordable for lower income individuals. West Marin Senior Services has developed a small assisted living housing project with personalized support services for seniors in West Marin.

91.210(b) Public and Assisted Housing

91.210(b)(1) Data on Public Housing

Inventory of Public and Assisted Housing

Table N details the Marin County Housing Authority's inventory of public and assisted housing.

Marin County has a total of 500 public housing units, 300 of which are in Marin City and 200 of which are in elderly/disabled complexes. The waiting list for units in Marin City is competitive, although it is the least competitive portion of the Housing Authority's assisted housing program. The Marin City units have some turnover and many applicants say they would rather live in other parts of Marin. Housing Authority staff notes that the need for housing for the mentally ill has skyrocketed in the last decade, resulting from the deinstitutionalization of mentally ill people. Staff estimates that mentally ill people comprise 60% of the waiting list for elderly public housing projects, an increase from past experience. Along with its 500 public housing units, the Marin County Housing Authority (MHA) had 2,100 Section 8 vouchers in 2010 used for tenant-based and project based assistance for extremely low and very low income persons.

Most MHA senior/disabled units are studios and 1-bedroom units, and larger units are occupied by families. The public housing units (including both family and senior projects) are distributed by size as follows:

0 - Bedroom	122 units
1 - Bedroom	113 units
2 - Bedroom	138 units
3 - Bedroom	119 units
4 - Bedroom	8 units

The Marin Housing Authority has a small Project Based Program that currently has 58 existing units and 40 new construction units. MHA has been awarded over \$3,188,770 in competitive federal stimulus funds in 2009 and receives an annual formula Capital Fund grant for approximately \$1,000,000 for modernization and rehab for the 500 units of aging public housing. The public housing units were all built in the 1960's and are in need of on-going extensive rehab.

The Marin Housing Authority developments listed below are participating in the HUD Capital Fund Program:

**Table N
Marin County Housing Authority's
Inventory of Public Housing**

<u>Name of Project</u>	<u>Address</u>
Casa Nova	35 Carmel Drive, Novato
Golden Hinde	5 Golden Hinde Boulevard, San Rafael
Homestead Terrace	100 Linden Lane, Mill Valley
Kruger Pines	47 North Knoll Road, Mill Valley
Marin City Public Housing	429 Drake Avenue, Marin City
Venetia Oaks	263 North San Pedro Road, San Rafael

Overall, more than 5% of the MHA-managed housing units were made accessible, exceeding the minimum Section 504 requirement. At its five Elderly/Disabled

complexes, the MHA made handicapped accessibility modifications to 10 apartments and five community buildings, installed site ramps and handrails, and provided additional handicapped parking spaces. The work was completed in 1994. In 2010 MHA through a competitive federal stimulus grant has been awarded \$1,235,000 improve accessibility at our elderly/disabled sites. In 2010 MHA will be upgrading units, improving accessibility in the complex community rooms, creating accessible parking spaces and improving the path of travel at several elderly/disabled sites. In Marin City, the MHA made handicapped accessibility modifications to 13 housing units and the project office, installed a number of ramps and handrails, and provided additional handicapped parking spaces. In 2010 MHA will be making kitchen accessibility improvements to 5% of the units, improving sidewalks, parking and path of travel to increase the accessibility at this complex.

Table O details housing projects assisted with the HUD Section 202, HUD Section 811, HUD Section 221(d)(3), HUD Section 236, FmHA Section 502, and FmHA Section 515 Programs. Projects shown in *italics* were completed since the publication of the Consolidated Plan for 1995-2000.

Table O
Housing Assisted with Section 202, Section 811, Section 221(d)(3),
Section 236, and the FmHA Section 502 and 515 Programs

Name of Project and Location	Subsidy Program	Type	Number of Units
Bee Street Housing, Sausalito	Section 202	senior/disabled	6 units
Bennett House, Fairfax	Section 202	senior/disabled	70 units
Buckelew Creekwood, Fairfax	Section 202	mental illness	12 units
Camino Alto Court, Mill Valley	Section 202	disabled	24 units
Cedars Dante House, Novato	Section 811	developmentally disabled	1 unit
Cedars Lamont House, Novato	Section 811	developmentally disabled	1 unit
Del Ganado Apartments, San Rafael	Section 202	developmentally disabled	12 units
Ecology House	Section 811	environmental illness	11 units
Lincoln Avenue Apartments, San Rafael	Section 811	developmentally disabled	6 units
Mackey Terrace, Novato	Section 202	senior/disabled	50 units
MARC Hamilton House, Novato	Section 811	developmentally disabled	1 unit
MARC Nova House, San Rafael	Section 202	developmentally disabled	1 unit
Maria B. Freitas, San Rafael	Section 202	senior/disabled	62 units
Martinelli House, San Rafael	Section 236(j)(1)	senior/disabled	66 units
Mill Creek Apartments, Mill Valley	Section 202	developmentally disabled	10 units
Oak Hill Apartments, San Anselmo	Section 811	developmentally disabled	13 units
Oak Knolls, Marin City	Section 221(d)3 BMIR	family	48 units
Olive Avenue Apartments (Margaret Duncan Greene Apartments, Novato)	Section 811	mental illness	16 units
Parnow House, San Rafael	Section 202	senior/disabled	72 units
Pilgrim Park, San Rafael	Section 236(j)(1)	family	61 units
Ponderosa Estates, Marin City	Section 221(d)3 BMIR	family	56 units
San Rafael Commons, San Rafael	Section 221(d)(4)	senior/disabled	83 units
Shelter Hill, Mill Valley	Section 236(j)(1)	family	75 units
The Hilarita, Tiburon	Section 236(j)(1)	family	102 units
The Redwoods, Mill Valley	Section 231 elderly	senior/disabled	150 units
Walnut Place, Pt. Reyes Station	Section 202	senior/disabled	24 units
Total			1,033 units

Management

The Marin Housing Authority uses the 20% allowable under the HUD Capital Fund Program to upgrade management of Marin City public housing. The Capital Fund allows for a percentage of the grant to be used for Resident Initiatives, including but not limited to activities such as the Phoenix Project, job training opportunities and Section 3 local hiring opportunities for Marin City residents to have priority access to construction jobs under taken by the Capital Fund projects.."

The Resident Advisory Board (RAB) to meets regularly to discuss the Capital Fund budget and priority setting for modernization/rehab needed projects. The following table details the estimated dollar amount allocated by MHA to address public housing rehabilitation and program needs in 2009.

Estimated Dollar Amount Allocated by Marin Housing Authority to Address Public Housing Rehabilitation And Program Needs for 2009

Description	Total Estimated Cost
Management Improvements	\$229,000
Administration	114,235
Site Improvement	68,494
Dwelling Structures	504,296
Operations	229,000
TOTAL	\$1,145,025

(Source: Marin Housing Authority, 2010)

**HUD Table 4a
Priority Public Housing Needs
Local Jurisdiction**

Public Housing Need Category	PHA Priority Need Level High, Medium, Low, No Such Need	Local Jurisdiction Priority Need Level High, Medium, Low, No Such Need	Estimated Dollars To Address	
Restoration and Revitalization	High	High		\$2,663,034
Capital Improvements	High	High		
Modernization	Medium	Medium		
Rehabilitation	High	High		
Other (Specify)				
Management and Operations	High	High	\$1,065,545	
Improved Living Environment	High	High		\$745,882
Neighborhood Revitalization (non- capital)	High	High		
Capital Improvements	High	High		
Safety/Crime Prevention/Drug Elimination	High	High		
Other (Specify)				
Economic Opportunity				
Resident Services/ Family Self Sufficiency	Medium	Medium	\$319,663	
Other (Specify)				
Total			\$4,794,124	

(Source: Marin Housing Authority, 2010)

91.210(b)(2) Assisted Housing Inventory

There are approximately 2,890 nonprofit-sponsored assisted housing units in the county which serve low income persons.

Much of the federally-subsidized housing built in the 1960's and 1970's with the help of federal low-interest loans and federal rent subsidies needed supplementary funding from for-profit investors. Private investment was attracted with the tax benefits of ownership (deductibility of depreciation and interest) and the promise that, several decades later, the projects could be converted to market-rate housing at a profit. At the end of a specified term, project owners had the right to prepay their federally-assisted or federally-insured mortgages, thereby lifting the affordability restrictions.

In 1987, Congress passed the Emergency Low-Income Housing Preservation Act (ELIHPA), which restricted the mortgage prepayment rights of owners of "older assisted" housing produced under the Section 221(d)3 Below-Market Interest Rate and Section 236 programs, and provided financial incentives to compensate owners for maintaining affordable rents. In 1990, Congress passed the Low-Income Housing Preservation and Resident Homeownership Act (LIHPRHA) (part of the National Affordable Housing Act of 1990), which changed the details of the preservation program. In 1996, Congress restored the rights of owners to prepay their HUD-assisted mortgages. As a result, any "older assisted housing" which has not already been preserved for long-term affordability is subject to mortgage prepayment and loss of affordability.

The Hilarita Apartments and the Shelter Hill Apartments, both developed by limited partnerships that included both non-profit sponsors and for-profit investors, have been converted into entirely non-profit ownership, which should assure permanent affordability as long as Section 8 rental assistance is continued by the federal government.

The Hilarita, a 102-unit subsidized apartment complex in Tiburon, was built in 1975 with Section 236 assistance from HUD. Because the Section 236 program did not fund the full cost of development, the project was developed by a limited partnership consisting of a nonprofit managing general partner and for-profit investors in the role of limited partners. In 1995, the limited partners had the right to sell the project without the nonprofit partner's consent, pay off the federally-insured mortgage, raise rents to market levels, and displace the low income tenants. In 1992, Tiburon Ecumenical Association used Community Development Block Grant (CDBG) funds to purchase the ownership interest of one of the limited partners, raising the non-profit share of ownership from 40% to 45%. Subsequently, Tiburon Ecumenical Association, the nonprofit partner in The Hilarita, received assistance from LIHPRHA to preserve this project as permanently affordable housing. With LIHPRHA assistance, title to the project has been transferred to The Hilarita-TEA, a new nonprofit organization, and major rehabilitation of this property has been completed.

The Shelter Hill Apartments, a 75-unit complex in Mill Valley, is also a Section 236 project developed by a limited partnership with a nonprofit managing general partner. Shelter Hill was subject to mortgage prepayment and conversion to market rents in 2017. However, in 1993, Interfaith Housing Foundation, the nonprofit partner, used CDBG funds to purchase the ownership interest of the sole remaining for-profit partner, thereby completing the conversion of the project to nonprofit ownership. With nonprofit ownership, future conversion to market rents is precluded, and the project qualified for the most favorable Flexible Subsidy rehabilitation financing from HUD. After assuming ownership, Interfaith Housing Foundation used Flexible Subsidy funding to substantially rehabilitate Shelter Hill, eliminating severe dry rot problems and improving seismic safety. Physical and financial preservation of the Shelter Hill Apartments was accomplished without use of the LIHPRHA program, although the HUD Flexible Subsidy Program served a similar function. (Shelter Hill is now in need of another round of rehabilitation to replace sections of the siding that have yet more dry rot problems.)

Besides the threat of prepayment of federally-assisted mortgages, the continued affordability of "older assisted" housing is also threatened by possible changes in the Section 8 project-based rent subsidy program. If the Section 8 contracts were not renewed, most of the affected projects would no longer have affordable rents, and it is estimated that two-thirds would go into foreclosure. Table P is a preliminary list of Marin County projects, with a total of 233 units, that depend on Section 8 rent subsidy contracts. According to data compiled by the California Housing Partnership Corporation, the projects in Marin County that were at highest risk of losing affordability were Ponderosa Estates (located in Marin City), San Rafael Commons (located in San Rafael), and the Shelter Hill Apartments (located in Mill Valley). Ponderosa Estates has been converted into cooperative ownership, but still depends on renewal of Section 8 assistance. The Shelter Hill Apartments have been converted to entirely nonprofit ownership, but still depends on renewal of Section 8 assistance. Bridge Housing Corporation, a nonprofit organization, has purchased San Rafael Commons.

Table P
Units Threatened With Loss of Affordability Due to
Mark-to-Market Debt Restructuring or Possible Loss of Section 8 Subsidies

Name of Project	Location	Special Populations	Earliest Year Section 8 Rent Subsidy Could Expire	Number of Units
Bee Street Housing	Sausalito	Seniors, disabled	2005	6
Buckelew Housing	Fairfax	Mentally ill	2006	12
Camino Alto Apartments	Mill Valley	Disabled	2003	24
Del Ganado Apartments	San Rafael	Developmentally disabled	2002	12
Parnow Friendship House	San Rafael	Seniors, disabled	2002	72
San Rafael Commons	San Rafael	Seniors, disabled	2000	83
Walnut Place Senior Housing	Point Reyes Station	Seniors, disabled	2006	24
Total				233

91.210(c) Inventory of Facilities and Services for the Homeless and Persons Threatened with Homelessness

Table A, The Continuum of Care Chart, presents a brief inventory of the housing available for the homeless in Marin. The nature and extent of programs for the homeless are discussed in Section 91.205(c).

Homeless persons and persons at risk of homelessness are referred by social service organizations, religious congregations, law enforcement agencies, and word-of-mouth to the appropriate services. Typically, clients are assessed to determine the severity of their housing, employment, and psychological or substance abuse problems, and to determine what personal resources they have available. Then counselors will recommend the appropriate supportive services.

91.210(d) Special Needs Facilities and Services

The Marin County Department of Health and Human Services has an extensive directory of agencies serving persons with special needs.

There are very limited housing opportunities in Marin County for the lower income elderly who need supportive services. The problem is particularly severe for frail lower income seniors. Ross Valley Ecumenical Housing Association operates Tam House in San Anselmo, which provides shared housing and meals for 12 ambulatory seniors, and developed another 10 unit residence which it completed in 2007. Nonprofit and public agencies that operate subsidized senior housing attempt to link residents with the

supportive services they need as they grow older and become frail. There are approximately 1,600 units in nine non-subsidized retirement residences in Marin, including "life care" and other types of facilities. Board and care homes have approximately 580 beds in 26 homes, but only an estimated 7% are available at the Supplemental Security Income (SSI) rate, which is all that the very low income frail elderly can afford. Further information about senior housing choices is available in "Choices for Living 2009: A Housing Resource Guide for Marin County Older Adults," published by the Marin County Division on Aging and Adult Services.

West Marin has only one nonprofit assisted living facility for seniors and lacks other options for seniors, such as residential care facilities for the elderly ("board and care homes"), adult day care, Alzheimer's day care, retirement homes, and other nursing care facilities. Many houses in this area are in remote and inaccessible areas where home care workers are not comfortable visiting. Around the clock supervision and care is expensive and many people do not have an extra bedroom for a live-in worker. The cost of 24-hour care is not affordable for lower income individuals.

For people with mental illness, Buckelew Programs and the Marin Housing Center offer a wide range of supportive housing. Buckelew Houses offers Residential Support Service (RSS) housing in single-family houses, each serving six to fifteen clients. RSS facilities provide mentally ill adults with basic support services for independent living. In 1997, Buckelew and Ecumenical Association for Housing (EAH) completed construction of a 16-unit supported independent living apartment project for chronically mentally ill persons in Novato. In 1999, Buckelew purchased a condominium unit to rent to its clients. In 2000, Buckelew Community Housing Development Organization, Inc., a new nonprofit sponsored by Buckelew Programs, purchased the Mariposa Apartments in San Rafael to rent to its clients. Buckelew Programs sponsors the Marin Assisted Independent Living (MAIL) Program, which helps mentally ill adults form shared households in private rental units. Homeward Bound of Marin subleases part of the Carmel Hotel for its Voyager/Carmel program, which provides mentally ill adults with 20 single-room occupancy (SRO) rooms, which are used for a mixture of short-term occupancy and long-term supportive housing. This program provided the model that served as the basis of the design of a new program, Palm Court. Homeward Bound, in partnership with Buckelew, operates several scattered-site apartments and services for formerly homeless adults with mental illness.

The Marin County Housing Authority owns and manages 200 units for income-eligible seniors and the disabled in six public housing complexes. Rents are federally subsidized, and tenants pay 30% of their monthly gross income.

There are over 50 group homes in Marin County serving people with developmental disabilities, with an average of 6 clients per house. These group residences provide supportive services under the supervision of the Golden Gate Regional Center and Community Care Licensing. Most of these facilities are in financial distress.

The Family Service Agency offers affordable mental health services to adults and children with learning disabilities.

Using CDBG and HOME funds towards the eligible acquisition and/or development costs of rental housing for disabled populations will continue to be a priority over the next five years.

For people who need treatment of substance abuse problems, Marin nonprofit agencies provide beds in a range of types of recovery facilities. Services for this population are described in detail in the "Marin County Directory of Alcohol, Drug, and Related Programs, Services, and Activities," available from Marin Community Resource and the Marin County Office of Alcohol and Drug Programs.

Because of the availability of Housing Opportunities for Persons with AIDS Program (HOPWA) funds, the housing needs of some people living with HIV/AIDS are met through long-term rent subsidies. Most people living with HIV/AIDS in Marin prefer to remain in their own homes, and HOPWA rental assistance and support services make that possible for low-income people with HIV/AIDS.

Section 91.205(b)(1) discusses the number and characteristics of persons with HIV/AIDS and their families. In many ways, the housing conditions faced by people living with AIDS in Marin are the same as the housing conditions faced by the general population. The high cost of housing in Marin is a burden for low income people, particularly if they face the loss of employment income and/or high medical expenses. People with AIDS in Marin, regardless of the severity of their health problems, express a strong preference to remain in their homes for as long as possible.

In Marin, there are a relatively low number of people with AIDS who live in families with children. Anecdotal information about the housing needs of families that include an adult living with AIDS suggests that they face much more severe housing affordability problems than people living with AIDS who do not have children. It is reasonable to assume that they need rent subsidies and a range of support services for both medical and family needs.

Because most people living with HIV in Marin prefer to remain in their homes, Marin County's main strategy for this population has been rental subsidies. The HOPWA Program funds a long-term rental assistance program operated by the Marin County Housing Authority. The HOPWA program provides rental assistance for an average of about 29 households.

Because of the success of HIV medications, there is only a sporadic need for one or two beds in residential facilities serving people with HIV/AIDS in Marin.

The county has a limited number of programs to link people returning to the community from mental and physical health institutions to appropriate supportive housing. The Marin County Community Mental Health Program and the Golden Gate Regional Center are referral resources, and local hospitals provide patients with discharge planning services. The effectiveness of these referral services, however, is limited by the shortage of supportive housing with services in many categories. Generally, the most severe

shortages are in supportive housing for people with multiple problems (for example, a person with chronic mental illness and a substance abuse problem) and people who need a high level of services.

91.210(e) Barriers to Affordable Housing

The primary cause of the high cost of housing in Marin County is the high level of market demand for housing in Marin and the relative shortage of developable land. Public policies do have some impact on the cost of housing and the incentives to develop, maintain, and improve affordable housing in Marin County, but are greatly overshadowed by the impact of market demand.

It is generally difficult to obtain sites for housing development (both market-rate and subsidized) in Marin County. Much of the land in the county is in public ownership or has been zoned for agricultural use, and is not available for development. Within Marin's urbanized U.S. Highway 101 corridor, most of the desirable suitably zoned sites have already been developed. Many of the remaining vacant urban sites have environmental constraints, such as steep hillsides, marshes, and toxic contamination. When environmental constraints that limit growth are reflected in local planning policies, it is the environmental factors that are the constraint. In some cases, however, community opposition to subsidized housing, often framed in terms of environmental preservation, limits buildable density to a lower level than is permitted by zoning. Project delays caused by litigation can ratchet up the price of a project, making the project infeasible or requiring an additional infusion of subsidy. In either case, scarce resources are drained by the cost and delay of litigation.

Many public agencies have implemented land use and zoning policies to encourage the development of subsidized housing. For example, in order to achieve economic, racial, and ethnic integration, the County of Marin and most cities in Marin require developers of market-rate housing projects to set aside a percentage of units for low- and moderate-income households. For projects with 2-10 units, in cases where it is not feasible to provide inclusionary units on-site, the County will collect "in lieu" fees from the developer and deposit these funds in the Marin County Housing Trust Fund. Proceeds from the Housing Trust Fund are distributed to affordable housing projects. Most cities in Marin have similar requirements. State law mandates density bonuses of up to 25% for projects with below market rate units. The County and many cities offer pre-application consultation and expedited application review for proponents of subsidized housing. The County and many cities permit second units to be built in many single-family districts, usually with the size of the second units restricted to maintain affordable rents.

Most housing development in the county undergoes extensive discretionary review, which slows the process of development. Permit review fees continue to rise in Marin County, adding to the already expensive development process. Because local tax revenues are increasing more slowly than the cost of maintaining local government services, and because the public is unwilling to spend tax funds to subsidize market-rate development, a continued rise in development application review fees is unavoidable. Many local jurisdictions in Marin County waive or reduce development application fees

for affordable housing, and most attempt to speed and simplify the processing of applications for subsidized housing, which can result in substantial cost savings. Fee waiver policies of school districts and utility districts vary, and their desire to assist the development of subsidized housing is increasingly at odds with the financial pressure that all local public agencies are experiencing.

In general, local tax policies facilitate the development and preservation of subsidized housing. Most subsidized housing qualifies for an exemption from local property taxes, and Marin County has been cooperative in processing applications for tax exemptions. Proposition 13, a statewide policy, has resulted in property tax rates that vary minimally across municipal boundaries. Because tax rates vary so little among jurisdictions, differences in tax rates have no effect on housing prices or the availability of affordable homeownership opportunities. Proposition 13 has, however, put communities in fiscal competition for retail development that generates sales tax revenues, and may result in more land being zoned for retail development than is needed, thereby reducing the amount of land zoned for housing. However, much of the land zoned for retail use in Marin is not desirable for housing use, because of traffic, noise, or toxic contamination.

Building codes in Marin County are generally the same as in other jurisdictions in the region. Strict enforcement of building codes results in quality construction and lower long-term maintenance and upkeep expenses.

Most Marin communities have ordinances restricting conversion of rental units into condominiums. These ordinances may limit the long-term return on investment in rental housing, but they have succeeded in preserving Marin's stock of rental housing. The Cities of Novato and San Rafael have rent control ordinances affecting only mobile home parks, which have been successful in limiting rent increases faced by park residents. The San Rafael rent control ordinance faces a court challenge.

Most jurisdictions in Marin are undertaking measures to reduce barriers to affordable housing. A number of Marin's jurisdictions have inclusionary housing ordinances, including the Town of Corte Madera, the Town of Fairfax, the City of Larkspur, the County of Marin, the City of Mill Valley, the City of Novato, the Town of San Anselmo, the City of San Rafael, and the Town of Tiburon.

The County of Marin, the City of Novato, the City of San Rafael, and the Town of Tiburon have established redevelopment districts, which produce funding earmarked for affordable housing. The County of Marin committed redevelopment funds to a mixed-use housing and retail project in Marin City. The City of San Rafael has used redevelopment funds to assist in the acquisition, rehabilitation, and development of affordable housing in the downtown area and the Canal neighborhood. The Town of Tiburon committed redevelopment funds to the development of subsidized senior housing and to the preservation of existing Section 236 subsidized family housing which had been threatened with conversion to market rents. The City of Novato has used redevelopment funds to assure affordability of housing built on the site of the former Hamilton Army Air Base.

Several jurisdictions, including the City of Belvedere, the Town of Corte Madera, the Town of Fairfax, the City of Larkspur, the County of Marin, the City of Mill Valley, the City of Novato, the Town of Ross, the Town of San Anselmo, and the City of San Rafael, have encouraged second unit conversion as a means of providing affordable housing in existing built-out neighborhoods. Most communities limit the size of second units, which has the effect of limiting rents. In the Town of San Anselmo, new second units are subject to rent control.

The City of San Rafael has encouraged the development of multi-family housing in its downtown, and has liberalized zoning regulations to allow affordable multi-family housing in most residential districts. Density bonus policies in the city's housing element offer incentives for the provision of affordable housing units.

The City of Sausalito and the City of Mill Valley have been supportive of infill projects in their densely built communities.

The City of Novato, through its Reuse Plan for the decommissioned Hamilton Army Air Field, required the development of significant amounts of affordable housing. The Reuse Plan called for 425 units of market-rate housing and 783 units of below-market-rate housing. Meadow Park consists of 708 newly constructed units. Originally planned to be a rehabilitation project, Meadow Park is a newly constructed development in the areas formerly called Capehart and Hillside. The Meadow Park project consists of 213 units (including 60 units of transitional housing) for households below 50% of median income, 320 units for households between 50% and 80% of median income, and 250 units for households between 80% and 120% of median income. The housing consists of owner-occupied homes, conventional rental housing, and transitional rental housing with social services. In addition, 32 units of transitional housing, known as The Next Key, has been built adjacent to Homeward Bound's New Beginnings Center to accommodate students enrolled in the New Beginnings Center's Fresh Starts Culinary Training Program and other training programs.

The County of Marin, the City of Mill Valley, and the Town of Tiburon have supported affordable housing using funds collected through their in-lieu fee programs. The City of Mill Valley has sought cooperative development opportunities between the City and nonprofit developers, and has completed two such projects for low-income families.

91.215 STRATEGIC PLAN

91.215(a) General

HUD Table 2a details priority housing needs for Marin County.

91.215(a)(1)

In order to further the aims of economic integration, and in order to take advantage of all available sites for affordable housing development, it is the County's policy to distribute subsidized housing and CDBG-funded activities throughout the county. Some services

which are critical to low income and minority populations will be targeted to areas of low income and minority concentration.

CDBG funds are distributed within Marin County in the following manner. Forty percent (40%) of funds are available for housing on a countywide basis. Sixty percent (60%) of the funds are distributed among six planning areas for housing, community facility, and public service activities, using the same demographic formula that HUD uses nationally to allocate CDBG funding.

For any CDBG Planning Area which includes a city with a population of 50,000 or more (according to population estimates issued by the U.S. Department of Housing and Urban Development), the system described above for allocation of CDBG funds in that Planning Area will, at the option of the largest city in the Planning Area, be modified so that the Planning Area's "proportional share" of CDBG Countywide Housing funds will be added to, and become part of, its planning area allocation. "Proportional share" is defined as the same proportion by which Planning Area funds are distributed among the Planning Areas. This policy is already in place in the San Rafael and Novato planning areas.

91.215(a)(2)

It is the County's goal to support projects which serve the neediest of Marin within the constraints of limited funds and limited sites. Section 91.215(c) discusses the basis for assigning priority status to the various housing needs demonstrated in the county.

The number of households served with affordable housing projects is highly dependent on the amount of funding made available by the federal and state governments, the availability of suitably zoned sites (which, because Marin is almost built out, is highly variable from one year to the next) and the initiative taken by local community-based nonprofits.

Marin County will continue to place the highest priority on projects that meet the housing needs of extremely low income and very low income individuals and families including renters in elderly, small, and large households; homeless persons and those at risk of homelessness; and individuals with special needs. Marin County's strategy for meeting these housing needs is to leverage federal, state and local resources in order to fund acquisition, rehabilitation, new construction, and rental assistance. The County will continue to be committed to facilities with supportive services for persons with special needs.

The next highest priority for allocating housing funds will be given to acquisition, rehabilitation, new construction, and rental assistance for low income individuals and families. This group includes low income renters in elderly, small, and large households, as well as extremely low income, very low income, and low income homeowners, and low income homeless individuals and families, and low income individuals with special needs. Homeownership projects which stabilize areas of low income and/or minority concentration fall into this category.

91.215 (a)(3)

The county's goal is to meet all the needs evidenced in the county, however, the greatest obstacle is that needs far exceed available funds. If sufficient public resources were available, the county might be able to satisfy all needs within the time period covered by this report. However, given government funding cuts, it is unlikely that sufficient resources will materialize.

91.215 (a)(4)

Tables 2A, 2B, and 2C and Section 91.215(b) illustrate the county's community development priorities and objectives. The Action Plan in Section 91.220 details the types of activities that will be funded with CDBG and HOME funds, in order to meet the county's specific objectives. All of the projects listed meet a priority need. Section 91.220(b) (including (b)(1) and (b)(2)) discusses the uncertainty of resources expected to be available over the next five years. Unless drastic cuts in HUD programs change objectives of our funding resources, the activity types funded in Marin County over the next five years will be much the same as those funded in the 2005-2009 program years.

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

The number of households served with affordable housing projects is highly dependent on the amount of funding made available by the federal and state governments, the availability of suitably zoned sites (which, because Marin is almost built-out, is highly variable from one year to the next), and the initiative taken by local community-based nonprofits.

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

91.215 (a)(5)

The Action Plan illustrates the proposed community development accomplishments expected to be completed during the 2010-14 program year. Table Q shows the proposed housing accomplishments anticipated during the five year time period covered by this report.

Table Q
Estimated Housing Accomplishments: Fiscal Years 2010-14

Estimated Housing Accomplishments Expected During the Five Year Period: 2010-14	Type of Project*	Priority 1, 2 or 3**	Type of Client	Number of Households Served	Number of Units
Buckelew Horizon House	R	1	Disabled	1	1
Buckelew Novato House	R	1	Disabled	1	1
Fairfax House (Lifehouse)	R	1	Disabled	1	1
Galilee Harbor	C	1 and 2	Family	38	38
Gates Cooperative	R	1 and 2	Family	41	41
Gilead House	C	1	Family	6	2
Marin Services for Women	R	1 and 2	Disabled	38 beds	38 beds
MCIL Housing Accessibility Modification Program	R	1 and 2	Disabled	20	20
Mesa Apartments	A	1 and 2	Family	4	4
Montecillo House		1	Disabled	1	1
Rehabilitation Loan Program	R	3	Family	100	100
Stockstill House	C	1	Senior	6	6
Sunrise I House	R	1	Disabled	1	1
Sunrise II House	R	1	Disabled	1	1
The Next Key ("Building 829")	C	1	Individual	32	32
The Redwoods	R and C	1 and 2	Senior	190	190
Toussin Senior Apartments	C	1 and 2	Senior	13	13
Warner Creek Senior Housing (formerly known as Diablo Senior Housing)	C	1 and 2	Senior	61	61
TOTAL				555	551

*Type of Project is expressed with the following codes:

A = Acquisition, C = Construction; R = Rehabilitation

**See Section 91.215(b) for discussion of priorities.

Priority Code	Explanation
1 (High Priority)	Extremely low income and very low income individuals and families (excluding homeowners and first-time homebuyers)
2 (Medium Priority)	Low income individuals and families, and very low income and low income homeowners (excluding first-time homebuyers), especially in low income neighborhoods
3 (Low Priority)	First-time homebuyers

Table Q highlights major anticipated housing accomplishments, including construction, acquisition, and rehabilitation projects. For most projects, we have listed the number of units expected to be built, acquired, and/or rehabilitated. In the case of group homes or group care facilities, we have listed the number of people that will be accommodated. We also use CDBG funds to assist with the development and rehabilitation of community facilities, and with operating costs for public services, which are described in the Action

Plan section of this Consolidated Plan (Section 91.220). It should be noted that each year, the Rehabilitation Loan Program (funded by CDBG and administered by the Marin Housing Authority) expects to rehabilitate approximately one to five nonprofit group homes serving low income clients. The group homes rehabilitated by the Rehabilitation Loan Program are in addition to the single-family homeowners served by the program.

91.215(b) Affordable Housing

HUD Tables 2A and 2C show the county's housing priorities. Priority is given to the lowest income households, and households with a substantial rent burden. The needs of all categories of households are detailed in Section 91.205(c).

The Community Development Block Grant Program will continue to place a high priority on funding shelters for the homeless, transitional housing projects, and facilities and services for persons with special needs. HOME Program funds may be used to fund transitional housing or group housing with a supportive service component. The need for serving the homeless, individuals and families at risk of homelessness, and individuals with special needs far exceeds the available resources expected during the five years covered by this report. The County and service providers in the county will apply for resources available to help the homeless. In the recent past, agencies in Marin have applied for and received McKinney funds, Shelter Plus Care funds, HOME Program funds, and HOPWA funds.

Projects to further first-time homebuyer opportunities will be given third priority.

Marin County does not identify any particular geographic area or activity for funding. The county's strategy is to provide affordable housing throughout the county to achieve economic integration. However, we do not preclude funding projects in areas of low income concentration and minority concentration. Because the majority of public housing units are located in Marin City, the Housing Authority may direct a significant portion of its public housing funds to Marin City.

Priority #1 (High Priority): Extremely low income and very low income individuals and families (excluding homeowners and first-time homebuyers)

Basis for Assigning Priority

As detailed in 91.210 Housing Market Analysis, Marin County's housing inventory reflects the following characteristics:

Size: 1) According to the 2000 Census, relatively few housing units were developed between 1990 and 2000, compared to an increase of over 20,000 units for each decade between 1950 and 1980, 2) According to the 2000 Census, the percentage of people living in owner-occupied units increased from 1990 to 2000, 3) Opposition to new development has reduced the potential housing supply through downzoning of vacant land and reductions in allowable development, and 4) Job creation and the high quality of life in Marin has increased demand for housing, which keeps housing costs high.

Distribution: 1) A limited supply of vacant land with appropriate zoning throughout the county is suitable for development (most cities in Marin County are built out), increasing the competition for housing throughout the County, and 2) Smaller units are likely to be rental units, whereas larger units are likely to be owner-occupied.

Condition: The overall housing stock is generally in good to excellent condition, and the county has few substandard units (lacking complete kitchen and/or plumbing facilities). Accessibility modifications are needed in many situations to allow people to remain living independently. Group home operators have difficulty acquiring houses that meet licensing requirements.

Cost: 1) The above mentioned factors all serve to keep housing prices high; 2) Demand continues to be strong, which keeps vacancy rates low and prices high; 3) Incomes of affluent residents increased faster than the inflation rate between 1980 and 2000, which raised prices for single family homes; 4) Rents continued to be high relative to incomes; and 5) The salaries of new jobs created in the county are generally low, requiring many workers either to pay more than 30% of income toward housing in the county or to live in less expensive outlying areas.

Section 91.210(a) details the market and inventory conditions that create demand and cause a shortage of affordable housing in Marin. There is a great need for all types of housing, for all populations, and for extremely low income, very low income, and low income individuals and families. It is clear that projects serving extremely low income and very low income persons including renters in elderly, small, and large households, homeless individuals and families and those at-risk of homelessness, and individuals with special needs should be given the highest priority for funding. The extremely low income and very low income are more severely burdened by housing costs than low income people.

Because of the above factors, all categories of extremely low income and very low income renters and those meeting the federal and local preferences discussed in Section 91.205(b) are most impacted by housing costs and therefore are the highest priority for housing assistance. People in this category are more likely than the general population to be single parent households, homeless or at risk of homelessness, and persons with disabilities. Consequently, they also need a greater share of social services than the rest of the population. Statistics are not available to show whether immigrants and people whose first language is not English are disproportionately represented in this group.

Housing Market

Activities: Acquisition, rehabilitation, and new construction of rental housing, rental assistance, and provision of facilities with supportive services for persons with disabilities or special needs will be the focus of Marin County's community development efforts for extremely low income and very low income persons in the five year period covered in this report. Marin County plans to undertake these activities for the following reasons:

- Acquisition of existing housing can add new units to the affordable housing stock or ensure long-term affordability for subsidized units at risk of becoming market rate. Acquisition usually does not require zoning changes or local government approvals and may face less opposition from neighborhood groups than construction projects.
- Rehabilitation is needed to help maintain the existing housing stock, meet licensing requirements for group homes, and modify units for accessibility to help the elderly and people with disabilities to remain living independently.
- New construction is needed for all types of rental housing to increase the county's affordable housing stock.
- Rental assistance is needed for homeless individuals and families and those at risk of homelessness due to rent burden.
- The County will continue its commitment to funding facilities with supportive services for individuals with special needs.

Priority #2 (Medium Priority): Low income individuals and families, and very low income and low income homeowners (excluding first-time homebuyers), especially in low income neighborhoods

Basis for Assigning Priority

The analysis for Priority #1 also applies to this priority.

Low income persons carry the second most severe cost burden for housing in relation to their incomes. Very low and low income homeowners, many of whom are elderly and cannot afford repairs on fixed incomes, also fall into this category. Homeownership projects which stabilize areas of low income and/or minority concentration fall into this category.

A lower priority (Priority #2) is given to very low income homeowners and low income homeowners because they are likely to have more financial resources than extremely low income and very low income renters.

Housing Market

Activities: The County's primary housing activities in the five years covered by this report will be: acquisition, rehabilitation, and new construction of rental housing, rental assistance, and the provision of facilities with supportive services for persons with disabilities. This group includes low income renters in elderly, small, and large households, as well as low income homeowners, and low income homeless people, those with special needs, and the mentally ill.

A comparison of the housing needs of low income people to the availability of affordable housing leads to the conclusion that a balanced mixture of acquisition, rehabilitation, new construction, rental assistance, and supportive services for rental housing should be the primary activity to be pursued during the term of this report.

Rehabilitation is needed to help maintain the existing housing stock, meet licensing requirements for group homes, and for accessibility modifications that allow people to remain living independently.

New construction is needed to meet the special housing needs of the elderly and people with disabilities, to provide more single room occupancy (SRO) and supportive housing, and to expand the stock of housing.

Acquisition of existing housing in many cases ensures long-term affordability. Additionally, acquisition of existing units is less expensive than new construction and consequently serves more people, does not require zoning changes or local government approvals, and faces less opposition from neighborhood groups. However, the quality of acquired units is generally lower than the quality of newly constructed units, so future maintenance and rehabilitation costs are likely to be higher for acquired housing. The risk of delays and unanticipated costs resulting from neighborhood opposition is lower for acquisition projects than for new construction. However, acquisition projects have a much higher risk of hidden defects than new construction.

Rental assistance is needed for those whose only housing problem is that they are rent burdened.

Facilities with supportive services are needed to serve the needs of people with disabilities, the elderly, homeless individuals and families, people in need of transitional housing, and those who need assistance to locate affordable and accessible housing.

Priority #3 (Low Priority): First-time homebuyers

Basis for Assigning Priority

The analysis in Priority #1 also applies to this priority. Marin County has an extraordinarily high percentage of its housing stock in homeownership. Due to the limited financial resources available for affordable housing, the urgent need for affordable rental housing for lower income households, and the shortage of developable land in Marin County, projects to further first-time homebuyer opportunities will be given lower priority. First-time homebuyer projects typically serve moderate income families, while rental housing projects are targeted to a lower income group. The deep subsidy required to provide homeownership opportunities to extremely low income and very low income families often makes this type of housing infeasible to develop.

The Executive Director of Ecumenical Association for Housing has noted that many persons interested in homeownership do not want the units if they have resale price controls. Without resale price controls, ownership projects certainly become less

affordable over time. Even with resale price controls, ownership projects may become less affordable over time. As long as the owner receives some share, however limited, of the appreciation of the property upon resale, the unit becomes that much less affordable for the next buyer. For these reasons, we expect to continue to place a higher priority on rental housing programs.

Housing Market

Activities: Most financial resources will be allocated to rental housing projects. The County will still consider allocating funds for homeowner projects which stabilize areas of low income and minority concentration, as defined in Section 91.210(a), as part of our overall housing program, or which provide other major community benefits.

91.215(b)(2) and (b)(3)

Due to the lack of sufficient funds, it is unlikely that the county will accomplish the goals listed in HUD Table 2a. Unless drastic reductions in federal funding are experienced, the following housing acquisition, rehabilitation, and construction accomplishments, shown in Table R, are likely over the five year period covered by this report.

91.215(c) Homelessness

91.215(c)(1) Strategy for Homelessness Prevention

Homelessness prevention is a priority for Marin housing and service providers since it is more cost-effective to prevent homelessness than to provide services to homeless persons. During the 1990s, the county underwent a major planning effort to address the problem of homelessness and the growing number of families at risk of homelessness.

The Marin County Housing Authority created its Supportive Housing Division in 1990 as a response to the increasing numbers of homeless and at-risk households in Marin County. The agency recognized that this population required specialized programs tailored to address their special needs, specifically the needs of seniors, people with disabilities (particularly mental illness and/or substance abuse problems), people living with AIDS, and families with extremely low incomes. The programs that comprise this department are all built upon a philosophy and strategy of homelessness prevention. By providing a variety of services linked to affordable housing, the Housing Authority helps extremely low income and very low income households access and maintain a stable housing situation. The Housing Authority's Supportive Housing Programs accomplish this goal through a combination of information and referral to housing and related resources, assistance with back rent, shallow rent subsidies, Section 8-type rent subsidies, coordination of on-site services, and case management.

The Housing Authority has the following six programs in its Supportive Services Division:

- **The Rebate for Marin Renters (RMR) Program** – short-term shallow rent subsidies for seniors and people with disabilities who are searching for permanent affordable housing options.
- **The Shelter Plus Care (S + C) Program** – long-term rental assistance and supportive services for homeless individuals who have a serious mental illness (and who may also have a substance abuse problem and/or HIV/AIDS). Services are provided by Marin Housing case managers and an array of community-based partner agencies.
- **The Housing Opportunities for People with AIDS (HOPWA) Long-Term Rental Assistance Program** – long-term rental assistance and coordination of services for individuals and families who are living with HIV or AIDS.
- **Family-Self Sufficiency (FSS) Program** – case management services for families in the Section 8 program and residents of the Marin City public housing complex who are working to achieve educational and employment goals and becoming independent of public assistance.
- **Service Coordinators** on site case management services at the Senior/Disabled sites to assist in maintaining independent living and coordination of mainstream services.
- **Phoenix Project** on site case management services at MHA's 300 unit family public housing complex to assist male youth between 13-24 years of age address education and career goals.

In the HOPWA program, rental assistance is provided to individuals and families where the head of household or another family member is HIV-positive or has AIDS. Due to the loss of income and medical expenses that come with a terminal illness, these clients are at risk of homelessness. HOPWA program participants lease privately-owned apartments and receive a rental subsidy based on their income level and family composition. The Housing Authority has designed this program to be flexible and highly client-friendly, with particular attention given to protecting the confidentiality of the participants.

In addition, the County and the Housing Authority collaborate with a number of social service agencies that identify people at risk of homelessness and provide needed intervention through the Marin Continuum of Housing and Services (“the Continuum”). The Continuum is involved in every aspect of homelessness prevention in the County and collaborates with and receives input from a significant countywide network of governments, community-based organizations, private industry, funders, grassroots organizations and individuals. The Continuum continues to work closely with the Marin Community Foundation, especially in the areas of local funding needs and priorities, emergency services, housing development, and long-range planning. For the past six years, all collaborative housing and services funding proposals from Marin County agencies have been coordinated through the Continuum.

Health & Human Services (HHS) acts as the Lead Agency for the Continuum of Care (CoC). The Continuum's primary decision-making body is the Homeless Policy Steering group which is made up of service and housing providers, city officials, faith-based groups and county representatives. Each year HHS leads a community process to prepare the Consolidated CoC application which helps the county maintain approximately \$2.4 million which provides funding for transitional and permanent supported housing projects. Projects are reviewed each year to evaluate performance and ranked for their inclusion in the consolidated plan, the amount Marin receives each year helps to maintain units any reallocation of funds would mean the elimination of units for one project to create new projects. Marin in 2008 received bonus funding to provide one additional unit of housing for a family.

The County will continue to make housing assistance for extremely low income persons who are homeless or at risk of homelessness a priority over the next five years.

If resources are available, the County's CDBG program will continue to participate in supportive programs that prevent homelessness and address the unmet needs of extremely low income families and individuals. Section 8 vouchers and public housing will be provided for those capable of independent living, and housing with supportive services will be provided for those not capable of living independently.

91.215(c)(2) Strategy for outreach and assessment of individual clients

Marin Housing Authority staff and social service workers in the County try to identify and offer assistance to at-risk groups, including, but not limited to: persons with an excessive rent burden; elderly persons on a fixed income with high medical expenses; women who have recently become single parents; persons with serious medical problems who have recently undergone a crisis and are unable to handle finances; persons who have requested emergency needs assistance more than once in the past year; persons with substance abuse problems or mental illness; troubled young people in conflict with their families; unemployed or potentially unemployed persons; and other special populations as their needs become apparent.

Key service providers in the county include Ritter Center, St. Vincent de Paul Society and Adopt A Family. Each of these agencies provides outreach and assessment of people in need. Ritter Center provides a drop-in services, mail and voice mail services, showers, food, medical services, and case management to the homeless. St. Vincent de Paul provides hot meals 7 days a week and has a homeless help desk which provides assistance and referral to services. Adopt A Family provides case management and referrals to services and provides homeless prevention assistance to families in need.

The Marin Housing Authority has two full-time case managers in the Shelter Plus Care program who routinely visit with homeless individuals on the streets and in areas where homeless people gather.

Service providers in Marin utilized a network of limited resources to connect people in need in the county. Those seeking housing assistance are often referred to MHA, for

immediate assistance Homeward Bound operates the only emergency shelters in the county. Additionally, Legal Aid of Marin serves as a resource for people in need of legal advice or support.

Ritter Center and the St. Vincent de Paul Society are often the first point of contact for homeless persons in the county. Case management offered at Ritter Center helps to connect homeless individuals to services.

Homeless persons and persons at risk of homelessness are referred by the Housing Authority, social service organizations, religious congregations, law enforcement agencies, and word-of-mouth to the appropriate services. Typically, clients are assessed by these agencies to determine the severity of their housing, employment, psychological or substance abuse problems, and what personal resources they have available. Then, counselors make recommendations for appropriate supportive services.

91.215(c)(3) Strategy for addressing the emergency shelter and transitional housing needs of the homeless

With whatever resources are available, Marin County will continue to make funding commitments to programs which prevent homelessness and address the unmet needs of homeless families and individuals, the mentally ill, alcohol and drug abusers, victims of domestic violence, runaway and abandoned youth, those in need of emergency shelter, and those with transitional housing needs.

Section 91.215(c)(1) discusses the strategies for addressing the emergency shelter and transitional housing needs of the homeless, as part of the county's larger strategy of homelessness prevention. Shelters for the homeless are run by Homeward Bound of Marin.

The emergency shelter and transitional housing needs of subpopulations are generally the same as those previously listed for homeless persons, but some subpopulations may also need special supportive services

Marin Abused Women's Services has an emergency shelter and a transitional housing program for battered women and their children.

Marin County needs additional beds of permanent, affordable housing to serve battered women and their children. On average, 80 women exit Marin Abused Women's Services' (MAWS) emergency shelter, and approximately 10 women per year exit MAWS' transitional housing program. Permanent affordable housing is a key necessity for all women exiting MAWS' transitional housing, as well as for 80% of women exiting MAWS' emergency shelter; thus, approximately 74 women and their children who exit MAWS' housing programs each year are in need of affordable housing. Projecting these numbers over the next five years, the total number of women needing permanent affordable housing for themselves and their children would be 370.

Equally important is that the County dedicates County funding to preserve the existing emergency and transitional housing programs so that domestic violence victims have access to the safe housing and supportive services they need to help them transition to permanent, affordable housing.

91.215(c)(4) Strategy for helping the homeless make the transition to permanent housing

The highest priority is developing permanent affordable housing projects for homeless families and families leaving transitional housing. Marin County has worked with all the local jurisdictions to develop Housing Elements that give priority to housing sites and housing development projects for very-low income and low-income individuals and households.

Access to transitional housing programs is gained through referrals from emergency shelter facilities, day service centers, mental health providers.. One of the Marin Housing Authority's local preference categories for Section 8 rental assistance is to serve households successfully graduating from those Marin transitional housing programs which have an arrangement with the Housing Authority. As many as 10% of the Housing Authority's new vouchers and certificates each year are set aside for households making a transition to permanent housing.

Section 8 vouchers with supportive services and housing with supportive services are an important resource for extremely low income and very low income persons with all types of disabilities, including but not limited to: the developmentally disabled, frail elderly, chronically mentally ill, and persons with HIV/AIDS.

The Marin Housing Authority works with a number of service providers, many of whom have been working in the community for a substantial period of time and who are well known to their constituents, the community, local government, faith-based organizations, and neighborhood groups.

The transitional housing programs run by Ritter Center, Homeward Bound of Marin, Center Point, Marin Continuum of Housing and Services and Marin Abused Women's Services provide counseling and the training needed to help clients move from transitional housing to permanent housing. The Marin County CDBG program has a long history of funding family development programs for lower income families, in an effort to help lower income families to become self-sufficient.

The supportive services of the Shelter Plus Care Program allow clients initially housed in temporary situations to make the transition to permanent housing.

Permanent housing for dual diagnosed adults is extremely scarce, and the development of these housing units with supportive services will fill a particularly severe and problematic gap in Marin's continuum of care. The Continuum of Care Gaps Analysis reflects the high need for development of affordable permanent housing units, especially for homeless individuals in need of intensive supportive services.

91.215(d) Other Needs

There is an ongoing need for rehabilitation of group homes for the developmentally disabled, since the agencies managing these homes operate under very tight budgets and the homes tend to have deferred maintenance. Rehabilitation of group homes for the developmentally disabled has been a priority of the Rehabilitation Loan Program of the Marin Housing Authority for the past few years.

Accessibility modifications are needed for units inhabited by lower income persons with mobility impairments, which would allow them to live comfortably in their existing residences without having to move. The nonprofit and public agencies that operate subsidized housing have become increasingly sensitive to the need to make housing physically accessible to people with disabilities. The Camino Alto Apartments and Ecology House were designed specifically to accommodate residents with disabilities, and the Marin Center for Independent Living's Housing Accessibility Modification Program rehabilitates apartments and homes for persons with physical impairments who want to live in the larger community:

There is a need for increased funding for in-home supportive services for persons with physical disabilities. Attendants are paid little more than the minimum wage by the County's In-Home Supportive Services program, and this level of funding is inadequate to adequately compensate a skilled worker. There have been incidents of theft and physical and emotional abuse by attendants. Disabled clients typically need more attendant hours than can be provided by the program.

During the five years covered by this report, the service and special housing needs of the elderly, frail elderly, persons with disabilities, persons living with HIV, those returning to the community from mental and physical health care institutions, as well as lower income families who could benefit from participation in an organized program to achieve economic independence and self-sufficiency are expected to be (numbers do not indicate priority ranking):

- 1) Increasing funds available to organizations operating group residences and treatment facilities for developmentally disabled and mentally ill clients;
- 2) Training and coordinating volunteer attendants to assist the disabled;
- 3) Rehabilitating existing affordable housing units for handicapped accessibility;
- 4) Establishing residence(s) and housing assistance programs for people living with HIV, developmentally disabled people, disabled parents with children, people with life-threatening illnesses, and persons suffering from AIDS-related dementia;
- 5) Establishing housing operated by and for people with a past history of mental illness;
- 6) Establishing housing opportunities that would enable people with disabilities (including the developmentally disabled, physically handicapped, and mentally ill) to live with their spouses and children;
- 7) Rehabilitating and maintaining existing single room occupancy units, especially for people in low-wage jobs and people with mental illness;

- 8) Preserving and rehabilitating houseboats as an alternative to traditional rental housing;
- 9) Providing board and care homes and housing with assisted living services for extremely and very low income seniors; and,
- 10) Addressing other needs as they become apparent.

The supportive housing needs of non-homeless persons are discussed in Section 91.205(d), Supportive housing is considered to be the highest priority. Section 91.215(b), Affordable Housing, discusses the priority of this type of project.

91.215(e) Community Development

As discussed in Section 91.210(a), housing is very expensive in Marin, and most jobs in the County pay less than what is needed to afford housing in Marin County. Extremely low income, very low income, low income, and moderate income persons are likely to experience rent burden. Consequently, all categories of low income people have less money to spend for other basic needs, such as health care, food, and transportation. The ability of lower income families to meet their needs has suffered because of cutbacks in federal, state, and local human service programs.

As discussed in Section 91.205(c), there is a need to fund and, if possible, expand programs which address the unmet human service needs of homeless families and individuals, the mentally ill, alcohol and drug abusers, victims of domestic violence, severely mentally ill persons, frail elderly persons, the developmentally disabled, persons with AIDS and other serious illnesses, and runaway and abandoned youth.

Households in need of social services to prevent homelessness include but are not limited to: lower income families going through a divorce, battered women and their children, elderly persons on a fixed income with high medical expenses, persons in the county's emergency rooms who have recently undergone a crisis and are mentally unable to handle their finances, persons who have requested emergency fund assistance more than once in the past year, persons with substance abuse problems or mental illness, the unemployed or potentially unemployed persons, and other special populations as their needs become apparent.

The types of facilities needed to provide social services include: senior centers, youth centers, neighborhood facilities, child care centers, recreational facilities and playgrounds, and health facilities. Other types of facilities may be needed in the future as new community needs emerge. The amount of land available in Marin County for developing community facilities is severely limited by zoning and geographical restrictions. Much of the land in Marin is zoned for agricultural use and is not densely populated. In the populated areas of the County, there is little land suitable for development and the land that is available is frequently not affordable to non-profit agencies. Because commercial real estate prices have skyrocketed in the 1990's, the cost of acquiring an existing facility is daunting. It is difficult to find facilities that meet the needs of clients and satisfy licensing and local permit requirements.

The types of public services needed for lower income households include: medical care for the indigent, emergency food and financial assistance, senior services, services for people with disabilities, transportation services, substance abuse treatment, employment training, fair housing counseling, immigration counseling, crime prevention, legal aid, family development programs, child care, and youth services. Other public services may be needed as emerging needs become apparent.

Generally, the most severe shortages in social services are for people with multiple disabilities (for example, a person with chronic mental illness and a substance abuse problem). The County has a limited number of programs to link people returning to the community from mental and physical health institutions to appropriate supportive housing. The Marin County Community Mental Health Program is a referral source, and local hospitals provide patients with discharge planning services. The effectiveness of this referral service, however, is limited by the shortage of supportive services needed to assist people to live independently.

The cost of providing social services in West Marin is high because the area is sparsely populated. The economy of West Marin is based on low-paying jobs like agriculture, tourism, and local goods and services. Consequently, the unit cost of providing services in West Marin is greater than in the rest of the county. West Marin receives the smallest amount of the CDBG funds since it has the lowest population density. Due to these factors, the need for public services in West Marin is greater than funds available to support services.

There is a moderate need for infrastructure improvements, residential and non-residential historic preservation, economic development, and planning projects.

Table 2B details Marin County's community development priorities and the estimated dollar amount needed to address non-housing community development needs.

To meet these non-housing needs, Marin County has established the following short- and long-term community development goals:

Short-Term Community Development Objectives

1. To provide financial assistance to facilities serving extremely low income, very low income, low income, and moderate income people and neighborhoods.
2. To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.
3. To provide financial assistance to eliminate barriers for people with disabilities.
4. To work cooperatively with local governments, redevelopment agencies, nonprofit service providers, and the Marin Community Foundation towards the achievement of community development objectives.

5. To address other short-term community development objectives that may arise as new needs emerge or are recognized.

Long-Term Community Development Objectives

1. To provide assistance to projects that rectify systematic problems leading to chronic poverty.
2. To provide financial assistance to projects which help to eliminate the conditions that lead to neighborhood deterioration and social problems.
3. To promote human services projects which benefit the County's extremely low income, very low income, low income, and moderate income people and neighborhoods.
4. To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
5. To work cooperatively with local governments, redevelopment agencies, nonprofit service providers, and the Marin Community Foundation towards the achievement of community development objectives.
6. To address other long-term community development objectives as new needs emerge or are recognized.

A number of programs which address neighborhood revitalization, public service improvements, and anti-drug and anti-crime activities in family public housing have been funded in the past with CDBG funds. These programs, all of which operate in Marin City, include:

1. Performing Stars of Marin -- A performing arts program which promotes self-esteem and social skills through teaching children performing arts.
2. Women Helping All People -- An afterschool tutorial program for elementary school-age children.
3. Head Start -- A national program which uses CDBG funds to provide a family outreach worker and family support services for lower income families with children ages 0-5.
4. Marin Learning Center -- An academic and therapeutic program for children who have emotional, behavioral, and learning problems.

91.215(f) Barriers to Affordable Housing

Because the high level of market demand for housing in Marin and the relative shortage of developable land are the overwhelming barriers to affordable housing, the potential for local public policy to reduce these barriers is extremely limited.

To help educate the community about the benefits of affordable housing, Marin County allocates Community Development Block Grant funds to the Housing Advocacy Program of Ecumenical Association for Housing. The Housing Advocacy Program publishes Keys to Housing, a highly-regarded quarterly affordable housing newsletter which is distributed throughout the county.

Staff of the Marin County Community Development Agency are members of the Marin Housing Council, a coalition of affordable housing developers and advocates which works to raise public consciousness about affordable housing issues.

Marin County hired a housing strategist to help local public and nonprofit agencies better plan and coordinate their efforts to improve the housing situation for low-income people. The agenda for the housing strategist is jointly set by the Marin County Board of Supervisors, the Marin County Community Development Agency, and the Marin County Department of Health and Human Services.

The Marin Environmental Housing Dialogue began as a discussion group that brought together environmental advocates and affordable housing advocates (including a staff member of the Marin County Community Development Agency) in an atmosphere that encouraged trust-building and communication. The Dialogue received financial support from the County of Marin, the Marin Community Foundation, and the San Francisco Foundation. Participants have discovered commonalities and are now pursuing a mutual interest in developing environmentally-friendly ("green") affordable housing. The group is now known as the Marin Environmental Housing Collaborative, and is taking an advocacy role to promote the development of environmentally-friendly affordable housing.

Many public agencies have implemented land use and zoning policies that encourage the development of subsidized housing. For example, in order to achieve economic, racial, and ethnic integration, Marin County requires developers of market-rate housing projects to set aside a percentage of units for low- and moderate-income households. For projects with 10 units, in cases where it is not feasible to provide inclusionary units on-site, the County will collect "in lieu" fees from the developer and deposit these funds in the Marin County Housing Trust Fund. Proceeds from the Housing Trust Fund are distributed to affordable housing projects. Density bonuses of up to 25% are allowed for projects with below market rate units. The County offers pre-application consultation and expedited application review for proponents of subsidized housing. The County permits second units to be built in many single-family districts, with the size of the second units restricted to maintain affordable rents.

Many local jurisdictions in Marin County waive or reduce development application fees for affordable housing, and most attempt to speed and simplify the processing of planning applications for subsidized housing, which can result in substantial cost savings. Fee waiver policies of school districts and utility districts vary, but many have been extremely generous with fee waivers and reductions for subsidized housing in a time when all local public agencies are experiencing severe financial pressure.

In general, local tax policies facilitate the development and preservation of subsidized housing. Most subsidized housing qualifies for an exemption from local property taxes, and Marin County has been cooperative in processing applications for tax exemptions.

While local fees for processing development applications may seem high, they are actually lower than the local government cost. For example, the Marin County Board of Supervisors has directed its Community Development Agency to set fees to recover only 75% of the cost of processing applications.

91.215 (g) Lead-Based Paint Hazards

In 1994, the Marin County Housing Authority spent a significant portion of its Comprehensive Grant Program funds for lead-based paint testing and abatement in Marin City public housing. All units were tested and traces of lead were found. Lead-based paint has been abated in 20 units. An additional 25 housing units with lead-based paint hazards were abated in 1995.

Subrecipients of CDBG and HOME Program funds are contractually responsible for the testing and elimination of lead-based paint. The CDBG and HOME Program contracts include the following language:

Any grants or loans made by the Operating Agency for the rehabilitation of residential structures with assistance provided under this Agreement shall be made subject to the provisions for the elimination of lead-based paint hazards under 24 CFR Part 35. Operating Agency will comply with the requirements of 24 CFR 570.608 (for CDBG, or 24 CFR 92.355 for HOME) for notification, inspection, testing, and abatement procedures concerning lead-based paint.

Sponsors of rehabilitation projects test for lead-based paint during the Phase I toxics study. If lead-based paint hazards are found, abatement is performed as part of the project rehabilitation. Owners of apartments leased to Section 8 certificate-holders must also comply with lead-based paint standards.

91.215(h) Anti-Poverty Strategy

There are many compounding factors at the root of poverty. A basic structural factor is our national economic system, which must balance the conflicting goals of maintaining a low unemployment rate and preventing high inflation. Society's compromise, which results in the most benefit for the most people, is to accept a small unemployment rate to avoid inflationary

pressure on the economy. In theory, the economic damage this compromise imposes on a small proportion of the population could be cured by adequate income payments from the government to the unemployed. In practice, those who are least able to compete in the economic system must bear more than their fair share of the cost of maintaining a low inflation rate.

Aside from the basic structure of the economy, which keeps a certain percentage of people living in poverty, there are other significant factors that influence whether people are living at the poverty level. A major factor in Marin County is the breakdown of social relationships. There are many single people and couples with children who lack nearby extended family relationships, and have no one to turn to when a financial or personal crisis hits. Single parents face severe financial pressure, particularly if there are no nearby relatives who can help with child care or financial support. Frequently in cases involving domestic violence against women, the woman is forced to leave and is left without access to secure, adequate shelter for herself and children. In a society where women earn significantly less than men for comparable work, a woman contending with domestic violence or divorce is at a great economic disadvantage and risks falling into poverty.

Teen pregnancy is also another contributing factor to women and children living in poverty. Pregnant teens frequently lack the involvement of the father and the financial and family support that he might provide. Additionally, teens frequently lack job skills required to secure jobs paying a living wage that would also allow them to afford needed child care. Many jobs in Marin not only do not pay a living wage needed to pay for the high cost of housing, but the low paying jobs that are available usually lack benefits, such as medical and pre-natal health care benefits.

The last major factor affecting the rate of people living in poverty is mental health and substance abuse problems, both of which affect the ability of many to secure and retain employment. In 1999, with support from the County, a new substance abuse detoxification facility was opened. Currently, the County is planning to reorganize its community mental health services to increase their impact.

Marin County has two programs for directly addressing poverty, a local General Assistance program and the federally funded Calworks Welfare to Work program. General Assistance provides financial assistance to indigent adults who are employable. Calworks provides cash, medical assistance, food stamps, transportation, and employment training. The goal of Marin County is to help all people reach self-sufficiency. While the County plans to continue social services and income support for people in poverty, no major additional anti-poverty programs are planned.

While it is the County's goal to substantially reduce the number of households with incomes below the poverty line, the revenue available to local government from property tax and sales tax revenue is insufficient to achieve this goal. Until the state and Federal governments, which have access to income tax revenue, provide substantially increased funding for anti-poverty efforts, local governments will not be able to have a major impact on this national problem.

Marin County consistently spends a significant portion of its Community Development Block Grant funds for public services, to help poor families who cannot otherwise afford to obtain essential services. Beyond HUD-funded activities, many local programs and policies are designed to assist low income people (including people in poverty) to live decently within their limited incomes.

As discussed in Section 91.205(c), the Marin Continuum of Housing and Services has improved linkages between supportive services and affordable housing. The Shelter Plus Care Program combines housing subsidies with enhanced access to supportive services to help people move out of poverty. The housing-related services provided to Shelter Plus Care clients include substance abuse treatment, counseling, legal aid, case management, in-home supportive services, and medical care. In addition, many CDBG-funded public services are available to low income residents of subsidized housing. The After-School Safe House Tutorial Program is a youth program that predominantly serves residents of public housing. The CDBG-funded Food Bank helps families with emergency food needs, and the CDBG-funded Marin Community Clinic provides medical care to indigent families.

Localities within Marin County have adopted many policies to assist lower income persons and families. Most communities have adopted inclusionary housing policies that require for-profit developers of large residential projects to set aside below-market-rate units or pay an in-lieu fee. In many communities, small second units are allowed in some of the areas zoned for single-family houses, creating units suitable for very low income households. The Town of San Anselmo has implemented rent control for second units, and the City of Novato and the City of San Rafael have implemented rent control for mobile home parks. Rent control reduces the tenants' rent burden while enabling them to afford to spend more money on other needs.

91.215(i) Institutional Structure

Marin County's institutional structure for implementing its housing and community development plan includes a combination of public and private non-profit agencies, with some participation from the for-profit sector. The Marin County Community Development Agency, part of the County government, is responsible for administration of the Community Development Block Grant Program and the HOME Investment Partnerships Program. A Community Development Block Grant (CDBG) Countywide Priority Setting Committee, consisting mostly of members of city councils but chaired by a member of the Board of Supervisors, makes recommendations on the use of these funds. Final decisions about the use of CDBG and HOME funds are made by the Marin County Board of Supervisors. The County's Community Development Agency and its Department of Health and Human Services jointly administer the Housing Opportunities for Persons with AIDS Program (HOPWA) in coordination with the San Francisco Redevelopment Agency, which acts as a conduit for HOPWA funds for Marin County. The Marin Housing Authority administers public housing and rental assistance programs, including Section 8, HOPWA rental assistance, and the Rebate for Marin Renters program, which is funded by contributions from local governments. The Housing Authority also administers inclusionary below-market-rate homeownership programs on

behalf of most local governments in the county, and operates a CDBG-funded rehabilitation program for single-family homes, including group homes for people with disabilities, mobile homes, second units within existing houses, and liveboard floating homes. A wide range of private non-profit organizations use CDBG, HOME, HOPWA, and other funding sources to provide affordable housing and human services to people in need. Private for-profit firms provide goods and services and perform rehabilitation and construction to implement housing and community development projects. The strength of this system can be credited to the many nonprofit agencies that specialize in each aspect of housing and community development activities, the many volunteers associated with local nonprofit organizations, and the excellent quality staff in the nonprofit sector.

The county has many planning and discussion forums where public and nonprofit agencies have the opportunity to coordinate supportive service programs, including but not limited to: the Marin Housing Council, the Marin HIV Advisory Council, the Marin Continuum of Housing and Services, the Marin County Alcohol Advisory Board, the Marin County Advisory Board on Drug Programs, the housing planning committee organized by the Marin Community Mental Health Program, and the Marin Council of Agencies. In addition, concerned agencies create ad hoc committees to address coordination issues as they emerge.

The Marin Continuum of Housing and Services has had much success in facilitating collaborative decision making among nonprofit agencies. As a result, there are fewer gaps in the delivery system than existed five years ago. As financial pressure on public and nonprofit agencies increases, it appears that some nonprofit agencies will be forced to merge, consolidate, or cease to exist. Pressure from funding agencies for quantitative measures of achievement has encouraged more provision of superficial information and referral services, and reduced the incentives for nonprofits to provide more intensive services. There has been some criticism of the degree of fragmentation of human services. Local government staff working in different departments on similar issues do not always coordinate as well as they might. There have been some gaps in coordinating nonprofit and public agencies to generate collaborative funding proposals that could increase the resources available for housing and services for very low income people.

The Marin Housing Authority is governed by a Board of Commissioners, which consists of members of the Marin County Board of Supervisors and two public housing residents. The Housing Authority handles its hiring, contracting, and procurement independently of the County government, although County and Housing Authority staff share technical expertise when appropriate. The Housing Authority implements the Rebate for Marin Renters program, which receives a portion of its funding from cities and the County, and the Rehabilitation Loan Program, which receives substantial Community Development Block Grant funding from the County. The Housing Authority's proposed development sites and Annual Plan are reviewed and approved by the Housing Authority's Board of Commissioners, but, because there is substantial overlap between the Housing Authority's Board of Commissioners and the Marin County Board of Supervisors, decisions are well-coordinated between the two bodies. While HUD's Consolidated Plan regulations require discussion of any proposed demolition or disposition of public housing in this portion of the Consolidated Plan, there are, in fact, no plans for such demolition or disposition of

public housing. However, Marin Housing is researching ways to maintain the aging complexes and continue to provide safe, affordable housing for low-income residents of Marin. The Housing Authority has analyzed the feasibility of resident homeownership in public housing, but has decided not to pursue the conversion of public housing to homeownership. The decision not to pursue the conversion of public housing to homeownership has been made by the Board of Commissioners of the Housing Authority, which includes several members who are also members of the Marin County Board of Supervisors.

The County is encouraging nonprofits to better coordinate their services by facilitating collaborative efforts. In February, 1995, the Marin County Board of Supervisors adopted a policy to reduce the number of projects funded by the Community Development Block Grant Program in half, so that funds could more effectively be focused on a more limited number of housing and public service activities. The County has instituted a mid-management training program that helps to improve communications between mid-level staff in different departments. The Housing Authority has assigned a substantial amount of staff time to coordinate collaborative efforts among public and private agencies on housing and human service issues. As a result, the Housing Authority has been at the forefront of efforts to overcome gaps in housing and community development services.

91.215(j) Coordination

The Marin Continuum of Housing and Services, which has met regularly since March 1993, was organized "to develop a strategy to achieve a coordinated, comprehensive system of housing and related services ranging from emergency shelter to permanent housing." The Continuum includes representatives of the Housing Authority and nonprofit organizations specializing in health, mental health, housing, and social services. The Marin Housing Council, a subcommittee of the Continuum, includes a representative of the Marin County Community Development Agency. The Marin County HIV/AIDS Advisory Council includes a representative of the Marin County Community Development Agency, which implements the HOPWA Program. In implementing the HOPWA program, the Marin County Community Development Agency coordinates closely with the San Francisco Redevelopment Agency, which receives HOPWA funds from HUD on behalf of a three-county area that includes Marin. The State of California Department of Housing and Community Development coordinates closely with local boards in the implementation of its Emergency Housing and Assistance Program (EHAP). The State has approved the Marin County Local Board, which is chaired by the Coordinator of the Marin County CDBG Program, as a "Designated Local Board and Responsible Technical Entity" with authority to make recommendations for the use of EHAP funds for both operating grants and capital grants. Preparation of Marin County's Local Emergency Shelter Strategy, which guides the use of EHAP funds, is an annual collaboration among staff of the United Way, the State of California, and the County of Marin. in Marin City was constructed in 1960. It is the only family public housing resource in Marin County and represents one of the most impoverished areas of the County. The annual median income of public housing residents is in stark contrast to the income of the broader population--a pocket of poverty in the midst of affluence. This

matriarchal community represents the largest African-American community between Seattle and San Francisco.

Not surprisingly, low educational achievement, unemployment, alcohol and drug abuse, and violent and drug-related crime are more pervasive in the Marin City public housing population than in the County or in the broader Marin City community. It is estimated that 50% of the adult public housing population is functionally illiterate. Eighty percent of Marin City's high school students are failing. The unemployment rate for blacks is twice that of the county as whole.

The Marin County Housing Authority (Marin Housing), in partnership with the Marin County Sheriff's Department, the Marin County Office of Drug and Alcohol Programs, Performing Stars, Marin County Probation Department, the District Attorney's office, the Marin Community Department and other community agencies, has been aggressive in addressing these problems--primarily through a comprehensive family self-sufficiency program and the Phoenix Program. Of utmost concern is retaining the public housing complex as a viable affordable housing resource in upscale Southern Marin. The \$95 million Marin City U.S.A. commercial and housing development constructed just across the street from the public housing makes it even more imperative to address quality of life issues within public housing. The County of Marin supports those public safety and social service programs directed at making the public housing area an attractive and healthy environment which complements the surrounding neighborhood, ensures the safety of residents, and enhances economic development of the families in public housing.

The Family Self-Sufficiency (FSS) Program for the Marin City public housing has a caseload of 80 families who are in various stages of progress towards economic self-sufficiency (employment). In 2009 Marin Housing expand the FSS program to include an additional 50 families, Marin Housing intends to continue the FSS program so that attention can be given to the more long-term welfare populations that may benefit from life skills and job readiness training and support.

91.220 ACTION PLAN

91.220(a) Application Form - Standard Form 424

See attachments.

91.220(b) (including 91.220(b)(1) and (b)(2)) Resources

Anticipated annual CDBG funding	\$1,727,272
Anticipated annual HOME funding	\$1,231,666

This is a time of uncertainty for the U.S. Department of Housing and Urban Development (HUD) and all of its programs. HUD is under severe pressure to show that its funds are being spent effectively and efficiently.

Much of the existing affordable housing in Marin County depends on the continuation of Section 8 project-based subsidies for its financial viability. If this system is disrupted too severely, affordable rental units in Marin could be lost.

91.220(c) Activities to be Undertaken

The Appendix presents the budget for the use of 2010-11 CDBG and HOME funds. The Appendix provides a list of proposed activities to be undertaken during the next program year to address local priority needs. The number and type of families that will benefit from the proposed activities are indicated. Questions regarding specific activities may be addressed by contacting the Marin County Community Development Agency, Federal Grants Division office at 499-6268.

91.220(d) Geographic Distribution

For purposes of allocating Community Development Block Grant (CDBG) funds, Marin County has designated six geographic planning areas:

1. Novato Planning Area (includes Novato, Ignacio, Bel Marin Keys, and Black Point)
2. San Rafael Planning Area (includes San Rafael, Los Ranchitos, Lucas Valley, Marinwood, and Santa Venetia)
3. Upper Ross Valley (includes Fairfax, Ross, and San Anselmo)
4. Lower Ross Valley (includes Corte Madera, Larkspur, Greenbrae, Kentfield, and San Quentin)
5. Richardson Bay (includes Belvedere, Mill Valley, Sausalito, Tiburon, Marin City, Strawberry, Tam Valley, and Waldo Point)

6. West Marin, encompassing the inland rural and coastal corridors.

After money is set aside for administrative costs, Marin County's Community Development Block Grant (CDBG) funds are divided, with 40% allocated for housing on a countywide basis and 60% divided among the six planning areas. The planning area funds are used for housing, capital, and public service projects. The formula for distributing CDBG local area funds among Marin County's six planning areas is the same formula that the U.S. Department of Housing and Urban Development (HUD) uses on a national basis to determine Marin County's funding allocation. Three variables are included in the formula:

- Population--the total population of the planning area, expressed as a percentage of the County's total population.
- Overcrowding--the number of households in the planning area which are living in overcrowded conditions (more than one person per room), expressed as a percentage of all the households living in overcrowded conditions in the County.
- Poverty--the number of people in the planning area whose incomes are below the poverty level, expressed as a percentage of all the people in poverty in the County. (This factor is counted twice.)

The four variables (poverty is double-counted) are averaged, and the percentage derived for each planning area represents that area's proportion of Marin's CDBG planning area funds.

The Countywide Housing component of CDBG (comprising 40% of net CDBG funds) and all of the funds from the HOME Program are made available for housing projects on a countywide basis, without regard to the location of projects. The availability of CDBG Countywide Housing and HOME funds makes it possible to direct funding to housing opportunities that require a large infusion of funding for a period of one or two years, even if that project is located in an area which does not have sufficient poverty or overcrowding to qualify for a large CDBG planning area allocation. Marin County's local funding formulas balance the need to support local projects with the need to support housing on a countywide basis. This system facilitates funding housing projects outside areas of concentration of poverty, and helps the community address regional housing needs on a regional basis.

For any CDBG Planning Area which includes a city with a population of 50,000 or more (according to population estimates issued by the U.S. Department of Housing and Urban Development), the system described above for allocation of CDBG funds in that Planning Area will, at the option of the largest city in the Planning Area, be modified so that the Planning Area's "proportional share" of CDBG Countywide Housing funds will be added to, and become part of, its planning area allocation. "Proportional share" is defined as the same proportion by which Planning Area funds are distributed among the Planning Areas. The usual policy that at least 30% of each planning area's funds must be spent on housing projects is waived for planning areas which include a city with a population over 50,000.

For these planning areas, the City Council of the largest city in the planning area takes on the role of the CDBG Local Area Committee. This policy is already in place in the San Rafael and Novato planning areas.

While an overwhelming need for affordable housing is common to all the planning areas, each geographic area is unique and needs can vary among the planning areas. The Novato planning area and the San Rafael planning area include the County's two largest urban centers. The Richardson Bay planning area includes Marin City, which has a high concentration of family public housing. Youth development programs are most needed in Marin City and the Canal neighborhood of San Rafael. The West Marin planning area is mostly rural, with a need for geographically dispersed locally-based service providers. The Upper Ross Valley and Lower Ross Valley include medium-sized residential communities.

91.220(e) Homeless and Other Special Needs

The Continuum of Care Homeless Population and Subpopulations chart (Table A) shows the proposed activities to be undertaken serving the homeless and special needs populations in the 2010-14 CDBG and HOME program years. In the main part of the Action Plan, each listing includes three questions about whether the project serves the homeless or people with AIDS. In the list of proposed reprogrammings of CDBG funds, the code "HSN" indicates activities serving homeless and special needs populations.

91.220(f) Other Actions

91.220(f)(1) Other Actions - General

To address obstacles to meeting underserved needs, the County proposes to fund activities directed at underserved populations, including racial and ethnic minorities, people with disabilities, and very low income people. For example, Community Development Block Grant assistance will be used to support public services for children of low-income minority families (such as the After-School Safe House Tutorial Program and the Family Outreach Program of Marin Head Start). Conservation and expansion of the supply of subsidized family rental housing will be a major priority for the use of HUD funds.

To foster and maintain affordable housing, the County will use a large portion of its HUD funding for development, preservation, and rehabilitation of subsidized housing. Community Development Block Grant funds will be made available for housing advocacy efforts and for site acquisition costs for proposed affordable housing projects.

Proposed actions to remove barriers to affordable housing are listed in section 91.215(f).

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

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

To develop an improved institutional structure and to enhance coordination between public and private housing and social service agencies, the County will encourage more inter-departmental and inter-agency collaboration. Marin County is a participant in the Housing Continuum, which is bringing together representatives of public agencies and private nonprofits to envision better ways to organize the provision of subsidized housing and supportive services. The County will continue the collaboration of the Marin County Department of Health and Human Services, the Marin County Community Development Agency, the Housing Authority, and nonprofit service providers in the provision of housing and supportive services for people with AIDS. The County will continue similar efforts to better organize the provision of services for children in troubled families.

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

91.220(f)(2) Public Housing

Annual revisions to the action plan of the Public Housing Authority Annual Plan are available from the Marin Housing Authority.

91.220(g) Program-Specific Requirements

91.220(g)(1)(i) CDBG

See the Action Plan for a list of activities to be undertaken.

91.220(g)(1)(ii)(A) CDBG Program Income

If 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. When CDBG funds are used towards acquisition or major rehabilitation of real estate, a deed of trust or a CDBG lien agreement is usually recorded on the property. The Rehabilitation Loan Program, funded by CDBG, uses a standard note and deed of trust to secure the loans it makes to homeowners. Loans made by the Rehabilitation Loan Program carry a fixed interest rate, which is stated in the loan documents. For other CDBG projects, we generally use a CDBG lien agreement, which is triggered if the property is ever sold or if its use is ever changed, but which never requires payment of principal or interest if the property remains in the same ownership and use. The standard CDBG lien agreement is for a stated percentage of the value of the property, set at the percentage of the project cost contributed by CDBG, so that, if the lien is triggered, the implicit interest rate on the CDBG funds is the rate at which the property has appreciated. In some cases, if a housing development project receives low-income housing tax credits,

CDBG assistance may be in the form of an interest-bearing loan, secured by a standard note and deed of trust.

Expected Program Income for Program Year 2010-11

For the 2010-11 program year (July 1, 2010 to June 30, 2011), we expect that the Rehabilitation Loan Program will generate approximately \$450,000 in program income.

2010-11 CDBG PROJECT TO BE FUNDED FROM ANTICIPATED PROGRAM INCOME TO BE RECEIVED IN 2010-11

Rehabilitation Loan Program (Marin County Housing Authority) Housing rehabilitation, Countywide	\$450,000*
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Total Projects Funded by Anticipated Program Income \$450,000*

ESTIMATED CDBG PROGRAM INCOME EXPECTED TO BE RECEIVED DURING 2010-11 PROGRAM YEAR (July 1, 2010 to June 30, 2011) \$450,000*
(Source: Rehabilitation Loan Program)

TOTAL CDBG FUNDS AVAILABLE FROM 2010-11 (YEAR 36) CDBG GRANT \$1,727,272) AND ESTIMATED CDBG PROGRAM INCOME (\$450,000) EXPECTED TO BE RECEIVED DURING 2010-11 PROGRAM YEAR \$2,177,272*

The maximum CDBG funds allowable for general administration = (20%) x (the 2010-11 grant + program income expected to be received during the 2010-11 program year) = (20%) x (\$2,177,272*) = \$435,454*.

The maximum CDBG funds allowable for public services = (15%) x (the 2010-11 grant amount + program income actually received during the 2009-10 program year) = (15%) x (\$1,727,272+ approximately \$208,832*) = approximately \$290,416*.

CDBG Low-Income Benefit

All of the proposed 2010-11 program year budget allocations, 100% of the \$1,727,272 grant and all program income, will be used for activities benefiting low and moderate income persons.

*The amount of program income generated by the Rehabilitation Loan Program is volatile and difficult to predict. Because program income cannot be predicted exactly, the actual amount may vary from this estimate.

HOME Program Income

We do not anticipate any HOME Program Income for either the 2009-10 or 2010-11 program years.

91.220(g)(1)(ii)(B) & (C)

These sections are not applicable to Marin.

91.220(g)(1)(ii)(D) Income from Float-Funded Activities

Because of the risk inherent in float-funded activities, Marin County does not engage in any float-funded activities. Therefore, no income is expected to be generated by float-funded activities.

91.220(g)(2) Use of HOME Funds

Marin County intends to use its entire HOME allocation for projects described in 24 CFR 92.205(b). The County does not intend to use any HOME funds for projects not described in 24 CFR 92.205(b).

91.225 CERTIFICATIONS

The certifications required for this document are located in the Appendix.

91.230 MONITORING STANDARDS AND PROCEDURES

Staff of the Marin County Community Development Agency are responsible for monitoring activities funded by the Community Development Block Grant (CDBG) Program and the HOME Program. The Marin County Community Development Agency and the Marin County Department of Health and Human Services share responsibility for monitoring the Housing Opportunities for Persons with AIDS (HOPWA) Program. We have two basic standards for monitoring:

- (1) Did the project meet its stated objectives and the requirements of its grant contract?
- (2) Compared with the outcome of other grant-funded projects, did the project have sufficient impact on high-priority needs of low income people, as identified in our Community Development Objectives, Action Plan, Consolidated Plan, the Housing Element and other portions of the General Plan, and other local plans?

Other questions used to determine whether a project meets the basic standards include:

- Is the project, as carried out, clearly eligible under both the letter and the spirit of the program regulations and the statutes that govern the program?

- Is the information being supplied by the project sponsor correct and complete?
- Did the project provide significant benefit to very low income people, as well as to low income people?
- Did the project contribute to economic, social, and racial integration?
- Did the project sponsor have the capacity to implement the project alone, and if not, did they make appropriate use of consultants and partnerships with other organizations?
- Is the project cost-effective in comparison with other ways to meet the same need?
- Is the activity conducted in a manner that respects the rights of people with disabilities for equal access?
- How responsive is the project sponsor to emerging community needs and the special needs of minorities?
- Has the project sponsor made appropriate outreach to show a commitment to providing culturally sensitive services to all people?
- Has the project sponsor planned the implementation process to consider timing issues and minimize financial risk?
- Has the project sponsor made efforts to utilize volunteers and to raise funds from sources other than HUD grants?

Our main procedure for monitoring is on-site visits, most of which are conducted in the period between December and March in conjunction with our annual budget-setting process. Project monitoring is performed by, or in consultation with, the same staff representative who administers the project contract and approves billings from the project sponsor. This helps integrate our monitoring with our ongoing efforts to provide assistance, advice, and support to the project sponsors.

Our goal is to conduct a monitoring visit of each project within a two-year cycle. We identify high-risk subrecipients and target them for more frequent on-site programmatic and fiscal monitoring. Our criteria for identifying high-risk projects are:

- 1) Project sponsors receiving their first federal grant allocation.
- 2) New project sponsors who lack experience in program administration.

- 3) Project sponsors which have had substantial staff turnover or have recently hired a new executive director.
- 4) Project sponsors which are chronically slow to submit bills.
- 5) Project sponsors who consistently present bills that have errors.
- 6) Project sponsors who attempt to bill CDBG or HOME for clearly ineligible items or show a lack of awareness of CDBG or HOME regulations which apply to their project(s).
- 7) Project sponsors who have been allocated unusually large CDBG or HOME grants.
- 8) Project sponsors who frequently change the scope of their project(s).
- 9) Project sponsors who have a reputation in the community for having troubled projects.
- 10) Projects where service delivery has been disrupted because of internal organizational changes.
- 11) Projects that must comply with Davis-Bacon wage standards.
- 12) Projects that generate an inordinate number of complaints from the public.
- 13) Projects that are the focus of community controversy related to program effectiveness.
- 14) Projects that are not meeting contract goals; for example, if a project is serving a smaller number of clients than projected.
- 15) Projects or project sponsors which have lost significant funding sources.
- 16) Project sponsors who fail to submit demographic reporting data on a timely basis or who submit data that appears questionable.
- 17) Other factors that suggest special scrutiny would be appropriate.

Federal Grants Division staff, working as a group, perform a qualitative ranking of projects based on the above criteria. Projects which trigger one or more of the above criteria are classified as high-risk projects. These high-risk projects are monitored at least once a year. In cases where staff find serious problems with a project sponsor, the sponsor is generally warned that they may not be funded in subsequent years or may have their funding reprogrammed to another project. In addition, as time permits, staff offers sponsors of high-risk projects additional guidance and technical assistance. This may

involve meeting with project sponsor staff or board members and suggesting resources to improve project effectiveness.

Projects not considered high-risk are considered low-risk projects and are monitored at least once every two years, with most projects monitored on an annual basis.

The County of Marin is committed to bringing business opportunities to minority- and women-owned business enterprises. By encouraging recipients of grants and/or loans from the HOME Program and the Rehabilitation Loan Program to make a good faith effort to hire minority and women-owned businesses (MBE/WBE), the County hopes to increase business opportunities for disadvantaged businesses. In order to jointly implement the Marin County Minority and Women's Business Outreach program, the Marin County Community Development Agency and Housing Authority have taken the following measures:

- Developing a database of minority and women-owned businesses in construction-related trades (contractors, subcontractors, suppliers) to be jointly used by the County of Marin Community Development Agency and the Housing Authority;
- Updating the database of minority and women-owned businesses in construction-related trades as new information becomes available;
- Coordinating with community organizations and public agencies that have the capacity to provide names of eligible contractors for the database and technical assistance for the minority and women contractors;
- Providing public information about use of grant funds to qualified contractors and soliciting program participation from these contractors; and
- Encouraging the use of local minority- and women-owned firms whenever possible.

HOME Program grant recipients are informed by the MBE/WBE Outreach Coordinator that they must document a good faith effort to hire minority and women-owned businesses for federally-funded projects. The Coordinator counsels each recipient and prospective recipient on the requirements of the program. If the project sponsor does not have names of qualified women and minority contractors and suppliers in relevant trades, the Coordinator provides the project sponsor with a list.

Recipients of HOME funds must document having made a good faith effort to hire minority and women-owned businesses. A good faith effort may include, but not be limited to, the following actions: hiring minority and/or women-owned businesses; keeping a record of phone calls to and interviews with specific contractors to discuss services or products; and solicitation of bid(s) with explanation of reason for rejecting a low bidder.

Nothing in the Minority and Women's Business Outreach Program is intended to prevent any recipient of federal funding from rejecting a contractor whose bid is too high or who does not meet reasonable qualifications.

Following this section is the Action Plan, which describes the proposed budget, as adopted by the Marin County Board of Supervisors on May 4, 2010, for federal Fiscal Year 2010 Community Development Block Grant Program (CDBG) and HOME Program funds. The following pages, numbered 1 through 49, list all the projects to be funded with Community Development Block Grant Program and HOME Investment Partnerships Program funds for the period July 1, 2010 through June 30, 2011. New Fiscal Year 2010 funds, reprogrammed funds, and program income are included.

All the listed Community Development Block Grant projects meet the National Objective of low and moderate income benefit. None of the projects meet the two other National Objectives, "urgent needs" and "slums and blight."

Under "Description," the source of budgeted funds is designated with the following codes:

Countywide	Countywide Housing component of CDBG
HOME	HOME Program
Lower Ross Valley	Lower Ross Valley Planning Area component of CDBG
Novato	Novato Planning Area component of CDBG
Richardson Bay	Richardson Bay Planning Area component of CDBG
San Rafael	San Rafael Planning Area component of CDBG
Upper Ross Valley	Upper Ross Valley Planning Area component of CDBG
West Marin	West Marin Planning Area component of CDBG

All references in the tables to "Program Year 1" should be read as referring to Fiscal Year 2010 federal grants, which fund the local program year that runs from July 1, 2010 to June 30, 2011.

A summary of funding reservations for Fiscal Year 2010 HOME funds, as adopted by the Marin County Board of Supervisors on May 4, 2010, is included at the end of the Action Plan.

Information about the use of new CDBG funds, CDBG program income, and a list of reprogrammings of past years' CDBG funds are included at the end of the Action Plan.

In 2000, the U.S. Census Bureau estimated that 15,601 individuals in Marin lived at poverty level. The county has three "areas of low income concentration," defined as Census tracts where the population is lower income than the rest of the county, with income not exceeding 80% of the area median. Census tracts 1110 in downtown San Rafael, 1122 in the Canal Area of San Rafael, and 1290 in Marin City have the highest concentration of low income households and incidence of poverty.

The county has two areas of "minority concentration," defined as Census tracts where the non-white percentage of the population is noticeably greater than the countywide percentage. (Note that San Quentin State Prison has not been included in our calculations.) Tract 1290 has a high concentration of African-Americans. Tract 1122 has a high concentration of Hispanics, and Asians and Pacific Islanders.

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Grantee Name: **County of Marin**

Project Name: After-School Safe House Tutorial Program				
Description:	IDIS Project #: UOG Code: UOG Code (Women Helping All People) After-school tutorial program. \$7,500 from Richardson Bay Planning Area.			
Location: 79 Cole Drive, Marin City, CA 94965	Priority Need Category: Select one: Public Services ▼			
Expected Completion Date: 6/30/2010	Explanation: To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.			
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 40	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Tutoring services provided to 40 children	Number of children receiving tutoring services			
05D Youth Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 7,500	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 40	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name:	After-School Transportation		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Fairfax-San Anselmo Children's Center) Transportation for before and after school day care program. \$6,300 from Upper Ross Valley Planning Area.			

Location:	Priority Need Category		
199 Porteous Ave., Fairfax, CA 94930	Select one:	Public Services ▼	

Expected Completion Date:	Explanation:
6/30/2010	
Objective Category	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
<input type="radio"/> Decent Housing	
<input checked="" type="radio"/> Suitable Living Environment	
<input type="radio"/> Economic Opportunity	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives		
	1	Improve the services for low/mod income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	01 People ▼	Proposed	60		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
60 persons served with transportation services	Number of persons served with transportation services	

05D Youth Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	6,300	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	60	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Buckelew--Horizon House Rehabilitation		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Buckelew Programs) Rehabilitation of group home for people with persistent mental illness. \$5,600 from San Rafael Planning Area; \$2,866 reprogrammed funds; and \$4,058 program income.			

Location:	Priority Need Category		
108 Spring Grove, San Rafael, CA 94901	Select one:	Rental Housing ▼	

Expected Completion Date:	Explanation:
6/30/2010	
Objective Category	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
<input checked="" type="radio"/> Decent Housing	
<input type="radio"/> Suitable Living Environment	
<input type="radio"/> Economic Opportunity	

Specific Objectives	
Outcome Categories	1 Improve the quality of affordable rental housing ▼
<input checked="" type="checkbox"/> Availability/Accessibility	2 ▼
<input type="checkbox"/> Affordability	3 ▼
<input type="checkbox"/> Sustainability	

Project-level Accomplishments	11 Public Facilities ▼	Proposed	1		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Rehabilitation of group home	Rehabilitation of group home	

03B Handicapped Centers 570.201(c) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	12,524	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities ▼	Proposed Units	1	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Buckelew-Novato House					
Description:	IDIS Project #: UOG Code: UOG Code				
(Buckelew Programs) Rehabilitation of group home for people with persistent mental illness. \$36,000 from Novato Planning Area.					
Location: 1333 7th Street, Novato, CA 94945	Priority Need Category: Select one: Rental Housing				
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.				
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of affordable rental housing 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Rehabilitation of group home		Rehabilitation of group home			
03B Handicapped Centers 570.201(c)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Program Year 1	CDBG	Proposed Amt.	36,000	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name: CDBG Program Administration					
Description:	IDIS Project #: UOG Code: UOG Code				
Reserve for administration costs for Community Development Block Grant (CDBG) program.					
Location:	Priority Need Category				
3501 Civic Center Drive, and 65 Mitchell Boulevard, San Rafael, CA 94903	Select one: Planning/Administration ▼				
Expected Completion Date: 6/30/2010	Explanation: To address other long-term community development objectives as new needs emerge or are recognized.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing ▼ 2 Improve the services for low/mod income persons ▼ 3 Improve quality / increase quantity of public improvements for lower income persons ▼				
Project-level Accomplishments	09 Organizations ▼	Proposed	1	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
Administration of CDBG Program	CDBG Program Administration				
21A General Program Administration 570.206 ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt.*	432,396	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	09 Organizations ▼	Proposed Units	1	Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Project Name: Fair Housing Program				
Description:	IDIS Project #: UOG Code: UOG Code			
(Fair Housing of Marin) Fair housing counseling and education. \$17,489 from Countywide Housing; \$8,745 from Novato Planning Area; and \$18,387 from San Rafael Planning Area.				
Location: 625 B Street, Suite #1, San Rafael, CA 94901	Priority Need Category: Select one: Public Services ▼			
Expected Completion Date: 6/30/2010	Explanation: To provide assistance to projects that rectify systemic problems leading to chronic poverty.			
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve access to affordable rental housing ▼ 2 Improve the services for low/mod income persons ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 350	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
350 persons served with Fair Housing Services	Number of persons served with Fair Housing Services			
05J Fair Housing Activities (if CDBG, then subject to 570.201(e)) ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. 44,621	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 350	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name:	Fairfax House		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Lifehouse, Inc.) Rehabilitation of group home for developmentally disabled individuals. \$7,075 from Upper Ross Valley Planning Area.			

Location:	Priority Need Category		
18 Porteous Avenue, Fairfax, CA 94930	Select one:	Public Facilities ▼	

Expected Completion Date:	Explanation:
6/30/2010	
Objective Category	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
<input checked="" type="radio"/> Decent Housing	
<input type="radio"/> Suitable Living Environment	
<input type="radio"/> Economic Opportunity	

Outcome Categories	Specific Objectives		
<input type="checkbox"/> Availability/Accessibility	1	Increase range of housing options & related services for persons w/ special needs	▼
<input type="checkbox"/> Affordability	2		▼
<input checked="" type="checkbox"/> Sustainability	3		▼

Project-level Accomplishments	11 Public Facilities ▼	Proposed	1		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Rehabilitation of one group home	Rehabilitation of group home	

03B Handicapped Centers 570.201(c) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	7,075	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities ▼	Proposed Units	1	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Grantee Name: **County of Marin**

Project Name: Fairfax Public Facilities Accessibility Improvements				
Description:	IDIS Project #: UOG Code: UOG Code			
(Town of Fairfax) Rehabilitation of public facilities for compliance with the Americans With Disabilities Act of 1990. (Curb cuts for disabled accessibility.) \$20,700 from the Upper Ross Valley Planning Area.				
Location: Citywide, Fairfax, CA 94930	Priority Need Category Select one: Public Facilities ▼			
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons ▼ 2 Improve quality / increase quantity of neighborhood facilities for low-income persons ▼ 3			
Project-level Accomplishments	11 Public Facilities ▼	Proposed 4	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
4 public facilities improved	Public facilities improved.			
03L Sidewalks 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 20,700	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	11 Public Facilities ▼	Proposed Units 4	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Family Law Legal Services					
Description:	IDIS Project #: UOG Code: UOG Code				
(Family and Children's Law Center) Legal assistance for low income persons. \$2,700 from Lower Ross Valley Planning Area; \$3,000 from Novato Planning Area; \$8,300 from San Rafael Planning Area; and \$2,934 from Upper Ross Valley Planning Area.					
Location:	Priority Need Category				
30 North San Pedro Road, San Rafael, CA 94903	Select one: Public Services ▼				
Expected Completion Date:	Explanation:				
6/30/2010	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.				
Objective Category	Specific Objectives				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼				
Outcome Categories	2 ▼				
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3 ▼				
Project-level Accomplishments	01 People ▼	Proposed	50	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
50 persons served with legal services	Number of persons served with legal services				
05C Legal Services 570.201(E) ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt.	16,934	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	01 People ▼	Proposed Units	50	Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Project Name:	Family Outreach Program, Marin Head Start		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Community Action Marin) Family outreach services. \$5,006 from Novato Planning Area; \$7,500 from Richardson Bay Planning Area; \$8,800 from San Rafael Planning Area.			

Location:	Priority Need Category		
498 Pt. San Pedro Road, 125 Bahia Way, 96 Pilgrim Way, 21 Front Street, and 199 Greenfield Avenue, San Rafael; 610 Drake Avenue, Marin City; 5520 Nave Drive and 1320 Lynwood Drive, Novato	Select one:	Public Services ▼	
Explanation:			

Expected Completion Date:	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.		
6/30/2010			
Objective Category			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity			

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives		
	1	Improve the services for low/mod income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	01 People ▼	Proposed	200		Accompl. Type: ▼	Proposed		
		Underway					Underway	
		Complete					Complete	
		Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
			Underway				Underway	
			Complete				Complete	
		Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
			Underway				Underway	
			Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Provide 200 families with support services.	Provide family support services.	

05D Youth Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	21,306		Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount		
	Fund Source: ▼	Proposed Amt.				Fund Source: ▼	Proposed Amt.	
		Actual Amount					Actual Amount	
	01 People ▼	Proposed Units	200			Accompl. Type: ▼	Proposed Units	
		Actual Units					Actual Units	
	Accompl. Type: ▼	Proposed Units				Accompl. Type: ▼	Proposed Units	
		Actual Units					Actual Units	

Project Name: Fireside Housing					
Description:	IDIS Project #: UOG Code: UOG Code				
(Fireside Affordable Housing Associates) Development of rental housing. \$250,000 reprogrammed funds for offsite improvements.					
Location:	Priority Need Category				
115 Shoreline Highway, Mill Valley, CA 94941	Select one: Rental Housing ▼				
Expected Completion Date:	Explanation:				
6/30/2010	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.				
Objective Category	Specific Objectives				
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the quality of affordable rental housing ▼ 2 Increase the supply of affordable rental housing ▼ 3 Improve access to affordable rental housing ▼				
Outcome Categories					
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Project-level Accomplishments	10 Housing Units ▼	Proposed 50		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
50 affordable rental housing units	Affordable rental housing units				
03K Street Improvements 570.201(c) ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼				
Matrix Codes ▼	Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 250,000		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units ▼	Proposed Units 50		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Project Name: Foreclosure Workshops					
Description:	IDIS Project #: UOG Code: UOG Code				
(Legal Aid of Marin) Workshops for low income homeowners. \$1,000 from Lower Ross Valley Planning Area; \$1,500 from Novato Planning Area; and \$1,400 from Richardson Bay Planning Area.					
Location: 30 North San Pedro Road, San Rafael, CA 94903	Priority Need Category: Select one: Public Services ▼				
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼				
Project-level Accomplishments	01 People ▼	Proposed 25	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
Workshops for low income homeowners		Workshops for low income homeowners			
05C Legal Services 570.201(E) ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. 3,900	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	01 People ▼	Proposed Units 25	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	

Project Name: Galilee Harbor					
Description:	IDIS Project #: UOG Code: UOG Code				
(Galilee Harbor Community Association) Install ramp for wheelchair accessibility, install wave damper, and build other public improvements for liveaboard community. Vicinity of Napa Street pier. \$10,300 from Countywide Housing; and \$31,700 from Richardson Bay Planning Area.					
Location: Vicinity of Napa Street Pier, 300 Napa Street, Sausalito, CA 94965	Priority Need Category: Select one: Public Facilities ▼				
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.				
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:				
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 Improve quality / increase quantity of public improvements for lower income persons ▼ 3 ▼				
Project-level Accomplishments	11 Public Facilities ▼	Proposed 1	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
1 public facility improvement		Number of public facility improvements			
03E Neighborhood Facilities 570.201(c) ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Program Year 1*	CDBG ▼	Proposed Amt. 42,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	11 Public Facilities ▼	Proposed Units 1	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	

Project Name:	Gates Cooperative		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Gates Cooperative and EAH, Inc.) Rehabilitation of houseboats. \$227,400 from Countywide Housing; and \$21,200 from Richardson Bay Planning Area.			

Location:	Priority Need Category		
Waldo Point Harbor, Sausalito Area, CA 94965	Select one:	Owner Occupied Housing ▼	

Expected Completion Date:	Explanation:
6/30/2010	
Objective Category	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
<input checked="" type="radio"/> Decent Housing	
<input type="radio"/> Suitable Living Environment	
<input type="radio"/> Economic Opportunity	

Specific Objectives	
1	Improve the quality of owner housing ▼
2	▼
3	▼

Project-level Accomplishments	10 Housing Units ▼	Proposed	38		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Rehabilitation of 38 houseboats	Rehabilitation of houseboats	

14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	248,600	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	38	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Gilead House		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Gilead House) Construction of transitional family housing. \$30,800 from Countywide Housing; and \$47,181 from Novato Planning Area.			

Location:	Priority Need Category		
1024 Seventh Street, Novato, CA 94945	Select one:	Public Facilities ▼	

Expected Completion Date:	Explanation:
6/30/2010	
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.

Outcome Categories	Specific Objectives		
<input checked="" type="checkbox"/> Availability/Accessibility	1	Improve quality / increase quantity of public improvements for lower income persons	▼
<input type="checkbox"/> Affordability	2		▼
<input type="checkbox"/> Sustainability	3		▼

Project-level Accomplishments	11 Public Facilities ▼	Proposed	1		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Construction of transitional family housing.	Construction of transitional family housing.	

03C Homeless Facilities (not operating costs) 570.201(c) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	77,981	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities ▼	Proposed Units	1	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Hamilton Child Development Center Playground		
Description:	IDIS Project #:	UOG Code:	UOG Code

(Community Action Marin) Rehabilitation of playground. \$22,996 from Novato Planning Area.

Location:	Priority Need Category	
531 Hamilton Parkway, Novato, CA 94949	Select one:	Public Services ▼

Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives	
	1	Improve the services for low/mod income persons ▼
	2	▼
3	▼	

Project-level Accomplishments	11 Public Facilities ▼	Proposed	1	Accompl. Type: ▼	Proposed		
		Underway				Underway	
		Complete				Complete	
		Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	
		Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Rehabilitate playground.	Rehabilitate playground.	

03D Youth Centers 570.201(c) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	22,996	Fund Source: ▼	Proposed Amt.		
		Actual Amount				Actual Amount	
		Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
			Actual Amount			Actual Amount	
		11 Public Facilities ▼	Proposed Units	1	Accompl. Type: ▼	Proposed Units	
			Actual Units			Actual Units	
		Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
			Actual Units			Actual Units	

Project Name:	Home Care Assistance for the Elderly-West Marin		
Description:	IDIS Project #:	19	UOG Code: UOG Code
(West Marin Senior Services) Home care and assistance for the elderly and people with disabilities. \$6,083 from West Marin Planning Area.			

Location:	Priority Need Category		
11435 State Highway 1, Point Reyes Station, CA 94956	Select one:	Public Services ▼	
Explanation:			

Expected Completion Date:	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.		
6/30/2010			
Objective Category			
<input type="radio"/> Decent Housing			
<input checked="" type="radio"/> Suitable Living Environment			
<input type="radio"/> Economic Opportunity			

Outcome Categories	Specific Objectives		
<input checked="" type="checkbox"/> Availability/Accessibility	1	Improve the services for low/mod income persons	▼
<input type="checkbox"/> Affordability	2		▼
<input type="checkbox"/> Sustainability	3		▼

Project-level Accomplishments	01 People ▼	Proposed	10	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Home care assistance for 10 seniors	Home care assistance for 10 seniors	

05A Senior Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	6,083	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	10	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		
	Actual Units			Actual Units		

Project Name:	Housing Search Specialist		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Marin Housing Authority) Apartment search assistance and advocacy with landlords for low income families and individuals with disabilities. \$2,700 from Lower Ross Valley Planning Area; \$2,500 from Novato Planning Area; and \$2,900 from San Rafael Planning Area.			

Location:	Priority Need Category		
4020 Civic Center Drive, San Rafael, CA 94903	Select one:	Public Services ▼	
Explanation:			

Expected Completion Date:	To provide financial assistance to facilities serving extremely low income, very low income, low income, and moderate income people and neighborhoods. To provide assistance to projects that rectify systematic problems leading to chronic poverty.
6/30/2010	
Objective Category	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives		
	1	Improve access to affordable rental housing	▼
	2		▼

Project-level Accomplishments	01 People ▼	Proposed	50	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Housing search assistance for 50 persons	Housing search assistance	

05K Tenant/Landlord Counseling 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	@DBG ▼	Proposed Amt.	8,100	Fund Source: ▼	Proposed Amt.		
		Actual Amount			Actual Amount		
	Fund Source: ▼	Proposed Amt.			Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount	
	01 People ▼	Proposed Units	50			Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units		
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units		
		Actual Units			Actual Units		

Project Name: Human Services Coordinator, San Geronimo Valley						
Description:	IDIS Project #: UOG Code: UOG Code:					
(San Geronimo Valley Community Center) Salary for coordinator of emergency food pantry. \$9,500 from West Marin Planning Area.						
Location:	Priority Need Category:					
6350 Sir Francis Drake Boulevard, San Geronimo, CA 94963	Select one: Public Services ▼					
Expected Completion Date:	Explanation:					
6/30/2010	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.					
Objective Category:	Specific Objectives:					
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼					
Outcome Categories:						
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability						
Project-level Accomplishments	01 People ▼	Proposed 200		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
Proposed Outcome	Performance Measure	Actual Outcome				
200 persons assisted	Number of persons assisted					
05 Public Services (General) 570.201(e) ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Matrix Codes ▼		Matrix Codes ▼				
Program Year 1	CDBG ▼	Proposed Amt. 9,500		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units 200		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Marin Brain Injury Network Services				
Description:	IDIS Project #: UOG Code: UOG Code			
(Marin Brain Injury Network) Services to head injury survivors. \$3,600 from Lower Ross Valley Planning Area; \$1,500 from Richardson Bay Planning Area; \$5,800 from San Rafael Planning Area; and \$4,200 from Upper Ross Valley Planning Area.				
Location: 1132 Magnolia Avenue, Larkspur, CA 94904	Priority Need Category: Select one: Non-homeless Special Needs ▼			
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category: <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 20	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
20 persons provided with services	Number of persons provided with services			
05B Handicapped Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 15,100	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 20	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name:	Marin City Dental Clinic		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Marin City Health and Wellness Center) Office conversion to dental clinic. \$24,250 from the Richardson Bay Planning Area.			

Location: 630 Drake Ave, Marin City, CA 94965	Priority Need Category Select one: Public Facilities
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Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
--	---

Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives									
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	<table border="1"> <tr> <td>1</td> <td>Improve the services for low/mod income persons</td> <td>▼</td> </tr> <tr> <td>2</td> <td></td> <td>▼</td> </tr> <tr> <td>3</td> <td></td> <td>▼</td> </tr> </table>	1	Improve the services for low/mod income persons	▼	2		▼	3		▼
1	Improve the services for low/mod income persons	▼								
2		▼								
3		▼								

Project-level Accomplishments	11 Public Facilities	▼	Proposed	1		Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Conversion of office to dental clinic.	Conversion of office to dental clinic.	

03P Health Facilities 570.201(c)	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼

Program Year 1	CDBG	▼	Proposed Amt.	24,250		Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	11 Public Facilities	▼	Proposed Units	1		Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	

Project Name: Marin Community Clinic				
Description:	IDIS Project #: UOG Code: UOG Code			
(Marin Community Clinic) Affordable medical services. \$4,400 from Lower Ross Valley Planning Area; \$6,000 from Novato Planning Area; \$8,800 from San Rafael Planning Area; and \$3,000 from Upper Ross Valley Planning Area.				
Location:	Priority Need Category			
250 Bon Air Road (at Marin General Hospital), Greenbrae; 6100 Redwood Blvd., Novato; and 3240 Kerner Blvd., San Rafael, CA 94903.	Select one: Public Services ▼			
Expected Completion Date:	Explanation:			
6/30/2010	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 7,500	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
7,500 persons receiving medical services	Number of persons receiving medical services.			
05M Health Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 22,200	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 7,500	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Marin Community Food Bank				
Description:	IDIS Project #: UOG Code: UOG Code			
(Marin Community Food Bank) Salary for food distribution staff. \$3,565 from Lower Ross Valley Planning Area; \$6,800 from Novato Planning Area; \$6,156 from Richardson Bay Planning Area; \$8,800 from San Rafael Planning Area; and \$3,500 from Upper Ross Valley Planning Area.				
Location: 75 Digital Drive, Novato, CA 94949	Priority Need Category: Select one: Public Services ▼			
Expected Completion Date: 6/30/2010	Explanation: To provide financial assistance to facilities serving extremely low, very low, low, and moderate income people and neighborhoods. To provide assistance to projects that rectify systemic problems leading to chronic poverty.			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the services for low/mod income persons ▼ 2. ▼ 3. ▼			
Project-level Accomplishments	01 People ▼	Proposed 12,000	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
12,000 persons provided with food	Number of persons provided with food			
05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 28,821	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 12,000	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Marin Learning Center, Therapeutic Services					
Description:	IDIS Project #: UOG Code: UOG Code				
(Community Action Marin, Marin Learning Center) Therapeutic preschool program. \$7,600 from Richardson Bay Planning Area.					
Location: 100 Phillips Drive, Marin City, CA 94965	Priority Need Category: Select one: Public Services ▼				
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼				
Project-level Accomplishments	01 People ▼	Proposed 8	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
8 children assisted		Number of children assisted			
05D Youth Services 570.201(e) ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 7,600	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	01 People ▼	Proposed Units 8	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	

Project Name: Marin Services for Women Residential Recovery Center Rehabilitation					
Description:	IDIS Project #: UOG Code: UOG Code				
(Marin Services for Women) Rehabilitation of center for women with substance abuse issues. \$28,703 from Lower Ross Valley Planning Area and \$821 reprogrammed funds.					
Location: 1251 South Eliseo Drive, Greenbrae, CA 94904	Priority Need Category: Select one: Non-homeless Special Needs				
Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Rehabilitation of substance abuse treatment center		Rehabilitation of substance abuse treatment center			
03B Handicapped Centers 570.201(c)		Matrix Codes			
Matrix Codes		Matrix Codes			
Matrix Codes		Matrix Codes			
Program Year 1	CDBG	Proposed Amt.	29,524	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units	
	Actual Units			Actual Units	

Project Name:	MCIL Housing Accessibility Modification Program-MCIL		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Marin Center for Independent Living) (MCIL) Housing rehabilitation for disabled accessibility. \$2,000 from Countywide Housing; \$1,008 from Novato Planning Area; \$2,192 from San Rafael Planning Area.			

Location:	Priority Need Category		
Various locations to be determined; countywide program	Select one:	Rental Housing	▼

Expected Completion Date:	Explanation:
6/30/2010	
Objective Category	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
<input checked="" type="radio"/> Decent Housing	
<input type="radio"/> Suitable Living Environment	
<input type="radio"/> Economic Opportunity	

Outcome Categories	Specific Objectives		
<input checked="" type="checkbox"/> Availability/Accessibility	1	Improve access to affordable rental housing	▼
<input type="checkbox"/> Affordability	2		▼
<input type="checkbox"/> Sustainability	3		▼

Project-level Accomplishments	04 Households	▼	Proposed	5		Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	
	Accompl. Type:	▼	Proposed			Accompl. Type:	▼	Proposed	
			Underway					Underway	
			Complete					Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Accessibility improvements for 5 households	Number of households made accessible	

14A Rehab; Single-Unit Residential 570.202	▼	Matrix Codes	▼
14B Rehab; Multi-Unit Residential 570.202	▼	Matrix Codes	▼
Matrix Codes	▼	Matrix Codes	▼

Program Year 1	CDBG	▼	Proposed Amt.	5,200		Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	Fund Source:	▼	Proposed Amt.			Fund Source:	▼	Proposed Amt.	
			Actual Amount					Actual Amount	
	10 Housing Units	▼	Proposed Units	5		Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	
	Accompl. Type:	▼	Proposed Units			Accompl. Type:	▼	Proposed Units	
			Actual Units					Actual Units	

Project Name:	Mesa Apartments		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Community Land Trust Association of West Marin) Acquisition of apartment building for very low income residents. \$250,000 from HOME program.			

Location:	Priority Need Category		
988 Mesa Road, Point Reyes Station, CA 94956	Select one:	Rental Housing ▼	
Explanation:			

Expected Completion Date: (mm/dd/yyyy)	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives		
	1	Increase the supply of affordable rental housing	▼
	2	Improve access to affordable rental housing	▼
3		▼	

Project-level Accomplishments	10 Housing Units ▼	Proposed	4	Accompl. Type: ▼	Proposed		
		Underway				Underway	
		Complete				Complete	
		Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	
		Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
			Underway			Underway	
			Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Acquisition of apartment building	Acquisition of apartment building	

01 Acquisition of Real Property 570.201(a) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	HOME ▼	Proposed Amt.	250,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount				Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Mesa Park-Irrigation Project		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Mesa Park) Playfield rehabilitation. \$10,400 from West Marin Planning Area and \$2,600 reprogrammed funds.			

Location:	Priority Need Category		
110 Mesa Road, Bolinas, CA 94924	Select one:	Public Facilities ▼	

Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability	Specific Objectives		
	1	Improve quality / increase quantity of neighborhood facilities for low-income persons	▼
	2		▼
	3		▼

Project-level Accomplishments	11 Public Facilities ▼	Proposed	1		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Playfield rehabilitated	Playfield rehabilitated	

03F Parks, Recreational Facilities 570.201(c) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	13,000	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities ▼	Proposed Units	1	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Middle School Program		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Canal Alliance) After school and summer academic program. \$12,641 from San Rafael Planning Area.			

Location:	Priority Need Category		
91 Larkspur Street, San Rafael, CA 94901	Select one:	Public Services ▼	

Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives		
	1	Improve the services for low/mod income persons	▼
	2		▼
3		▼	

Project-level Accomplishments	01 People ▼	Proposed	30	Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed	
		Underway			Underway	
		Complete			Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Middle school program for youth from low income	Middle school program	

05D Youth Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	12,641	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	30	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Montecillo House		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Lifehouse, Inc.) Rehabilitation of group home for disabled adults. \$12,600 from San Rafael Planning Area.			

Location: 593 Montecillo Road, San Rafael, CA 94903	Priority Need Category Select one: Public Facilities
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Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
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Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of affordable rental housing 2 3

Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete

Proposed Outcome	Performance Measure	Actual Outcome
Rehabilitate group home.	Rehabilitate group home	

03B Handicapped Centers 570.201(c)	Matrix Codes
Matrix Codes	Matrix Codes
Matrix Codes	Matrix Codes

Program Year 1	CDBG	Proposed Amt.	12,600	Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units	
		Actual Units			Actual Units	
Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units		
	Actual Units			Actual Units		

Project Name: "The Next Key" (Building 829)				
Description:	IDIS Project #: UOG Code: UOG Code			
(Homeward Bound of Marin) Development of "The Next Key" transitional housing. \$200,000 from HOME funds.				
Location: 829 State Access Road, Novato, CA 94947	Priority Need Category: Select one: Homeless/HIV/AIDS ▼			
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 End chronic homelessness ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	04 Households ▼	Proposed 32	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Development of 32 units of transitional housing	Units of transitional housing			
03C Homeless Facilities (not operating costs) 570.201(c) ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	HOME ▼	Proposed Amt. 200,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units ▼	Proposed Units 32	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: North Bay Children's Center Rehabilitation					
Description:	IDIS Project #: UOG Code: UOG Code				
(North Bay Children's Center) Rehabilitation of child care center. \$18,300 from Novato Planning Area.					
Location: 932 C Street, Novato, CA 94949	Priority Need Category: Select one: Public Facilities				
Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.					
6/30/2010					
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve quality / increase quantity of public improvements for lower income persons 2 3				
Project-level Accomplishments	11 Public Facilities	Proposed	1	Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type:	Proposed		Accompl. Type:	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Rehabilitation of 1 child care center		Rehabilitation of 1 child care center			
03M Child Care Centers 570.201(c)		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Matrix Codes		Matrix Codes		Matrix Codes	
Program Year 1	CDBG	Proposed Amt.	18,300	Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source:	Proposed Amt.		Fund Source:	Proposed Amt.
		Actual Amount			Actual Amount
	11 Public Facilities	Proposed Units	1	Accompl. Type:	Proposed Units
		Actual Units			Actual Units
	Accompl. Type:	Proposed Units		Accompl. Type:	Proposed Units
		Actual Units			Actual Units

Project Name:	North Bay Children's Center Child Care Scholarships		
Description:	IDIS Project #:	UOG Code:	UOG Code
(North Bay Children's Center) Child care scholarships for low income families. \$7,000 from Novato Planning Area.			

Location:	Priority Need Category		
932 and 934 C Street, Novato, CA 94949	Select one:	Public Services ▼	
Explanation:			

Expected Completion Date:	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.		
6/30/2010			
Objective Category	Specific Objectives		
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity			

Outcome Categories	1	Improve the services for low/mod income persons	▼
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	2		▼
	3		▼

Project-level Accomplishments	01 People ▼	Proposed	4		Accompl. Type: ▼	Proposed			
		Underway					Underway		
		Complete					Complete		
		Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
			Underway					Underway	
			Complete					Complete	
		Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed		
			Underway					Underway	
			Complete					Complete	

Proposed Outcome	Performance Measure	Actual Outcome
4 children served with child care scholarships	Number of served with child care scholarships	

05L Child Care Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	7,000		Fund Source: ▼	Proposed Amt.			
		Actual Amount					Actual Amount		
	Fund Source: ▼	Proposed Amt.				Fund Source: ▼	Proposed Amt.		
		Actual Amount						Actual Amount	
	01 People ▼	Proposed Units	4				Accompl. Type: ▼	Proposed Units	
		Actual Units						Actual Units	
	Accompl. Type: ▼	Proposed Units			Accompl. Type: ▼		Proposed Units		
		Actual Units					Actual Units		

Project Name:	Novato Independent Elders Project		
Description:	IDIS Project #:	UOG Code:	UOG Code
(City of Novato) Senior services. \$20,689 from Novato Planning Area.			

Location:	1560 Hill Road, Novato, CA 94947		
	Select one:	Public Services ▼	
Priority Need Category			

Expected Completion Date:	6/30/2010		
Objective Category	<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity		
Explanation:			

Specific Objectives			
Outcome Categories	1	Improve the services for low/mod income persons	▼
<input checked="" type="checkbox"/> Availability/Accessibility	2		▼
<input type="checkbox"/> Affordability	3		▼
<input type="checkbox"/> Sustainability			

Project-level Accomplishments	01 People ▼	Proposed	1,000		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
1,000 persons receiving services	Number of persons receiving services	

05A Senior Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	20,689	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	1000	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Novato Youth Center Childcare Scholarships				
Description:	IDIS Project #: UOG Code: UOG Code			
(Novato Youth Center) Child care scholarships for low income families. \$7,000 from Novato Planning Area.				
Location: 680 Wilson Avenue, Novato, CA 94945	Priority Need Category Select one: Public Services ▼			
Expected Completion Date: 6/30/2010	Explanation: To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.			
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	01 People ▼	Proposed 4	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
4 children served with child care scholarships	Number of children served with child care scholarships			
05L Child Care Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 7,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	01 People ▼	Proposed Units 4	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name:	Opportunity Centers		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Canal Alliance, Ritter Center and Legal Aid of Marin) Computer upgrades for temporary worker centers. \$1,000 from Novato Planning Area and \$1,800 from San Rafael Planning Area.			

Location:	Priority Need Category
25 Bellam, Suite 101, San Rafael, CA 94901 and 789 Hamilton Parkway, Novato, CA 94949	Select one: <input type="text" value="Public Services"/> ▼

Expected Completion Date:	Explanation:
6/30/2010	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
Objective Category	
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories	Specific Objectives
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼

Project-level Accomplishments	01 People ▼	Proposed	70		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Upgrade computer equipment.	Upgrade computer equipment.	

05 Public Services (General) 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	2,800	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	11 Public Facilities ▼	Proposed Units	70	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name:	Performing Stars of Marin		
Description:	IDIS Project #:	UOG Code:	UOG Code
(Performing Stars of Marin) Youth performing arts program. \$7,500 from Richardson Bay Planning Area.			

Location: 271 Drake Ave., Marin City, CA 94965	Priority Need Category Select one: Public Services ▼
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Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
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Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼

Project-level Accomplishments	01 People ▼	Proposed	10		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
10 children receiving services	Number of children receiving services	

05D Youth Services 570.201(e) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	CDBG ▼	Proposed Amt.	7,500	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	01 People ▼	Proposed Units	10	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	13 Jobs ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Pickleweed Children's Center Child Care Staff					
Description:	IDIS Project #: UOG Code: UOG Code				
(City of San Rafael) Child care services for low income families. \$12,600 from San Rafael Planning Area.					
Location:	Priority Need Category				
40 Canal Street, San Rafael, CA 94901	Select one: Public Services ▼				
Expected Completion Date: 6/30/2010	Explanation: To provide financial assistance to facilities serving extremely low income, very low income, low income, and moderate income people and neighborhoods. To provide assistance to projects that rectify systematic problems leading to chronic poverty.				
Objective Category <input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives				
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼				
Project-level Accomplishments	01 People ▼	Proposed 10	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed	
		Underway		Underway	
		Complete		Complete	
Proposed Outcome		Performance Measure		Actual Outcome	
10 children served with child care		Number of children served with child care services			
05L Child Care Services 570.201(e) ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 12,600	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.	
		Actual Amount		Actual Amount	
	01 People ▼	Proposed Units 10	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units	
		Actual Units		Actual Units	

Project Name: Quality Care for Kids Child Care Scholarships					
Description:	IDIS Project #: UOG Code: UOG Code				
(Quality Care for Kids) Child care scholarships for low income families. \$7,000 from Novato Planning Area.					
Priority Need Category					
1320 Lynwood Drive and 629 Plum Street, Novato, CA 94947	Select one: Public Services ▼				
Explanation:					
Expected Completion Date: 6/30/2010	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.				
Objective Category					
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Specific Objectives					
Outcome Categories	1 Improve the services for low/mod income persons ▼				
<input checked="" type="checkbox"/> Availability/Accessibility	2 ▼				
<input type="checkbox"/> Affordability	3 ▼				
<input type="checkbox"/> Sustainability					
Project-level Accomplishments	01 People ▼	Proposed 4		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
4 children receive child care services		Number of children receiving child care services			
05L Child Care Services 570.201(e) ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Matrix Codes ▼		Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. 7,000		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	01 People ▼	Proposed Units 4		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Project Name:	The Redwoods		
Description:	IDIS Project #:	UOG Code:	UOG Code
(The Redwoods and EAH Housing) Rehabilitation and new construction of senior housing and shared facilities. \$163,250 from HOME program.			

Location: 40 Camino Alto, Mill Valley, CA 94941	Priority Need Category: Select one: Rental Housing ▼
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Expected Completion Date: (mm/dd/yyyy)	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	

Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	Specific Objectives
	1. Increase the supply of affordable rental housing ▼
	2. Improve the quality of affordable rental housing ▼
	3. ▼

Project-level Accomplishments	10 Housing Units ▼	Proposed	200		Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	
	Accompl. Type: ▼	Proposed			Accompl. Type: ▼	Proposed	
		Underway				Underway	
		Complete				Complete	

Proposed Outcome	Performance Measure	Actual Outcome
Construction of new and rehabilitation of existing	Complete design and acquire local planning approvals.	

14B Rehab; Multi-Unit Residential 570.202 ▼	Matrix Codes ▼
01 Acquisition of Real Property 570.201(a) ▼	Matrix Codes ▼
Matrix Codes ▼	Matrix Codes ▼

Program Year 1	HOME ▼	Proposed Amt.	163,250	Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.	
		Actual Amount			Actual Amount	
	10 Housing Units ▼	Proposed Units	200	Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units	
		Actual Units			Actual Units	

Project Name: Rehabilitation Loan Program											
Description:	IDIS Project #: UOG Code: UOG Code										
(Marin Housing Authority) Administration of housing rehabilitation loan program for low income homeowners, group homes, and liveboard homes. \$5,317 from Countywide Housing; \$15,700 from Lower Ross Valley Planning Area; \$34,255 from Novato Planning Area; \$10,487 from Richardson Bay Planning Area; \$72,322 from San Rafael Planning Area; and \$15,300 from Upper Ross Valley Planning Area and \$20,332 program income. Estimated program income \$450,000.											
Location:	Priority Need Category										
Countywide, also group homes listed	Select one: Owner Occupied Housing ▼										
Explanation:											
Expected Completion Date: 6/30/2010	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.										
Objective Category	Specific Objectives										
<input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the quality of owner housing ▼ 2 ▼ 3 ▼										
Outcome Categories											
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability											
Project-level Accomplishments	10 Housing Units ▼	Proposed 15	Accompl. Type: ▼	Proposed							
		Underway		Underway							
		Complete		Complete							
	Accompl. Type: ▼	CDBG staff, in consultation with the Housing Authority, recommends that the following group home be designated for inclusion in the Rehabilitation Loan Program:									
Accompl. Type: ▼	<table border="1"> <thead> <tr> <th>Name</th> <th>Sponsor</th> <th>Special Population</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Bucklew Novato House</td> <td>Bucklew Programs</td> <td>Individuals with serious mental illness</td> <td>1333 Seventh Street, Novato</td> </tr> </tbody> </table>			Name	Sponsor	Special Population	Location	Bucklew Novato House	Bucklew Programs	Individuals with serious mental illness	1333 Seventh Street, Novato
Name	Sponsor	Special Population	Location								
Bucklew Novato House	Bucklew Programs	Individuals with serious mental illness	1333 Seventh Street, Novato								
Proposed Outcome	Performance Measure	Actual Outcome									
15 households provided with loans	Number of households provided with loans										
14A Rehab; Single-Unit Residential 570.202 ▼	Matrix Codes ▼	Matrix Codes ▼									
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼									
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼									
Program Year 1	CDBG ▼	Proposed Amt. 173,713	Fund Source: ▼	Proposed Amt.							
		Actual Amount		Actual Amount							
	CDBG ▼	Proposed Amt. 450,000*	Fund Source: ▼	Proposed Amt.							
		Actual Amount		Actual Amount							
	04 Households ▼	Proposed Units 15	Accompl. Type: ▼	Proposed Units							
		Actual Units		Actual Units							
*Estimated program income from the Rehabilitation Loan Program loan repayments and interest payments on loans, to be used to make new Rehabilitation Loan Program loans.											

Project Name: San Rafael Public Facilities Accessibility Improvements (ADA)				
Description:	IDIS Project #: UOG Code: UOG Code			
(City of San Rafael) Rehabilitation of public facilities for compliance with the Americans With Disabilities Act of 1990. \$210,000 from San Rafael Planning Area and \$100,000 reprogrammed funds.				
Location:	Priority Need Category:			
Communitywide, San Rafael CA 94901 and 94903	Select one: Public Facilities ▼			
Expected Completion Date:	Explanation:			
6/30/2010	To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category	Specific Objectives			
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve quality / increase quantity of public improvements for lower income persons ▼			
Outcome Categories	2 ▼			
<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	3 ▼			
Project-level Accomplishments	11 Public Facilities ▼	Proposed 20	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
20 public facilities improved	Public facilities improved.			
03L Sidewalks 570.201(c) ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼		
Program Year 1	CDBG ▼	Proposed Amt. 310,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	11 Public Facilities ▼	Proposed Units 20	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Senior Access Scholarships					
Description:	IDIS Project #: UOG Code: UOG Code				
(Senior Access) Scholarships for elderly day care. \$2,583 from Lower Ross Valley Planning Area; \$2,938 from Novato Planning Area; \$1,400 from Richardson Bay Planning Area; and \$8,300 from San Rafael Planning Area.					
Location:	Priority Need Category:				
70 Skyview Terrace, San Rafael, CA 94903, 503 B Street, Pt. Reyes Station, CA 54956, and 1111 Sir Francis Drake Boulevard, Kentfield, CA 94904	Select one: Public Services ▼				
Expected Completion Date:	Explanation:				
6/30/2010	To provide financial assistance to public service and social service projects serving extremely low income, very low income, low income, and moderate income people.				
Objective Category:	Specific Objectives:				
<input type="radio"/> Decent Housing <input checked="" type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	1 Improve the services for low/mod income persons ▼ 2 ▼ 3 ▼				
Outcome Categories:					
<input type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Project-level Accomplishments	01 People ▼	Proposed	24	Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome	Performance Measure	Actual Outcome			
24 persons provided with services	Number of persons provided with services				
05A Senior Services 570.201(e) ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt.	15,221	Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	01 People ▼	Proposed Units	24	Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Project Name: Sunrise I House				
Description:	IDIS Project #: UOG Code: UOG Code			
(Lifehouse, Inc) Rehabilitation of group home for people with developmental disabilities. \$22,000 from Novato Planning Area.				
Location: 627 Wilson Avenue, Novato, CA 94947	Priority Need Category: Select one: Public Facilities ▼			
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives:			
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Improve the quality of affordable rental housing ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	11 Public Facilities ▼	Proposed 1	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Rehabilitation of 1 group home.	Rehabilitation of group home.			
03B Handicapped Centers 570.201(c) ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. 22,000	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	11 Public Facilities ▼	Proposed Units 1	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Sunrise II House				
Description:	IDIS Project #: UOG Code: UOG Code			
(Lifehouse, Inc.) Rehabilitation of group home for people with developmental disabilities. \$25,100 from San Rafael Planning Area.				
Location: 48 Golden Hinde Boulevard, San Rafael, CA 94903	Priority Need Category: Select one: Public Facilities ▼			
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1. Improve the quality of affordable rental housing ▼ 2. ▼ 3. ▼			
Project-level Accomplishments	11 Public Facilities ▼	Proposed 1	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Rehabilitation of 1 group home	Rehabilitation of group home			
03B Handicapped Centers 570.201(c) ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	CDBG ▼	Proposed Amt. 25,100	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	11 Public Facilities ▼	Proposed Units 1	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

Project Name: Toussin Senior Apartments					
Description:	IDIS Project #: UOG Code: UOG Code				
(Petaluma Ecumenical Properties, also known as PEP Housing) Development of senior rental housing. \$80,000 from HOME funds.					
Location: 6 and 10 Toussin Ave. Kentfield, CA94904	Priority Need Category: Select one: Rental Housing ▼				
Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.					
6/30/2010					
Objective Category: <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity					
Outcome Categories: <input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability					
Specific Objectives					
1	Increase the supply of affordable rental housing ▼				
2	▼				
3	▼				
Project-level Accomplishments	10 Housing Units ▼	Proposed 13		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
	Accompl. Type: ▼	Proposed		Accompl. Type: ▼	Proposed
		Underway			Underway
		Complete			Complete
Proposed Outcome		Performance Measure		Actual Outcome	
Development of 13 units of senior housing		Senior housing units completed			
01 Acquisition of Real Property 570.201(a) ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Matrix Codes ▼			Matrix Codes ▼		
Program Year 1	HOME ▼	Proposed Amt. 80,000		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	Fund Source: ▼	Proposed Amt.		Fund Source: ▼	Proposed Amt.
		Actual Amount			Actual Amount
	10 Housing Units ▼	Proposed Units 13		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units
	Accompl. Type: ▼	Proposed Units		Accompl. Type: ▼	Proposed Units
		Actual Units			Actual Units

Project Name: Warner Creek Senior Housing				
Description:	IDIS Project #: UOG Code: UOG Code			
(Eden Development, Inc.) Development of affordable senior rental housing. \$415,250 from HOME funds.				
Location: 806 Diablo Avenue, Novato, CA 94947	Priority Need Category: Select one: Rental Housing ▼			
Expected Completion Date: 6/30/2010	Explanation: To encourage assistance to community and economic development projects for extremely low, very low, low, and moderate income people and neighborhoods.			
Objective Category <input checked="" type="radio"/> Decent Housing <input type="radio"/> Suitable Living Environment <input type="radio"/> Economic Opportunity	Specific Objectives			
Outcome Categories <input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability	1 Increase the supply of affordable rental housing ▼ 2 ▼ 3 ▼			
Project-level Accomplishments	10 Housing Units ▼	Proposed 57	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
	Accompl. Type: ▼	Proposed	Accompl. Type: ▼	Proposed
		Underway		Underway
		Complete		Complete
Proposed Outcome	Performance Measure	Actual Outcome		
Development of 57 units of senior rental housing	Development of 57 units of senior rental housing			
01 Acquisition of Real Property 570.201(a) ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Matrix Codes ▼	Matrix Codes ▼			
Program Year 1	HOME ▼	Proposed Amt. 415,250	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	Fund Source: ▼	Proposed Amt.	Fund Source: ▼	Proposed Amt.
		Actual Amount		Actual Amount
	10 Housing Units ▼	Proposed Units 57	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units
	Accompl. Type: ▼	Proposed Units	Accompl. Type: ▼	Proposed Units
		Actual Units		Actual Units

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace, and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

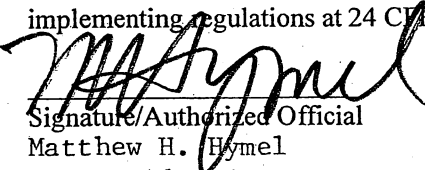
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan; the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official
Matthew H. Hymel
County Administrator
Title

May 13, 2010
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

- 1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- 2. Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , ~~(a period specified by the grantee consisting of one, two, 2010 or three specific consecutive program years)~~, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
- 3. Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

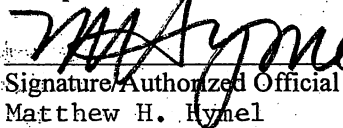
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official
Matthew H. Hymel
County Administrator
Title

May 13, 2010
Date

**OPTIONAL CERTIFICATION
CDBG**

~~Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):~~

~~The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.~~

Signature/Authorized Official

Date

Title

Specific HOME Certifications

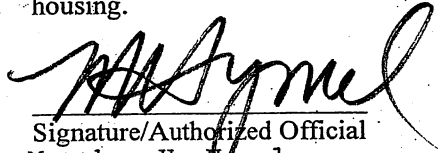
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official
Matthew H. Hymel
County Administrator
Title

May 13, 2010
Date

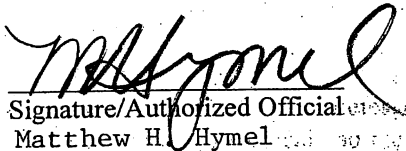
HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



May 13, 2010

Signature/Authorized Official

Date

Matthew H. Hymel

County Administrator

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)
3501 Civic Center Drive, San Rafael, California 94903

65 Mitchell Boulevard, San Rafael, California 94903

899 Northgate Drive, San Rafael, California 94903

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

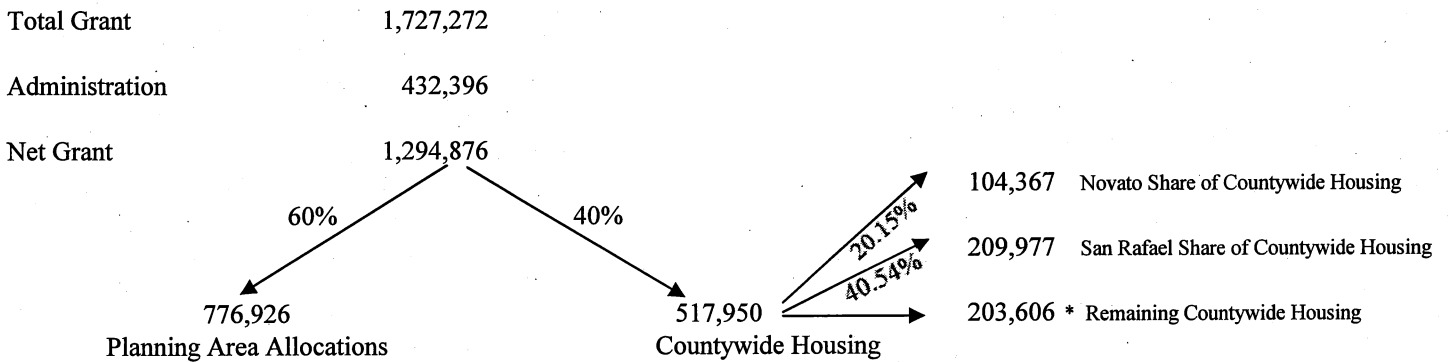
"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

CDBG Allocations
Funding Year 2010-11

Year 36 Grant	1,727,272
Housing Authority Program Income for the period 6/1/09-12/31/2009	208,832
Other program income	<u>0</u>
	1,936,104
	x 15%
	<u>290,416</u>
	<u>(44,621) Fair Housing</u>
	<u><u>245,795 Available for Public Services</u></u>



%	Planning Area	Planning Area Allocation	30% Minimum for Housing**	Maximum for Public Services
20.15%	Novato	156,551	0	49,529
40.54%	San Rafael	314,965	0	99,645
8.11%	Upper Ross	63,009	18,903	19,934
8.36%	Lower Ross	64,951	19,485	20,548
16.50%	Richardson Bay	128,193	38,458	40,556
6.34%	West Marin	49,257	14,777	15,583
<u>100.00%</u>	<u>Total of Planning Areas</u>	<u>776,925</u>	<u>91,623</u>	<u>245,797</u>

To be distributed as San Rafael Planning Area Funds:	
Basic San Rafael Planning Area Funds	314,965
San Rafael Share of Countywide Housing	<u>209,977</u>
Total San Rafael Share	524,942
15% to be allocated to Public Services	<u>(78,741)</u>
To be Distributed by San Rafael	<u><u>446,201</u></u> *
City Council for Capital and Housing Projects	

To be distributed as Novato Planning Area Funds:	
Basic Novato Planning Area Funds	156,551
Novato Share of Countywide Housing	<u>104,367</u>
Total Novato Share	260,918
15% to be allocated to Public Services	<u>(39,137)</u>
To be Distributed by Novato	<u><u>221,781</u></u>
City Council for Capital and Housing Projects	

* In January 2010, \$100,000 was shifted from Gates Coop to San Rafael Curb Cuts to help us meet a HUD spending deadline. To compensate, \$100,000 is being shifted from the 2010-11 San Rafael allocation to the CDBG Countywide Housing allocation, resulting in a net San Rafael Capital and Housing allocation of \$346,201. The resulting Countywide Housing allocation is \$303,606.

** Novato and San Rafael Planning Areas are not subject to the 30% minimum for housing.

SUMMARY LIST OF
PROPOSED
COMMUNITY DEVELOPMENT
BLOCK GRANT

AND

HOME INVESTMENT
PARTNERSHIPS PROGRAM

2010-11 ALLOCATIONS

AND

REPROGRAMMINGS OF
PAST YEARS' FUNDS

2010-11 COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

LOWER ROSS VALLEY PLANNING AREA

HOUSING

1) Marin Services for Women, Rehabilitation of Residential Recovery Center (Marin Services for Women) Rehabilitation of residential treatment center for women recovering from substance abuse 1251 South Eliseo Drive, Greenbrae	\$28,703 *
2) Rehabilitation Loan Program (Marin Housing Authority) Housing rehabilitation loans for low income homeowners, group homes, and liveaboard homes Lower Ross Valley Area	<u>\$15,700</u>
Housing Subtotal	\$44,403

CAPITAL

No capital projects are being funded in the Lower Ross Valley.

* In addition to the amount listed above, the Marin Services for Women Residential Recovery Center will also receive \$821 in reprogrammed funds from The House at San Quentin, making a total of \$29,524 available for this project.

PUBLIC SERVICE

1) Community Health Services (Marin Community Clinic) Medical services for low income and uninsured people 250 Bon Air Road (at Marin General Hospital), Greenbrae, 3110 Kerner Boulevard, San Rafael, and 6100 Redwood Boulevard, Novato	\$4,400
2) Family Law Legal Services (Family and Children's Law Center) Legal assistance for low income persons 30 North San Pedro Road, San Rafael	\$2,700
3) Foreclosure Workshops (Legal Aid of Marin) Workshops for low income homeowners 30 North San Pedro Road, Suite #220, San Rafael	\$1,000
4) Housing Search Specialist (Marin Housing Authority) Apartment search assistance and advocacy with landlords for low-income families and individuals with disabilities 4020 Civic Center Drive, San Rafael	\$2,700
5) Marin Brain Injury Network Services for head injury survivors 1132 Magnolia Avenue, Larkspur	\$3,600
6) Marin Community Food Bank Salary for food distribution staff 75 Digital Drive, Novato	\$3,565
7) Senior Access Scholarships for elderly day care 70 Skyview Terrace, Building B, San Rafael	<u>\$2,583</u>
Public Service Subtotal	\$20,548

Total Funds Available for Lower Ross Valley Planning Area	\$64,951
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NOVATO PLANNING AREA

HOUSING

- | | |
|---|------------------|
| 1) Buckelew Novato House
(Buckelew Programs)
Rehabilitation of group home for adults with mental illness
1333 Seventh Street, Novato | \$36,000 |
| 2) Fair Housing Program
(Fair Housing of Marin)
Fair housing counseling and education
615 B Street, San Rafael | \$8,745 |
| 3) Gilead House
(Gilead House, Inc.)
Construction of transitional housing for families
1024 Seventh Street, Novato | \$47,181 |
| 4) MCIL Housing Accessibility Modification Program
(Marin Center for Independent Living) (MCIL)
Housing rehabilitation for disabled accessibility
Various locations to be determined | \$1,008 |
| 5) Rehabilitation Loan Program
(Marin Housing Authority)
Housing rehabilitation loans for low income homeowners,
group homes, and liveboard homes
Novato Area | \$34,255 |
| 6) Sunrise I House
(Lifehouse, Inc.)
Rehabilitation of group home for developmentally disabled people
627 Wilson Avenue, Novato | <u>\$22,000</u> |
| Housing Subtotal | \$149,189 |

CAPITAL

- | | |
|--|-----------------|
| 1) Hamilton Child Development Center
(Community Action Marin)
Playground rehabilitation at child care center
531 Hamilton Parkway, Novato | \$22,996 |
| 2) North Bay Children's Center Rehabilitation
(North Bay Children's Center)
Rehabilitation of child care center
932 C Street, Novato | <u>\$18,300</u> |

Capital Subtotal **\$41,296**

PUBLIC SERVICE

- | | |
|--|---------|
| 1) Community Health Services
(Marin Community Clinic)
Medical services for low income and uninsured people
6100 Redwood Boulevard, Novato | \$6,000 |
| 2) Family Law Legal Services
(Family and Children's Law Center)
Legal assistance for low income persons
30 North San Pedro Road, San Rafael | \$3,000 |
| 3) Family Outreach Project
(Marin Head Start)
Family outreach services, Marin Head Start
5520 Nave Drive and 1320 Lynwood Drive, Novato | \$5,006 |
| 4) Foreclosure Workshops
(Legal Aid of Marin)
Workshops for low income homeowners
30 North San Pedro Road, Suite #220, San Rafael | \$1,500 |

5)	Housing Search Specialist (Marin Housing Authority) Apartment search assistance and advocacy with landlords for low-income families and individuals with disabilities 4020 Civic Center Drive, San Rafael	\$2,500
6)	Marin Community Food Bank Salary for food distribution staff 75 Digital Drive, Novato	\$6,800
7)	Marin Opportunity Centers (Legal Aid/Ritter Center/Canal Alliance) Computer upgrades for temporary worker centers 789 Hamilton Parkway, Novato and 25 Bellam Boulevard, Suite #101, San Rafael	\$1,000
8)	North Bay Children's Center Scholarships (North Bay Children's Center) Childcare scholarships 932 C Street, Novato	\$7,000
9)	Novato Independent Elders Project (City of Novato) Staffing for senior services 1560 Hill Road, Novato	\$20,689
10)	Novato Youth Center Scholarships Childcare scholarships 680 Wilson Avenue, Novato	\$7,000
11)	Quality Care for Kids Childcare scholarships 629 Plum Street and 1320 Lynwood Drive, Novato	\$7,000
12)	Senior Access Scholarships for elderly day care 70 Skyview Terrace, Building B, San Rafael	\$2,938
	Public Service Subtotal	\$70,433

Total Funds Available for Novato Planning Area	\$260,918
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RICHARDSON BAY PLANNING AREA

HOUSING

1) Galilee Harbor (Galilee Harbor Community Association) Install ramp for wheelchair accessibility and build other public improvements for liveboard community Vicinity of Napa Street Pier, 300 Napa Street, Sausalito	\$31,700
2) Gates Cooperative (Gates Cooperative, Marin Housing Authority, and EAH Inc.) Rehabilitation of liveboard houseboats Waldo Point Harbor, Sausalito Area	\$21,200
3) Rehabilitation Loan Program (Marin Housing Authority) Housing rehabilitation loans for low income homeowners, group homes, and liveboard homes Richardson Bay Area	<u>\$10,487</u>
Housing Subtotal	\$63,387

CAPITAL

1) Marin City Dental Clinic (Marin City Health and Wellness Center) Rehabilitation of medical office 630 Drake Avenue, Marin City	<u>\$24,250</u>
Capital Subtotal	\$24,250

PUBLIC SERVICE

- | | |
|--|----------------|
| 1) After-School Safe House Tutorial Program
(Women Helping All People)
After-school tutorial program
79 Cole Drive, Marin City | \$7,500 |
| 2) Family Outreach Program, Marin Head Start
(Community Action Marin)
Family outreach services
610 Drake Avenue, Marin City | \$7,500 |
| 3) Foreclosure Workshops
(Legal Aid of Marin)
Workshops for low income homeowners
30 North San Pedro Road, Suite #220, San Rafael | \$1,400 |
| 4) Marin Brain Injury Network
Services for head injury survivors
1132 Magnolia Avenue, Larkspur | \$1,500 |
| 5) Marin Community Food Bank
Salary for food distribution staff
75 Digital Drive, Novato | \$6,156 |
| 6) Marin Learning Center
(Community Action Marin)
Therapeutic preschool program
100 Phillips Drive, Marin City | \$7,600 |
| 7) Performing Stars of Marin
Youth performing arts program
271 Drake Avenue, Marin City | \$7,500 |
| 8) Senior Access
Scholarships for elderly day care
70 Skyview Terrace, Building B, San Rafael | <u>\$1,400</u> |

Public Service Subtotal **\$40,556**

Total Funds Available for Richardson Bay Planning Area	\$128,193
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SAN RAFAEL PLANNING AREA

HOUSING

- | | |
|---|-----------|
| 1) Buckelew Horizon House
(Buckelew Programs)
Rehabilitation of group home for adults with mental illness
108 Spring Grove, San Rafael | \$5,600 * |
| 2) Fair Housing
(Fair Housing of Marin)
Fair housing counseling and education
615 B Street, San Rafael | \$18,387 |
| 3) MCIL Housing Accessibility Modification Program
(Marin Center for Independent Living) (MCIL)
Housing rehabilitation for disabled accessibility
Various locations to be determined | \$2,192 |
| 4) Montecillo House
(Lifehouse, Inc.)
Rehabilitation of group home for developmentally disabled people
593 Montecillo Road, San Rafael | \$12,600 |
| 5) Rehabilitation Loan Program
(Marin Housing Authority)
Housing rehabilitation loans for low income homeowners,
group homes, and liveaboard homes
Countywide | \$72,322 |

* In addition to the amount listed above, Horizon House will receive \$4,058 in CDBG program income from the interest on the Rotary Valley Senior Housing Project loan and \$2,866 reprogrammed CDBG San Rafael Housing funds from Casa Allegra, for a total of \$12,524.

- 6) Sunrise II House \$25,100
(Lifehouse, Inc.)
Rehabilitation of group home for developmentally disabled people
48 Golden Hinde Boulevard, San Rafael

Housing Subtotal **\$136,201**

CAPITAL

- 1) San Rafael Public Facilities Accessibility Improvements \$210,000 †
(City of San Rafael)
Rehabilitation of sidewalks, streets, public buildings, parks,
and other public facilities to improve accessibility for people
with disabilities
Citywide

Capital Subtotal **\$210,000**

PUBLIC SERVICE

- 1) Community Health Services \$8,800
(Marin Community Clinic)
Medical services for low income and uninsured people
3110 Kerner Boulevard, San Rafael
- 2) Family Law Legal Services \$8,300
(Family and Children's Law Center)
Legal assistance for low income persons
30 North San Pedro Road, San Rafael

† The amount listed does not include an advance of \$100,000 reprogrammed from the Gates Cooperative to this project in January, 2010, for a total of \$310,000.

- | | | |
|----|---|----------|
| 3) | Family Outreach Program, Marin Head Start
(Community Action Marin)
Family outreach services
498 Point San Pedro Road, 21 Front Street, 199 Greenfield
Avenue, 125 Bahia Way, and 96 Pilgrim Way, San Rafael | \$8,800 |
| 4) | Housing Search Specialist
(Marin Housing Authority)
Apartment search assistance and advocacy with landlords for
low-income families and individuals with disabilities
4020 Civic Center Drive, San Rafael | \$2,900 |
| 5) | Marin Brain Injury Network Services
Services for head injury survivors
1132 Magnolia Avenue, Larkspur | \$5,800 |
| 6) | Marin Community Food Bank
Salary for food distribution staff
75 Digital Drive, Novato | \$8,800 |
| 7) | Marin Opportunity Centers
(Legal Aid/Ritter Center/Canal Alliance)
Computer upgrades for temporary worker centers
789 Hamilton Parkway, Novato, and 25 Bellam Boulevard, #101,
San Rafael | \$1,800 |
| 8) | Middle School Program
(Canal Alliance)
After school and summer academic program
91 Larkspur Street, San Rafael | \$12,641 |
| 9) | Pickleweed Children's Center, Child Care Staff
(City of San Rafael-Child Care Division)
Staff salaries for child care center
40 Canal Street, San Rafael | \$12,600 |

10) Senior Access \$8,300
Scholarships for elderly day care
70 Skyview Terrace, Building B, San Rafael

Public Service Subtotal \$78,741

Total Funds Available for San Rafael Planning Area	\$424,942
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UPPER ROSS VALLEY PLANNING AREA

HOUSING

- | | |
|---|-----------------|
| 1) Fairfax House
(Lifehouse, Inc.)
Rehabilitation of group home for developmentally disabled people
16 Porteous Avenue, Fairfax | \$7,075 |
| 2) Rehabilitation Loan Program
(Marin Housing Authority)
Housing rehabilitation loans for low income homeowners,
group homes, and liveaboard homes
Upper Ross Valley Area | <u>\$15,300</u> |

Housing Subtotal **\$22,375**

CAPITAL

- | | |
|--|-----------------|
| 1) Fairfax Public Facilities Accessibility Improvements
(Town of Fairfax)
Curb cuts for disabled accessibility
142 Bolinas Road and vicinity, Fairfax | <u>\$20,700</u> |
|--|-----------------|

Capital Subtotal **\$20,700**

PUBLIC SERVICE

- | | |
|--|---------|
| 1) After-School Transportation Program
(Fairfax-San Anselmo Children's Center)
Transportation for before- and after-school day care program
199 Porteous Avenue, Fairfax | \$6,300 |
| 2) Community Health Services
(Marin Community Clinic)
Medical services for low income and uninsured people
250 Bon Air Road (at Marin General Hospital), Greenbrae,
3110 Kerner Boulevard, San Rafael, and
6100 Redwood Boulevard, Novato | \$3,000 |

3)	Family Law Legal Services (Family and Children's Law Center) Legal assistance for low income persons 30 North San Pedro Road, San Rafael	\$2,934
4)	Marin Brain Injury Network Staff salaries for services for head injury survivors 1132 Magnolia Avenue, Larkspur	\$4,200
5)	Marin Community Food Bank Salary for food distribution staff 75 Digital Drive, Novato	<u>\$3,500</u>
	Public Service Subtotal	\$19,934

Total Funds Available for Upper Ross Valley Planning Area	\$63,009
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WEST MARIN PLANNING AREA

HOUSING

- | | | |
|----|--|-----------------|
| 1) | Stockstill House
(West Marin Senior Services)
Rehabilitation of assisted living home
12051 State Highway 1, Point Reyes Station | <u>\$23,274</u> |
|----|--|-----------------|

	Housing Subtotal	\$23,274
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CAPITAL

- | | | |
|----|--|-------------------|
| 1) | Mesa Park--Irrigation Project
(Mesa Park)
Playfield rehabilitation
110 Mesa Road, Bolinas | <u>\$10,400 *</u> |
|----|--|-------------------|

	Capital Subtotal	\$10,400
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PUBLIC SERVICE

- | | | |
|----|---|----------------|
| 1) | Home Care Assistance for the Elderly
(West Marin Senior Services)
Home care and assistance for the elderly and disabled
11435 State Highway 1, Point Reyes Station | \$6,083 |
| 2) | Human Services Coordinator
(San Geronimo Valley Community Center)
Salary for coordinator of emergency food pantry
6350 Sir Francis Drake Boulevard, San Geronimo | <u>\$9,500</u> |

	Public Service Subtotal	\$15,583
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Total Funds Available for West Marin Planning Area	\$49,257
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* In addition to the amount shown above, Mesa Park will receive an additional \$2,600 in reprogrammed funds from the Bolinas Community Firehouse and Clinic, making a total of \$13,000 available for this project.

COUNTYWIDE HOUSING PROJECTS

- | | | |
|----|--|-----------|
| 1) | Fair Housing Program
(Fair Housing of Marin)
Fair housing counseling and education
615 B Street, San Rafael | \$17,489 |
| 2) | Galilee Harbor
(Galilee Harbor Community Association)
Install ramp for wheelchair accessibility and build
other public improvements for liveboard community
Vicinity of Napa Street Pier, 300 Napa Street, Sausalito | \$10,300 |
| 3) | Gates Cooperative
(Gates Cooperative, Marin Housing Authority, and EAH Inc.)
Rehabilitation of liveboard houseboats
Waldo Point Harbor, Sausalito Area | \$227,400 |
| 4) | Gilead House
(Gilead House, Inc.)
Development of transitional housing for women and children
1024 Seventh Street, Novato | \$30,800 |
| 5) | MCIL Housing Accessibility Modification Program
(Marin Center for Independent Living) (MCIL)
Housing rehabilitation for disabled accessibility
Various locations to be determined | \$2,000 |
| 6) | Rehabilitation Loan Program
(Marin County Housing Authority)
Housing rehabilitation loans for low income homeowners,
group homes, and liveboard homes
Countywide | \$5,317 * |

* In addition to the amount listed above, the Rehabilitation Loan Program will receive \$20,332 in CDBG Countywide Housing program income from the Rotary Valley Senior Housing, making a total of \$25,649 in CDBG Countywide Housing funds available for this project.

7) Stockstill House (West Marin Senior Services) Rehabilitation of senior assisted living home 12051 State Highway 1, Point Reyes Station	<u>\$10,300</u>
Total Fiscal Year 2010 (Program Year 36, 2010-11) CDBG Countywide Housing Funds	\$303,606

Base Allocation of CDBG Countywide Housing Funds	\$203,606
Adjustment from San Rafael Planning Area	<u>+100,000</u>
<p>(In January 2010, \$100,000 in CDBG Countywide Housing funds was shifted from the Gates Cooperative to San Rafael Curb Cuts to help us meet a HUD spending deadline. To compensate, \$100,000 is being shifted from the 2010-11 San Rafael allocation to the CDBG Countywide Housing allocation.)</p>	
Total Fiscal Year 2010 Funds Available for CDBG Countywide Housing Component	\$303,606

Reserve for CDBG Administrative Expenses	\$432,396
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2010-11 HOME PROGRAM PROJECTS

1) Mesa Apartments (Community Land Trust Association of West Marin (“CLAM”)) Acquisition and rehabilitation of apartment building 988 Mesa Road, Point Reyes Station	\$250,000
2) The Next Key (“Building 829”) (Homeward Bound of Marin) Development of transitional housing, culinary training program facility, and offices 1385 North Hamilton Parkway, Novato	\$200,000
3) The Redwoods (Community Church Retirement Center and EAH Inc.) Rehabilitation of senior independent living apartments and construction of additional senior independent living apartments 40 Camino Alto, Mill Valley	\$163,250
4) Toussin Senior Apartments (Petaluma Ecumenical Properties, also known as PEP Housing) Development of senior rental housing 6 and 10 Toussin Avenue, Kentfield	\$80,000
5) Warner Creek Senior Housing (formerly known as Diablo Senior Housing) (Eden Development, Inc.) (a Community Housing Development Organization) Development of affordable senior rental housing 806 Diablo Avenue, Novato	\$415,250 *
Reserve for Administrative Expenses	<u>\$123,166</u>
Total Fiscal Year 2010 (Program Year 2010-11) HOME Program Funds	\$1,231,666

* This project is designated as a Community Housing Development Organization (CHDO) project, as defined in the HOME regulations. The HOME Program requires that a minimum of 15% of the \$1,231,666 grant, or \$184,750, be spent on CHDO-sponsored projects.

**REPROGRAMMED FUNDS
(ALSO INCLUDES ALLOCATIONS OF
PROGRAM INCOME, WHICH ARE SO NOTED)**

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

REPROGRAMMED FROM:	REPROGRAMMED TO:	AMOUNT
LOWER ROSS PLANNING AREA		
House at San Quentin (Centerforce) Rehabilitation of prison visitors' center 2 Main Street, San Quentin (HUD-04586-01-07)	Marin Services for Women, (Marin Services for Women) Rehabilitation of residential treatment center for women recovering from substance abuse 1251 South Eliseo Drive, Greenbrae (HUD-04227-01-07)	\$821 HSN
SAN RAFAEL PLANNING AREA		
Rotary Valley Senior Housing Project (Rotary Valley Associates) Development of apartments for seniors 1450 Lucas Valley Road, San Rafael § PROGRAM INCOME FROM INTEREST ON THE ROTARY VALLEY SENIOR HOUSING PROJECT LOAN	Buckelew Horizon House (Buckelew Programs) Rehabilitation of group home for adults with mental illness 108 Spring Grove, San Rafael (HUD-04451-01-08) (HUD-04451-01-10)*	\$4,058 HSN
Casa Allegra (Casa Allegra Community Services) Rehabilitation of group home for developmentally disabled people 363 Devon Drive, San Rafael (HUD-04520-01-03)	Buckelew Horizon House (Buckelew Programs) Rehabilitation of group home for adults with mental illness 108 Spring Grove, San Rafael (HUD-04451-01-03)	\$2,866 HSN
WEST MARIN PLANNING AREA		
Bolinas Community Firehouse and Clinic (Bolinas Fire Protection District and Coastal Health Alliance) Development of firehouse and medical clinic 100 Mesa Road, Bolinas (HUD-04402-01-07)	Mesa Park—Irrigation Project (Mesa Park) Playfield rehabilitation 110 Mesa Road, Bolinas (HUD-04496-01-07)	\$2,600

*Changed project number because allocation of program income was approved by Board of Supervisors in 2010 Consolidated Plan and allocated to FY2011 budget. (Rev 5/19/10)

COUNTYWIDE HOUSING FUNDS		
Rotary Valley Senior Housing Project (Rotary Valley Associates) Development of apartments for seniors 1450 Lucas Valley Road, San Rafael PROGRAM INCOME FROM INTEREST ON THE ROTARY VALLEY SENIOR HOUSING PROJECT LOAN	Rehabilitation Loan Program (Marin County Housing Authority) Housing rehabilitation loans for low income homeowners 4020 Civic Center Drive, San Rafael (HUD-04409-01-08) (HUD-04409-01-10)*	\$20,332
Gates Cooperative (Gates Cooperative, EAH, Inc., and Marin County Housing Authority) Rehabilitation of liveaboard houseboats Waldo Point Harbor, Sausalito Area (HUD-04326-01-04)	Fireside Housing (Fireside Affordable Housing Associates) Development of rental housing 115 Shoreline Highway, Mill Valley (HUD-04237-01-04) NOTE: This reprogramming was approved by the Marin County Board of Supervisors on January 12, 2010.	\$100,000 HSN
Gates Cooperative (Gates Cooperative, EAH, Inc., and Marin County Housing Authority) Rehabilitation of liveaboard houseboats Waldo Point Harbor, Sausalito Area (HUD-04326-01-05),	Fireside Housing (Fireside Affordable Housing Associates) Development of rental housing 115 Shoreline Highway, Mill Valley (HUD-04237-01-05) NOTE: This reprogramming was approved by the Marin County Board of Supervisors on January 12, 2010.	\$68,809 HSN
Gates Cooperative (Gates Cooperative, EAH, Inc., and Marin County Housing Authority) Rehabilitation of liveaboard houseboats Waldo Point Harbor, Sausalito Area (HUD-04326-01-05)	Public Facilities Accessibility Improvements (ADA) (City of San Rafael) Accessibility improvements to public facilities Various locations, San Rafael (HUD-04536-01-05) NOTE: This reprogramming was approved by the Marin County Board of Supervisors on January 12, 2010.	\$100,000 HSN
Gates Cooperative (Gates Cooperative, EAH, Inc., and Marin County Housing Authority) Rehabilitation of liveaboard houseboats Waldo Point Harbor, Sausalito Area (HUD-04326-01-08)	Fireside Housing (Fireside Affordable Housing Associates) Development of rental housing 115 Shoreline Highway, Mill Valley (HUD-04237-01-08) NOTE: This reprogramming was approved by the Marin County Board of Supervisors on January 12, 2010.	\$81,191 HSN

*Changed project number because allocation of program income was approved by Board of Supervisors in 2010 Consolidated Plan and allocated to FY2011 budget. (Rev 5/19/10)

HOME PROGRAM FUNDS

No HOME Program funds are being reprogrammed at this time.

Note: SAP WBS Element account numbers follow this pattern:

There are four segments divided by dashes.
The first segment is always "HUD."
The second segment is 04xxx and is a unique identifier for a particular project.
The third segment is 01 for Community Development Block Grant funds, 02 for HOME Program funds, 03 for HOPWA funds, or 05 for Community Development Block Grant-Recovery Act (CDBG-R Stimulus Bill) funds.
The fourth segment indicates the year of origin of the funds, for example, 05 for Federal Fiscal Year 2005, which is equivalent to local program year 2005-06.

HSN = Projects serving homeless or special needs populations.

Legal Notice

Legal Notice

Legal Notice

Legal Notice

**PUBLIC HEARING NOTICE
ANNOUNCEMENT OF THE
PROPOSED FISCAL YEAR 2010-14 MARIN COUNTY
CONSOLIDATED PLAN AND NOTICE OF PUBLIC
HEARING TO REQUEST COMMENTS ON THE
HOUSING AND NON-HOUSING COMMUNITY
DEVELOPMENT NEEDS OF LOW-INCOME PERSONS
IN MARIN COUNTY**

The County of Marin Consolidated Plan for Fiscal Years 2010-14 (Consolidated Plan) is a planning and budgeting report mandated by the U.S. Department of Housing and Urban Development (HUD) for entitlement communities. The Plan describes the affordable housing and priority non-housing community development needs of extremely low, very low, low, and moderate income persons in the County, and sets forth priorities and strategies for meeting these needs. The County of Marin is required to amend the Consolidated Plan Action Plan annually to reflect the new program year budget for the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The County is also required to update the Consolidated Plan with new affordable housing and priority non-housing community needs data as it becomes available, and to address public comments received during the public hearings and the comment period.

The proposed budgets for the use of Fiscal Year 2010-11 CDBG and HOME Program funds will be presented in the Action Plan section of the Consolidated Plan. All activities recommended for funding are consistent with the County's priorities as reported in the Consolidated Plan.

On Tuesday, March 30, 2010, 7:00 p.m. at the Council Chambers, San Rafael City Hall, 1400 Fifth Avenue, San Rafael, the Marin County Countywide Priority Setting Committee will hold a public hearing to 1) request public comment on the Consolidated Plan, housing and non-housing community development needs of lower income people, and the past performance of the County's Community Development Block Grant (CDBG), HOME, and Housing Opportunities for Persons with AIDS (HOPWA) programs, 2) Budget for 2010-11 for six local CDBG Planning Areas (Novato, San Rafael, Upper Ross Valley, Lower Ross Valley, Richardson Bay, and West Marin), reprogrammings of CDBG Planning Area funds from previous years, and use of CDBG Planning Area program income, and 3) Recommend 2010-11 CDBG Countywide Housing allocations, use of CDBG Countywide Housing program income, and 2010 HOME Program allocations.

From now through May 3, 2010, the Marin County Community Development Agency will receive comments from interested parties on the draft Consolidated Plan, including the budget for the use of federal CDBG and HOME funds for the period of July 1, 2010 to June 30, 2011.

Paper copies of the draft Consolidated Plan are available upon request. The draft Consolidated Plan will be available at the Marin County Community Development Agency, Federal Grants Office, 65 Mitchell Blvd., 2nd Floor, San Rafael, between the hours of 9:30 a.m. and 5:00 p.m., 499-6695, as are records regarding the use of past CDBG, HOME, and HOPWA funds. A copy of the draft Consolidated Plan will also be sent to those that request it by calling 499-6695.

On Tuesday, May 4, 2010, the Marin County Board of Supervisors will hold a final public hearing to receive comments from interested parties on the draft Consolidated Plan and its proposed amendments, including the use of Fiscal Year 2010-11 funds, and to hear comments from all interested parties on past program performance and housing and non-housing community development needs of extremely low, very low, low, and moderate income persons in the County. The public hearing will be held during the regular meeting of the Marin County Board of Supervisors at 9:00 a.m. or thereafter (call 499-6695 on May 3 for precise time), in Room 330, Administration Building, Marin County Civic Center, 3501 Civic Center Drive, San Rafael, California.

The public hearing location is accessible by wheelchair and public transportation. People with impaired speech or hearing using TDD devices may reach us through the California Relay Service at 1 (800) 735-2922 (voice) or 1 (800) 735-2929 (TTY and TDD). The California Relay Service can also be reached in Spanish for both TDD and voice at 1 (800) 855-3000. Sign language interpretation, translation into languages other than English, and interpretation for people with visual impairments are available. If you need sign or other interpretation, please call our office at 499-6279, at least one week in advance of the hearings.

Please call Reid J. Thaler (499-6695) if you are not able to attend the public hearings but would like to comment on the proposed amendments to the Consolidated Plan, or housing and non-housing community development needs. Comments may also be sent to: Reid J. Thaler, Marin County Community Development Agency, 3501 Civic Center Drive, San Rafael, California 94903.

An Assessment of Marin County's Consolidated Plan performance, prepared by the U.S. Department of Housing and Urban Development, is available at the Community Development Agency, 65 Mitchell Blvd., 2nd Floor, San Rafael.

NOTICE OF NONDISCRIMINATION POLICY

The County of Marin does not discriminate on the basis of handicap in violation of 24 CFR Part 8 in admission or access to, or treatment or employment in, its federally assisted programs and activities, including those funded by the Community Development Block Grant Program, the HOME Program, and the Housing Opportunities for Persons With AIDS Program. Anyone with questions about this policy or the activities of the programs listed above may contact Roy Bateman at the Community Development Agency, Federal Grants Division, 65 Mitchell Blvd., 2nd Floor, San Rafael, CA 94903, phone 499-6698. The person who has been designated to process grievances under this policy is the Disability Access Manager, Marin County Civic Center, Room 304, San Rafael, California 94903, phone 473-4381. People using Telecommunications Relay Service devices may reach all County of Marin offices, including the Section 504 Compliance Office and the Marin County Community Development Agency, at 499-6172.

no. 637 March 30, 2010