

# Countywide Priority Setting Committee Public Hearing April 5, 2018 7:00 PM



Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 6269 T / 415 473 7880F

# Agenda

APRIL 5, 2018

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- Approve and Recommend Budget for 2018-19 for three (3) local CDBG Planning Areas (County Other, Novato, and San Rafael), including reprogrammed funds and use of CDBG program income
- Approve and Recommend 2018-19 HOME program allocations, reprogramming of HOME funds, and use of HOME program income
- Request for public comment on housing and non-housing community development needs of lower income people, and past performance of the County's CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA)



Community Development Agency  
Countywide PSC meeting  
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# Agenda continued

- Update on Assessment of Fair Housing (AFH)
- Update on Voluntary Compliance Agreement (VCA)
- Open Time for Public Comment on Matters Not on the Agenda



## Program Purposes

CDBG - Federal funds provide assistance for a wide range of community development needs:

- Ensure decent affordable housing
- Provide services to the most vulnerable in our communities
- Activities that benefit low- to moderate-income persons

## HOME Investment Partnership Program

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



# Federal Grants Program

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- Cooperation Agreement with all cities, towns, and the County
- Planning Areas (3): County Other, San Rafael and Novato
- Decision making bodies:
  - San Rafael & Novato City Councils
  - Priority Setting Committee (community members representing protected classes and city, town and County representatives)
  - Board of Supervisors



# Evaluation Criteria

**Minimum threshold requirements**—applications must meet one of the following three:

- New program
- Quantifiable increase in services
- Essential service or program advancement, maintenance, or surveillance of Fair Housing policies.



## Evaluation Criteria continued

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

- Affirmatively Further Fair Housing (national and local objective);
- Serve members of the protected classes (national and local objective); AND
- Activities benefiting low- and moderate-income persons (national).



# Evaluation Criteria continued

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- *Readiness*—could awarded funds be completely expended during the grant year?
- *Sustainability*—if applicable, does the organization have capacity to sustain a project or program beyond this federal funding period?
- *Effectiveness and Accountability*
- *Prioritize greatest impact*





# 2018-19 Applications & Expected Funding

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- Applications received: **CDBG: 40, HOME 3**
- Funding Requests received:  
**CDBG \$3.7 million, HOME \$1.4 million**
- Funding Estimates—based on funding award received for 2017-18:  
**CDBG award \$1,365,844, HOME \$601,435**
- CDBG Available Funding by Activity:  
**Housing \$461,831 (minimum)**  
**Capital Projects \$243,869 (maximum)**  
**Public Services \$284,459 (maximum)**



# County Other Planning Area CDBG

- Includes all regions of Marin County not in the cities of Novato or San Rafael
- CDBG applications received - **30**
- Total funds requested - **\$1,965,135**
  - Housing **\$1,251,285**
  - Capital Projects **\$469,500**
  - Public Services **\$244,350**
- Total estimated funds available- **\$365,369**
  - Housing **\$211,914**
  - Capital Projects **\$48,488**
  - Public Services **\$104,965**



# County Other CDBG Housing Recommendations

<b>Project Sponsor</b>	<b>Project Name</b>	<b>Funding Request</b>	<b>Planning Area Recommendation</b>	<b>Total Recommendation Across All Areas</b>
Bolinas Community Land trust	Acquisition of Aspen Lots	\$155,000	\$50,000	\$50,000
Community Land Trust Association of West Marin	Ocean Terrace Apts & Mesa Apts	\$16,500	\$14,000	\$14,000
Marin Center for Independent Living	Residential Access Modification Program	\$30,000	\$13,500	\$30,000
Marin Housing Authority	Rehabilitation Loan Program	\$500,000	\$185,738*	\$330,738
San Geronimo Valley Affordable Housing Association	Sage Lane Senior Affordable Housing	\$70,105	\$40,105	\$40,105

\* Includes \$91,429 of program income and additional entitlement funds from previous years



# County Other CDBG Capital Project Recommendations

<b>Project Sponsor</b>	<b>Project Name</b>	<b>Funding Request</b>	<b>Planning Area Recommendation</b>	<b>Total Recommendation Across All Areas</b>
Homeward Bound of Marin	Mill St. Emergency Shelter Center	\$200,000	\$38,359	\$141,008
Marin City Community Services District	Marin City Intergenerational Community Garden	\$82,000	\$50,000*	\$50,000

\* Includes \$39,871 of reprogrammed funds from previous years



# County Other Public Service Recommendations

Project Sponsor	Project Name	Funding Request	Planning Area Recommendation	Total Recommendation Across All Areas
Canal Welcome Center	Shore Up Marin Disaster Operations	\$50,000	\$20,000	\$40,000
Community Action Marin Child Development Program	Therapeutic Services for Marin Learning Center	\$20,000	\$10,000*	\$10,000
Fair Housing Advocates	Fair Housing Services	\$75,000	\$24,600	\$60,000
Fairfax-San Anselmo Children's Center	After School Transportation Program	\$15,000	\$15,000	\$15,000
Family & Children's Law Center	Domestic Violence Legal Services	\$10,000	\$2,200	\$10,000
Performing Stars of Marin	After School and Summer Programs	\$15,000	\$10,000	\$10,000
RotaCare Bay Area	RotaCare Clinic	\$10,000	\$1,500	\$10,000
Senior Access	Senior Access Scholarships	\$50,000	\$3,722	\$18,722
West Marin Senior Services	Care Management Services	\$10,000	\$10,000	\$10,000
West Marin Senior Services	Senior Nutrition and Activity	\$8,500	\$8,500	\$8,500

\* Includes \$557 of reprogrammed funds from previous years



# Novato Planning Area CDBG Recommendations



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# Novato Planning Area CDBG Recommendations

March 13, 2018 the Novato City Council unanimously approved the adoption of a resolution recommending CDBG funding for the 2018-19 program year.

- Housing Recommendation – **\$93,788**
- Capital Projects – **\$75,517\***
- Public Services – **\$67,360**

\* Includes \$2,195 in reprogrammed funding from previous years





# San Rafael Planning Area CDBG Recommendations



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# San Rafael Planning Area CDBG Recommendations

March 19, 2018 the San Rafael City Council unanimously approved the adoption of a resolution recommending CDBG funding for the 2018-19 program year.

- Housing Recommendation – **\$156,128**
- Capital Projects – **\$249,809\***
- Public Services – **\$115,034\***

\* Includes \$130,650 in reprogrammed funding from previous years.



# Public Comment



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# Recommendation

Approve and Recommend Budget for 2018-19 for three (3) local CDBG Planning Areas (County Other, Novato, and San Rafael), including reprogrammed funds and use of CDBG program income



# HOME Investment Partnership Program

- Includes all regions of Marin County
- HOME applications received – 3
- Total amount requested - **\$1,433,025**
- Estimated HOME funding available- **\$601,435**



# HOME Recommendations

<b>Project Sponsor</b>	<b>Project Name</b>	<b>Funding Request</b>	<b>Recommendation</b>
Homeward Bound of Marin	King Street Senior Housing	\$500,000	\$300,000
Lifehouse Inc.	Wilson House ADU	\$283,025	\$100,000
Resources for Community Development	Victory Village	\$650,000	\$441,291

\* Includes \$3,820 of program income, \$20,750 of additional entitlement funds, and \$275,811 of reprogrammed funds from previous years





# Public Comment



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# Recommendation

Approve and Recommend 2018-19 HOME program allocations, reprogramming of HOME funds, and use of HOME program income



# Request for Public Comment

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





# ASSESSMENT OF FAIR HOUSING UPDATE

PRIORITY SETTING COMMITTEE  
APRIL 5, 2017

COUNTY OF MARIN

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Countywide PSC meeting  
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# U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

Marin County receives HUD funding for low and moderate-income communities

- Community Development Agency
  - HOME Investment Partnership Program funds
  - Community Development Block Grants (CDBG)
- Health & Human Services – Continuum of Care funds
- Marin Housing Authority – Section 8 Housing Choice Voucher



## AFFIRMATIVELY FURTHERING FAIR HOUSING



### FAIR HOUSING LAWS REQUIRE THAT WE AFFIRMATIVELY FURTHER FAIR HOUSING

- This means taking meaningful steps that:
  - Address significant disparities in housing needs and increase access to opportunities, including access to education, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods;
  - Replaces segregated living patterns with truly integrated and balanced living patterns;
  - Transforms racially and ethnically concentrated areas of poverty into areas of opportunity; and
  - Fosters and maintains compliance with civil rights and fair housing laws.



# HUD COMPLIANCE REVIEW & THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

- 2009, HUD reviewed the County's policies, practices, and procedures that affect and influence fair housing choice for members of the protected classes including:
  - Laws
  - Regulations
  - Administrative practices, policies, and procedures
- Agreement between County and HUD known as the Voluntary Compliance Agreement (VCA)
  - Review of affirmatively furthering marketing practices
  - Completion of an Analysis of Impediments to Fair Housing Choice (AI)
- 2010, the Board of Supervisors approved an Analysis of Impediments to Fair Housing Choice and 29 specific recommendations to address those barriers



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## ACTIONS FROM THE AI

- 2013 – DREAM (DIVERSITY, RESPECT, ENCOURAGEMENT, ACCEPTANCE MARIN)
  - COUNTY EMPLOYEES INTERESTED IN PROMOTING DIVERSITY AND INCLUSION
- 2014 – BOS ADOPTS THE 2015 – 2023 HOUSING ELEMENT
- 2015 – FAIR HOUSING SPECIALIST WAS HIRED
- 2015 – COUNTY SPONSORED DELEGATION ATTENDED POLICYLINK'S EQUITY SUMMIT IN LA
  - COUNTY EMPLOYEES, COMMUNITY REPRESENTATIVES AND MEMBERS OF PROTECTED CLASSES
- COUNTY PLANNING AND HUMAN RIGHTS COMMISSIONS
  - INCREASE REPRESENTATIVES FROM THE PROTECTED CLASSES
- PRIORITY SETTING COMMITTEE
  - EXPANDED TO INCLUDE NON-ELECTED COMMUNITY REPRESENTATIVES FROM THE PROTECTED CLASSES
  - AFFIRMATIVELY FURTHERING FAIR HOUSING FOCUS FOR PROJECT SELECTION PROCESS



# 2015 NEW APPROACH TO AFFIRMATIVELY FURTHERING FAIR HOUSING

- HUD'S NEW REQUIREMENT FOR AN ASSESSMENT OF FAIR HOUSING
  - GOAL: IDENTIFY AND EVALUATE BARRIERS TO FAIR HOUSING CHOICE AND CONTRIBUTING FACTORS WITHIN THE COUNTY
  - PRIORITY: EFFECTIVE COMMUNITY ENGAGEMENT



# MARIN'S ASSESSMENT OF FAIR HOUSING

## 2016 BOARD OF SUPERVISORS APPROVE COUNTY'S AFH COMMUNITY ENGAGEMENT WORK PLAN

INCLUDES A STEERING COMMITTEE OF CONSULTANTS AND PROFESSIONALS FROM:

- PUBLIC HOUSING
- FAITH-BASED ORGANIZATIONS
- HOUSING AUTHORITY
- ASIAN COMMUNITIES
- CITIES AND TOWNS
- AFRICAN AMERICAN COMMUNITIES
- LEGAL AID
- INDIVIDUALS EXPERIENCING HOMELESSNESS
- DISABLED COMMUNITIES
- CHILDREN AND FAMILIES
- LATINO COMMUNITIES
- PHILANTHROPY
- FAIR HOUSING ORGANIZATION



COUNTY OF MARIN

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# COMMUNITY ADVISORY GROUP

- 11 REPRESENTATIVES FROM
  - SAN RAFAEL
  - SAUSALITO
  - WEST MARIN
  - NOVATO
  - CENTRAL MARIN
  - ROSS VALLEY
    - 5 FEMALE / 6 MALE
    - 5 WHITE / 3 AFRICAN AMERICAN / 3 LATINO





# ADDITIONAL VOICES

YOUTH – HIGH  
SCHOOL  
STUDENTS

COUNTY  
EMPLOYEES

GRAND JURY  
REPORT



# PROCESS

JULY 2016 – APRIL 2018  
STAFF MET WITH OVER 1,400

- COMMUNITY REPRESENTATIVES
- INDIVIDUAL RESIDENTS
- COUNTY EMPLOYEES
- NONPROFITS
- COMMUNITY MEETINGS IN
  - MARIN CITY
  - SAN RAFAEL
  - THE CANAL
  - WEST MARIN
  - MILL VALLEY

COUNTY OF MARIN

JANUARY 2017 – APRIL 2018  
COMMUNITY ADVISORY GROUP  
AND STEERING COMMITTEE

- DISCUSSED AND ANALYZED TOPICS RELATED TO HOUSING DISCRIMINATION AND SEGREGATION
- DISCUSSED AND ANALYZED TOPICS RELATED TO PUBLIC HOUSING

131 RECOMMENDATIONS,  
COMMENTS AND PERCEPTIONS

- PRESENTED TO COMMUNITY ADVISORY GROUP AND STEERING COMMITTEE
- IDENTIFIED 37 ACTIONABLE ITEMS
- DELIBERATED AND IDENTIFIED 2 TOP RECOMMENDATIONS
- IDENTIFIED 5 SPECIFIC RECOMMENDATIONS FROM COMMUNITY ADVISORY GROUP

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# COUNTY UPDATES SINCE ASSESSMENT OF FAIR HOUSING

- 2016
  - BOS ALLOCATED \$1 MILLION FOR CREATION OF AFFORDABLE FAMILY HOUSING
  - COUNTY DEVELOPED 5 EQUITY PILOT PROGRAMS
  - BOS ALLOCATED \$450,000 FOR LANDLORD INCENTIVE PROGRAM
  - COUNTY SPONSORED STAFF TO PARTICIPATE IN THE GOVERNMENT ALLIANCE ON RACE EQUITY (GARE)
- 2017
  - BOS APPROVED ORDINANCE FOR SOURCE OF INCOME PROTECTION, INCLUDING SECTION 8 VOUCHERS
  - SECOND GARE COHORT ADVANCED
  - BOS SPONSORED RICHARD ROTHSTEIN EVENT
  - HHS: RACE MATTERS DIALOGUE AND EDUCATIONAL SERIES ON RACE AND RACISM
  - SPONSORED FAIR HOUSING CONFERENCE
  - AMENDMENTS TO DEVELOPMENT CODE TO ALLOW ACCESSORY DWELLING UNITS AND JR ACCESSORY DWELLING UNITS



GOING FORWARD

REFINING RECOMMENDATIONS

MOBILIZING SUPPORT

SCHEDULED BOARD OF SUPERVISORS DATE –  
**JUNE 12, 2018 AT 5:30 P.M.**



# Update on Voluntary Compliance Agreement

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- HUD has requested that the County enter into a new VCA with a 3 year term
- Terms continue to be negotiated
- May include a numerical goal for increasing supply of family rental housing
  - County proposing to release a RFP for family housing
  - Through acquisition and new construction on named housing element sites
- Continue to prioritize projects which affirmatively further fair housing.



# Public Comment

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Community Development Agency  
Countywide PSC meeting  
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# Marin County Board of Supervisors Hearing

**Tuesday, May 8, 2018 at 9am or thereafter**  
Marin County Civic Center, Board of Supervisors Chambers  
3501 Civic Center Dr., Room # 330, San Rafael, CA 94903

