

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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

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

www.marincounty.org/cda

AGENDA

COUNTYWIDE PRIORITY SETTING COMMITTEE

Community Development Block Grant and HOME Investment Partnerships Program

Thursday, February 18, 2021 6:00 p.m.

Meeting Location:
Virtual Hearing via Zoom

Registration required:

https://zoom.us/webinar/register/WN_qP1jhYluTcS80szzmTIBEA

1. Opening Comments

2. Review Countywide Priority Setting Committee applications and interview prospective members

- A. Staff Presentation
- B. Applicant interviews
- C. Discussion and decision by Priority Setting Committee
- D. Public comments

3. Discuss and review of projects

- A. Staff Presentation
- B. Discussion of projects identified by Priority Setting Committee
- C. Public Comment

4. Request for public comment on the housing and non-housing community development needs of lower income people, and the past performance of the County's CDBG and HOME programs. *(This is an opportunity for the public to comment on community needs and general issues related to the CDBG and HOME programs)*

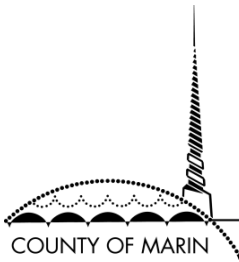
A. Public Comment

5. Open Time for Public Comment on Matters Not on the Agenda

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



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



COMMUNITY DEVELOPMENT AGENCY
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Brian C. Crawford
DIRECTOR

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DATE: Thursday, February 18, 2021

TO: Countywide Priority Setting Committee

FROM: Molly Kron, Planner
Leelee Thomas, Planning Manager

SUBJECT: Committee Interviews and Project Review Workshop
for 2021-22 Funding Cycle

MEETING LOCATION: Virtual Hearing

RECOMMENDATIONS:

1. Appoint four Countywide Priority Setting Committee members representing protected classes for: Larkspur, Corte Madera, and adjacent unincorporated communities, including Kentfield and Greenbrae; Novato and adjacent unincorporated communities; San Rafael including the Canal neighborhood, and adjacent unincorporated communities; and West Marin including the coastal corridor from Muir Beach to Dillon Beach, Point Reyes, and inland communities including Nicasio and the San Geronimo Valley
2. Review projects identified by Countywide Priority Setting Committee members.

DISCUSSION:

Appoint New PSC Members

Beginning on January 12, 2021 community residents were invited to apply to be members of the Countywide Priority Setting Committee to oversee the distribution of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds in Marin County.

This year there are four (4) openings on the Countywide Priority Setting Committee for community members representing the interests of racial and ethnic minorities and/or people with disabilities. The openings are for community members from the following regions:

- Larkspur, Corte Madera, and adjacent unincorporated communities, including Kentfield and Greenbrae
- Novato and adjacent unincorporated communities

- San Rafael including the Canal neighborhood, and adjacent unincorporated communities
- West Marin including the coastal corridor from Muir Beach to Dillon Beach, Point Reyes, and inland communities including Nicasio and the San Geronimo Valley

Upon selection, community member terms will go through September 2022.

The Countywide Priority Setting Committee currently includes a member of the Board of Supervisors, city/town council members, as well as seven (7) community members representing six (6) regions spanning Marin and an at-large member representing the County. The regions include the following:

- Countywide (All Marin County)
- Belvedere, Mill Valley, Sausalito, Tiburon, and adjacent unincorporated communities, including Marin City and Tam Valley
- Corte Madera, Larkspur, and adjacent unincorporated communities, including Greenbrae and Kentfield
- Fairfax, Ross, San Anselmo, and adjacent unincorporated communities
- Novato and adjacent unincorporated communities
- San Rafael including the Canal neighborhood, and adjacent unincorporated communities
- West Marin consisting entirely of unincorporated communities

The Countywide Priority Setting Committee was expanded in 2012 to include member of the community with the goal of bringing greater diversity to the group that:

- (1) advises the Board of Supervisors on the CDBG and HOME funding allocation process and
- (2) provides input on the County's implementation of the Analysis of Impediments to Fair Housing Choice.

The recruitment of community members is specifically for individuals who are members of a racial and ethnic minority and/or people with disabilities, or who represent these interests.

Applications were accepted until 4pm on February 11, 2021. The following applications were received for the four openings on the Committee:

Applicant	Corte Madera, Larkspur, Kentfield, and Greenbrae	Novato	San Rafael	West Marin
Peggy Howard	X			
Mary Kayser	X			
Loni Mahanta	X			
Angela Windy	X			
Curtis Aikens Sr.		X		
Chandra Alexandre		X		
Caitrin Devine		X		
Andrea Garfia		X		
Darlene Goins			X	
Mainghread Cadiz				X
Madeline Nieto Hope				X

Copies of applications and interview questions are attached to this staff report.

Project Review Workshop

In 2019 the PSC approved a two-year application cycle beginning in 2020. The two-year cycle is designed to enable nonprofit partners to better plan their programs and increase impact while reducing administrative burden. Under this structure Public Service projects are eligible for funding renewal based on the accomplishing goals and subject to available CDBG funds. Capital and Housing projects apply for funding using a two-year project timeline and budget. This process provides the flexibility for staff to open a mid-cycle application in the event projects where not moving forward as planned.

The upcoming 2021-22 funding cycle is the 2nd year of the two-year application. Due to COVID-19 many of the Capital and Housing projects funded in year one have faced delays. After analyzing the pipeline of Housing projects staff chose to open a limited CDBG Housing application for affordable housing rehabilitation and acquisition projects resulting in five applications in support of four new projects.

As staff consider developing funding recommendations for the upcoming year, this workshop is designed for the PSC to learn about proposed projects and provide comments. No decisions will be made, and no votes will be taken. Staff will provide a brief overview of each funding category and committee members will then have an opportunity to present questions and comments for staff to consider.

Applicants should note that the Committee will make its recommendations for funding allocations at a separate series of public hearings scheduled for March

and April 2021. These meetings will be open to the public, and the agendas include open time for public comment.

Applications for the 2021-22 funding year for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program funding are posted on the County's Housing and Federal Grant website at www.marincounty.org/federalgrants and in the direct links at the end of this staff report.

ACTIONS REQUIRED:

1. Select community members for appointment to the Countywide Priority Setting Committee.

ATTACHMENTS:

- Attachment 1: Countywide Priority Setting Committee Applications
- Attachment 2: Countywide Priority Setting Committee Interview Questions
- Attachment 3: Application Guidelines

APPLICATION LINKS:

Capital Projects – https://www.marincounty.org/-/media/files/departments/cd/federal-grants/2021_22/applications-received/202122-cdbg-c-projects.pdf?la=en

Housing Projects – https://www.marincounty.org/-/media/files/departments/cd/federal-grants/2021_22/applications-received/202122-cdbg-h-projects.pdf?la=en

Public Services Projects – https://www.marincounty.org/-/media/files/departments/cd/federal-grants/2021_22/applications-received/202122-cdbg-ps-projects.pdf?la=en

INTERVIEW SCHEDULE AND QUESTIONS

Countywide Priority Setting Committee Applicants

Corte Madera, Larkspur, Kentfield, and Greenbrae

Peggy Howard	Page 2
Mary Kayser	Page 4
Loni Mahanta	Page 6
Angela Windy	Page 12

Novato

Curtis Aikens Sr.	Page 16
Chandra Alexandre	Page 18
Caitrin Devine	Page 20
Andrea Garfia	Page 22

San Rafael

Darlene Goins	Page 24
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West Marin

Mairghread Cadiz	Page 28
Madeline Nieto Hope	Page 30



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Peggy Howard Email [REDACTED]

Primary Address [REDACTED]

Larkspur, CA Street [REDACTED] Telephone: [REDACTED]
City Zip

Protected Class(es)¹ Member or Representative of _____

Present Occupation Social Work Are You Over 18 Years of Age? Yes

Employer's Name County of Marin Location: CSU Greenbrae
City

If you represent an organization, please list it N/A

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

I love so much of what Marin County has to offer and the lifestyle it allows my family. However, I am acutely aware, on a daily basis, that what Marin County offers my family is not extended to all residents of Marin. Our county is one of the wealthiest in California, yet also ranks as the leader in racial disparity. The inequities in housing, education and healthcare existed long prior to 2020 and are only growing due to the pandemic. I would like to personally shift from being aware and concerned about this problem to be an active participant in solving this problem.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

Our county is obviously in dire need of more low and middle income housing. Many Marin communities have repeatedly and successfully voiced opposition to proposed affordable housing projects in their neighborhoods for decades. Wealthy Marin residents verbalize consensus to support affordable housing projects...so long as it is "not in my backyard". It is essential that awareness is raised around how such obstruction reinforces systemic racism, inequity and lack of diversity in Marin. Additionally our homeless population is growing, while there remains a paucity of shelter beds and housing for individuals with mental health and substance abuse issues. Greater advocacy and public awareness campaigns are indicated in order to spotlight evidence based supportive housing programs that could reduce homelessness, county hospitalization and emergency service costs, and even crime.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

I am a Licensed Clinical Social Worker (LCSW) and have worked at the Marin County Crisis Stabilization Unit for seven years, working closely with many individuals who struggle with chronic homelessness, mental health issues and substance addiction. I have personally witnessed individuals stabilize and thrive when finally offered a safe, stable and affordable environment. Unfortunately, however, the number of affordable and supportive units do not meet the demand. I have also been working with Marin Promise Partnership, Marin County Office of Education and the Marin County Library Foundation to fundraise and advocate for Community Learning Hubs targeted at minimizing the learning gap resulting from distance and hybrid learning during the pandemic. I have learned so much about the inequities between each of the many independent school districts throughout the county, and plan to continue advocating for all children in Marin to have an equal opportunity to achieve their full educational potential.

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

Not applicable.

Signature

Jessy Howard LCSW

Date

2/9/2021

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157
OR
Fax: (415) 473-7880
OR
Email: federalgrants@marincounty.org

Please note that an applicant who is an employee or an officer of an organization that receives CDBG or HOME funding may not be eligible to serve as a committee member due to a potential conflict of interest. For more information about the full scope of the conflict of interest regulations, see <http://www.gpo.gov/fdsys/pkg/CFR-2012-title24-vol3/xml/CFR-2012-title24-vol3-sec570-611.xml>.

NOTE: This application will remain valid for a period of one year. If you would like information on conflict of interest or other eligibility requirements for positions, or want to check on the status of your application, please contact the Federal Grants office at federalgrants@marincounty.org or 415-473-6279. Committee members may be required to file a financial disclosure form (listing sources of income, interests in real property, investments, and business positions) with the County which will be a public document.



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Mary Kayser Email [REDACTED]

Primary Address [REDACTED]

Corte Madera [REDACTED] Street Telephone [REDACTED]
City Zip

Protected Class(es)¹ Member or Representative of _____

Present Occupation Chief Financial Officer and Certified Public Accountant (Active) Are You Over 18 Years of Age? Yes

Employer's Name San Francisco Equity Partners Location: CA San Francisco
City

If you represent an organization, please list it _____

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

To use my experience and expertise in finance to make my county and its community better.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

1. Access to a safe place for children to attend school if the public school is not open. Not every child has their own room at home to be able to have a quiet place for school.
2. Access to the internet/WiFi from home.
3. First time home owners that may not have access to lending relationships and/or how to plan for such a purchase.
4. Oversight and governance of grants to insure white collar crime is mitigated with any grant allocations. The monies are being allocated and used as intended.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

Madera del Presidio Phase II Home Owners Association - Board Member

Signature _____



Date _____

January 27, 2021

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157

OR

Fax: (415) 473-7880

OR

Email: federalgrants@marincounty.org

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NOTE: This application will remain valid for a period of one year. If you would like information on conflict of interest or other eligibility requirements for positions, or want to check on the status of your application, please contact the Federal Grants office at federalgrants@marincounty.org or 415-473-6279. Committee members may be required to file a financial disclosure form (listing sources of income, interests in real property, investments, and business positions) with the County which will be a public document.



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Loni Mahanta Email [REDACTED]

Primary Address [REDACTED]

Larkspur Street [REDACTED] Telephone: [REDACTED]
City Zip

Protected Class(es)¹ Member or Representative of South Asian Descent, Woman, Married with Children

Present Occupation Attorney Are You Over 18 Years of Age? Yes

Employer's Name Self-Employed Location: CA Larkspur
City

If you represent an organization, please list it n/a

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

My professional background is in Legal and Political space in Tech. Most recently, I worked at Lyft, where I spearheaded Lyft's initiatives around the Future of Work. Now that I am no longer working full-time at Lyft, I have the opportunity to spend my time in areas that are of interest and importance to me. That includes my burgeoning consulting business, where I advise startups on legal and regulatory strategy, work with the Brookings Institution on tech policy and emerging tech, and of relevance here, involvement in local politics. My political and policy work at Lyft brought into sharp relief the importance of local governance, and I am finding ways to get more involved at the local level to benefit my own community. That includes working with community organizers and activists in Marin City, and at the behest of Catherine Way, applying for this position on the Countywide Priority Setting Committee. The work that this Committee does is critical in helping to further the goals of fair housing via thoughtful and strategic funding allocation.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

While laws such as the FHA are critical to removing barriers to housing, laws alone are not sufficient. As a community, we must do everything in our power to increase information and opportunities to access housing free from discrimination. Over the last few months, I have been researching Marin history, and learning about the impact that historical redlining still has today on communities of color. I'm thrilled about the possibility of working with this Committee to strategically deploy funds to help further the goals of creating equitable housing throughout Marin. Supporting community organizations will undoubtedly help further these goals by helping to disseminate information and opportunities. While I would need to do more research to provide thoughtful advice, I'm well aware that oftentimes, dissemination of information and opportunities is a barrier in and of itself, even when there are funds to help people. For instance, I spent a significant amount of time creating tutorials to help Lyft drivers understand how to apply for pandemic unemployment insurance and for PPP loans. The money was there, but individuals needed help with understanding how to access the money. Likewise, I informed many small businesses I know personally about State pandemic grants of which they were otherwise unaware. That connection between what exists and those who need the information is a challenging problem but a critical one to solve.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.


Other Relevant Experience:

I am a Labor & Employment lawyer by training, and am well versed in Fair Housing laws, such as FEHA and FHA.

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

None

Signature Loni Mahanta  Digitally signed by Loni Mahanta
Date: 2021.02.05 15:47:22 -08'00' Date 02/05/2021

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
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Fax: (415) 473-7880
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Email: federalgrants@marincounty.org

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NOTE: This application will remain valid for a period of one year. If you would like information on conflict of interest or other eligibility requirements for positions, or want to check on the status of your application, please contact the Federal Grants office at federalgrants@marincounty.org or 415-473-6279. Committee members may be required to file a financial disclosure form (listing sources of income, interests in real property, investments, and business positions) with the County which will be a public document.

Loni A. Mahanta

Executive & Thought Leader

San Francisco Bay Area, CA • [REDACTED]

Loni Mahanta is a strategic legal and policy executive whose leadership helps businesses remain agile and resilient in the face of sweeping, industry-altering change. She previously served as the Vice President of Policy Development and Research at Lyft where she translated Lyft's business objectives into actionable legislation at the local, state, and national levels. Loni's scope of work expanded swiftly over her nearly 6 years at the company as a result of both her unique ability to envision how regulation will change the face of the business and her reputation for working cross-functionally to insulate the business from risk and drive business objectives. Loni specializes in building trust and strengthening internal collaboration with product, engineering, science, ops, and finance teams while using her background in law and politics to craft relationships with elected officials, employees, community groups, and the media. As Lyft's principal strategist on worker issues, she can simplify the intricacies of the company's industry-leading workforce challenges for any audience—at a dinner party or in D.C.—and managed its keystone "Future of Work" initiative, which leads industry thought leadership around the gig economy and the changing American workforce.

Experience

Ringleap Consulting, Larkspur, CA
present
Principal

Dec. 2020 -

Helps clients navigate the legal, regulatory, and policy landscapes in which they operate, and crafts comprehensive policy strategy that achieves offensive and defensive business objectives.

Lyft, Inc., San Francisco, CA
2020

Jan. 2015 - Nov.

Vice President, Policy Development & Research

Feb. 2019 - Nov. 2020

Recruited by Chief Policy Officer Anthony Foxx to craft strategic solutions for the business's core policy issues and drive operational and programmatic priorities. Manage experts in sustainability, safety, privacy, future of work, labor policy, legislative analysis, policy research, and analytics, combining data analysis and legal acumen to create effective political strategy and drive high-value business outcomes across verticals. In addition to the duties of this role, Loni also continues to lead Lyft's keystone "Future of Work" initiative, serving as the principal strategist on worker issues at Lyft and the gig economy at-large.

- **Business and Political Leadership:** Serve as the Lead negotiator with the California Governor's office, the California Legislature, and the Labor Movement on AB5, an industry-defining bill addressing worker classification. The first to envision and articulate the effects of this change on Lyft's business and to drive awareness of driver misclassification as the main external challenge facing the company and the U.S. workforce at-large. Also the primary driver of company-wide preparations for adapting the entire ridesharing business model to varying regulatory structures. Integral to the creation of Lyft's first ESG report.
- **Policy Considerations for Product, Business Operations, and Comms:** Guide integration of Policy objectives at Lyft, quantifying business opportunities and risk presented by policy changes and

negotiating in favor of Lyft's strategic priorities. Drive the integration of Policy considerations into proactive Product strategy and long-term planning. Advise around comms and policy implications of action and inaction regarding external affairs. Create and drive "rapid response" decision-making processes across Lyft, addressing complex, multi-department issues. Drive privacy policy initiatives, such as reconciling data sharing practices across teams and understanding the implications of new privacy legislation. Integral player in crisis communication responses to pressing Legal and Policy matters.

- **Safety Policy Prioritization:** Work closely with Product (Safety) and VPs of Comms, Legal, Operations, Product, Engineering, Compliance, and Science to deliver a comprehensive, rigorous, high-quality, and impactful safety strategy for Lyft across multiple lines of business and modes of transportation. Develop Lyft's strategies and practices across road and traffic safety, interpersonal safety, health safety and women's safety. Work closely with Policy, Communications, and Marketing teams to develop Lyft's safety policy positions, support research plans, and build impactful programs with external partners and balance limited product resources to create the safest possible platform.
- **Sustainability:** Drove buy-in and adoption of Lyft's industry-leading environmental pivot from carbon offsets to 100% electric vehicles (EVs) by 2030. Led internal cross-functional efforts to build a plan for compliance with commitment. Externally, secured endorsements from 3rd-party validators and identified and neutralized potential criticism to build public trust, resulting in over 100 media placements with "exceptionally positive headlines."
- **Policy Research:** Lead team of research scientists in solving business problems with "big data" at Lyft. Work cross-functionally to establish public-facing reportable metrics, including driver hourly earnings, carbon emissions, and all the data included in the annual [Lyft Economic Impact Report](#). Direct team in designing large operational datasets for use by academics and governments with the goal of building trust between Lyft and the general public and exhibiting the major economic impacts of the ridesharing industry at-large.
- **Legislative Analysis:** Review, evaluate, edit, and draft federal, state, and local legislation, identify legislative trends, develop strategies, and craft sample policy language to further Lyft's interests. Work with Lyft's Compliance, Legal, and Operations teams as new regulatory frameworks are implemented and collaborate with Lyft's Public Policy team members on market-specific legislative efforts.

Vice President, Future of Work

Oct. 2018 – Feb. 2019

Pitched and architected this industry-leading initiative focused on policy and thought leadership in the "future of work" space. Reported to co-founder John Zimmer and drove innovations in labor policy, portable benefits, the creation of a modern, flexible safety net, worker voice, and addressing worker displacement due to automation. Leadership of this initiative led to promotion to Vice President of Policy Development & Research after just 5 months.

*Vice President, Associate General Counsel
Managing Counsel, Employment & Litigation*

Jan. 2015 – Oct. 2018

Reporting to the General Counsel, responsible for all labor and employment-related issues facing Lyft, internally (employees) and externally (drivers).

- **Labor and Employment Litigation:** Oversaw all aspects of employment-related litigation and claims, including civil lawsuits (including those alleging employment misclassification of drivers), and audits by city, state, and federal agencies. Led strategy on all labor issues arising from driver contractor status, including actions before the National Labor Relations Board and the Internal Revenue Service and

novel city efforts to permit collective bargaining by independent contractors. Led settlement of *Cotter v. Lyft*, a California employment misclassification suit with exposure in the hundreds of millions of dollars.

- **Product Counseling:** Led all product counseling related to the independent contractor status of drivers. Created training for product managers to understand do's and don'ts of employment law and drove proactive changes with product to mitigate Legal risk.
- **Public Market Readiness:** Deeply involved in preparing the company to go public. Helped draft the employment and litigation section of Lyft's S-1.
- **Management:** Managed and oversaw outside counsel, including development of litigation strategies across multiple jurisdictions and management of legal budget of \$10M. Managed seven in-house attorneys and three paralegals.
- **Executive Advising:** Advising the executive team on high-impact litigation, audits, strategic partnerships, and acquisitions. Advised on high profile on-boarding of executives, executive compensation, and high profile investigations and terminations. Partnered with the People team on the full breadth of internal employment matters.

Folger Levin LLP

Associate, Litigation, Labor, and Employment

San Francisco, CA

2011 – 2014

Crowell & Moring LLP

Associate, Litigation

San Francisco, CA

2009 – 2011

Folger Levin & Kahn LLP

Associate, Litigation

San Francisco, CA

2007 – 2009

Education

University of California, Hastings College of the Law, Juris Doctor, *magna cum laude*

2007

Membership: Order of the Coif, Thurston Society

Admissions: State Bar of California, December 2007

Stanford University, Bachelor of Arts, International Relations

2003

Board Service

Family Violence Appellate Project

2018

Member, Board of Directors

Speaking & Thought Leadership

Automobility 3.0: The Future Is Now, VerdeExchange Conference

2020

Future of Work Roundtable, TechNet & Democratic Governors Association

2019

When the Government Calls: From Responding to Regulatory Fires to Articulating Your Policy Vision, Marketplace Risk Conference

2019

A New Gig for Financial Services: Delivering Financial Stability to a Changing Workforce, Lendit Fintech Conference

2019

The Gig Economy & The Evolution of Employment, SXSW

2019

The Gig Economy, Foundation for California's Technology and Innovation Economy Summit

2019

The Nat'l Conversation about Diversity & Inclusion and Tech, Global TEC Forum

2019



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Angela Windy Email [REDACTED]

Primary Address [REDACTED]

Kentfield [REDACTED] Telephone: [REDACTED]
City Street Zip

Protected Class(es)¹ Member or Representative of Disability

Present Occupation NA Are You Over 18 Years of Age? Yes

Employer's Name NA Location: NA City

If you represent an organization, please list it NA

County Region to Represent [check one]:
 Corte Madera, Greenbrae, Kentfield, & Larkspur
 Novato
 San Rafael
 West Marin

Reasons for Applying:

See Attachment I.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

See Attachment II.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

- Education: B.S. in Environmental Geology, Minor: International Conflict Resolution
- University Student Government
- Countless personal experiences on the receiving end of ableism and sexism
- Inaccessibility of affordable housing is the reason I have been living at my parent's house
- Proclivity to view things broadly, with foresight and imagination

Additional pages and information may be attached. Please indicate number of pages: 2

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

NA

Signature Angela Windy Date 2/10/2021

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157
OR
Fax: (415) 473-7880
OR
Email: federalgrants@marincounty.org

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NOTE: This application will remain valid for a period of one year. If you would like information on conflict of interest or other eligibility requirements for positions, or want to check on the status of your application, please contact the Federal Grants office at federalgrants@marincounty.org or 415-473-6279. Committee members may be required to file a financial disclosure form (listing sources of income, interests in real property, investments, and business positions) with the County which will be a public document.

Attachment I.

Reasons for Applying:

For many years all of my energy has gone towards dealing with medical issues. During that time I have faced many instances of disability discrimination. Some left me in tears, some necessitated counseling, and a few changed the course of my life - for the worse. Sometimes I knew full-well that the way I was being treated was illegal, but my health did not permit me to fight that battle. It's Maslow's Hierarchy. When one has to choose between meeting their basic needs, whether it be literally surviving a health issue or someone working double shifts to feed their family, fighting discrimination is secondary. Fighting discrimination takes time and energy and courage.

At this point in my life I am able to volunteer as a member of the Marin Priority Setting Committee, and I would like to contribute towards raising awareness of disability issues as it applies to decision making. Over the years I have observed that most people are unaware of the challenges faced by people with disabilities. Even people who mean well and are well-intended often exhibit discriminatory speech or behavior without realizing they are doing so. Awareness of disability issues simply isn't in their wheelhouse. Other phenomena, albeit less common, is when they know one disabled person's particular situation, needs and limits, and then project it onto others. This narrow view is not helpful, and is usually hurtful.

In addition to my own experiences with disability, I have known many people with a wide range of disabilities. I met and saw many other kids at Shriner's Hospital for Children, two other members of my family had a disability, two of my roommates have had disabilities, two of my mentors had disabilities, I have mentored one teenage girl with a disability, and a number of my friends and acquaintances have disabilities. Thus, I am bringing more than my own experience to the table.

Attachment II.

What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

I find the phrasing of this question surprising; if there was a service that could end housing discrimination it would already be implemented. I don't think it's a question of implementing services that can end discrimination. Unfortunately the people who behave in a discriminatory manner are not going anywhere. Consequently, I think it's a question of helping vulnerable people deal with discrimination when, not if, they encounter it. Personally, when my vulnerability increases, my ability to deal with discrimination decreases, and that's where external services and support can be invaluable.

In terms of access to information, I would provide staff training and flyers at the following locations: the Community Clinics, Non-Profits that help protected classes of people, places of worship, ethnic food stores, stores that sell or rent mobility devices, organizations that match services dogs with those who need them, College of Marin, parent info. packets/meetings at public schools, Ritter House, ect. That said, many non-profits that could help vulnerable classes of people are not able to meet demand due to lack of resources. Legal Aid of Marin is a glaring example that comes to mind.

I would also recommend altering the protocol to sign up for section 8 housing to make it more disability friendly. For example, the Marin Center for Independent Living knows where to direct people, but those waitlists are usually closed. How is the staff supposed to help someone when said staffer can not access the waiting list? It is not an effective use of the organization's resources to schedule those people for another appointment in order to perform a task that could have been completed in a previous appointment if only the Section 8 website would have allowed. Not to mention the fact that many people with chronic disability and health issues have limited energy and/or can only perform tasks when their body allows. In other words, such individuals are not able to regularly check websites to see if the housing list is open. Even if there was a pre-scheduled time frame when the housing list would be open, if that time frame overlapped with a medical procedure, or an auto-immune flare up, they would not be able to access an opportunity for housing that they would be able to access if it were not for their health condition(s).



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Curtis G. Aikens Sr Email [REDACTED]

Primary Address [REDACTED]

Novato [REDACTED] Street [REDACTED] Telephone: [REDACTED]
City Zip

Protected Class(es)¹ Member or Representative of Over 50, African American

Present Occupation Chef-not employed due to pandemic Are You Over 18 Years of Age? 62

Employer's Name _____ Location: _____ City _____

If you represent an organization, please list it _____

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

I desire to be of service to my community and to Marin county. I have been a citizen of Marin County for nearly 40 years, I love it here but as an African-American, I recognize and witness many of it's challenges, especially those involving inclusivity. If selected for this committee, I will be able to help all people, perhaps especially those of color, feel a stronger connection to this community and thrive as individuals or with their families. I would appreciate the opportunity to give back to the county that has given me so much.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

I feel we need to take action to help people with moderate to lower incomes obtain and maintain affordable homes in Marin.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

When I was a young person in Marin, and was the victim of housing discrimination, I was too naive and inexperienced to understand what was happening to me. If there had been resources available, such as an understanding of my rights, knowledge of an appeals process, etc. I would have succeeded in securing a home sooner. I am now a Marin homeowner and have been for over 30 years.

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

None

Signature _____ Date February 1, 2021

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Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157
OR
Fax: (415) 473-7880
OR
Email: federalgrants@marincounty.org

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APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Chandra Alexandre Email [REDACTED]

Primary Address [REDACTED]

Novato [REDACTED] Street [REDACTED] Telephone: [REDACTED]
City Zip

Protected Class(es)¹ Member or Representative of Latino community and low-wage/low-income populations

Present Occupation CEO Are You Over 18 Years of Age? Yes

Employer's Name Community Action Marin Location: San Rafael
City

If you represent an organization, please list it Community Action Marin

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

I have worked specifically in Marin County for the past three years in my current role on a housing-first agenda providing direct services and fostering systemic change through policy advocacy and other collaborative efforts with community and government. Through my work at Community Action Marin, I represent people of low income and notably the working poor. In Marin, the least equitable county by race in the state, this means those living in poverty are disproportionately immigrants, the Latino community, African-American community, and other people of color. My agency employs over 225 staff, 75% of whom are people of color. I want to ensure we in Novato and in the county are focused on decisions for funding that create opportunity, access, and options for people of low income and people of color.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

Services to educate, inform, create safe spaces for dialogue and input into policy, and other forums for community conversations are important to support vital information and resource sharing. Creating referral networks, linkages across community-based organizations, and online help to create access are also needed. Some of these will require additional help with technology supports in community and materials in multiple languages supported by live/online assistance.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

I serve as a voting member of the county's Homeless Policy Steering Committee and on the steering committee of Opening Doors Marin.

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

CEO, Community Action Marin

Signature  Date 2/8/21

Chandra Alexandre (Feb 8, 2021 11:59 PST)

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157

OR

Fax: (415) 473-7880

OR

Email: federalgrants@marincounty.org

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APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Caitrin Devine Email [REDACTED]

Primary Address [REDACTED]

Novato [REDACTED] Street [REDACTED]
City Zip Telephone: [REDACTED]

Protected Class(es)¹ Member or Representative of _____

Present Occupation unemployed/homemaker Are You Over 18 Years of Age? yes

Employer's Name _____ Location: _____ City _____

If you represent an organization, please list it _____

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

I am very intrested in helping the county and my community build ourselves from the ground up by finding solution based methods to address the many issues facing our most under served community members. It is important that these committees are staffed by individuals that want to solve problems and address needs of protected classes in Marin. We cannot afford to loose out on further opportunities like the federal funding towards homing the homeless that was abandoned because of some negative opinions by a loud but small minority of community members. We as a county and community need committees such as this one to stand up for Marin and solutions that help enrich our county and community by serving and lifting up those who are most vulnerable.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

The county should utilize potential partnerships with school sites, churches, libraries, health centers and other organizations to get information to protected classes and out to the greater community. The goal being getting information to protected classes while working to increase awareness and value among community members for the programs that support protected classes. Landlords and lenders should have materials and information available in Spanish and other languages that are prominently spoken in Marin County. The county should also work with landlords, local lenders and chambers of commerce to help promote best practices. A campaign that focuses on positive outcomes, when personal stories or practices can be shared, via local news sources and social media can help highlight these issues to the greater community. This will hopefully increase awareness and encourage community buy in for programs and services to protected classes.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

I have many years experience in administrative support roles. I have lived in Novato since 2009 and have been and active community member. I served on the PTA leadership board for Lynwood Elementary, a title 1 school in Novato from 2013-2017. I have served as a committee member on the Novato Citizens Finance Oversight Committee, an advisory committee serving city staff and the city council of Novato since 2011. In addition to professional and volunteer experience, I have a Masters degree in Public Administration from San Francisco State University and an undergraduate degree from University of California at Santa Cruz. I worked from 2016-2019 as a research coordinator for a new breast imaging device in Marin County. In this role I worked towards diversifying our subject pool and communicating with Marin citizens about our trials. I have many years experience coordinating large and small administrative projects. I understand how grand ideas need detailed attention and support to thrive and grow. I would like this opportunity to put my academic and volunteer experiences to use serving my county and community.

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

Signature Caitrin Devine  Digitally signed by Caitrin Devine
Date: 2021.02.11 13:50:56 -08'00' Date 2/11/2021

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Marin County Community Development Agency
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San Rafael, CA 94903-4157
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Email: federalgrants@marincounty.org

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APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Andrea Garfia Email [REDACTED]

Primary Address [REDACTED]

Novato [REDACTED] Street [REDACTED]
City Zip Telephone: [REDACTED]

Protected Class(es)¹ Member or Representative of _____

Present Occupation Community Health Coordinator Are You Over 18 Years of Age? Yes

Employer's Name Sutter Novato Community Hospital Location: Novato
City

If you represent an organization, please list it Sutter Novato Community Hospital

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

I feel I could contribute to the County wide Priority Setting Committee as a voice who has lived experiences as a minority and working within those communities. It's important to share my experiences and how to see the social, economic and political climate evolve and how it affects the funding at the local level that in turn benefits the wellness of the community. In turn I've used my experiences to gain experience working with non-profits and education. I would love to bring my experience and knowledge to the County wide Priority Setting Committee.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

The services that are needed in Marin County for members are housing advocacy workshops and related services. Fortunately, there are organizations such as Legal Aid and Fair Housing Advocates that can assist with legal services for tenants, however I believe there can be more upstream services available.

The housing advocacy workshops could resemble conflict resolution and remediation services between tenants and landlords. Given the current environment with the financial stress that COVID-19 has brought on to many families, there is an opportunity to provide resources for education. There are tension with eviction moratoriums and financial assistance for landlords, the resource to facilitate communication between landlords and tenants is necessary as we move into the economic recovery of the pandemic.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.


Other Relevant Experience:

I have experience that I gained on a similar committee in Sonoma County through the Community Development Commissions, HOME Sonoma County programs. The Evaluation and Performance Management committee allowed me the opportunity to evaluate and score grant applications submitted by local homeless and housing service providers. My experience as a funder dovetailed with learning the intricate details of HUD funding and how it is distributed by local government.

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

Not applicable.

Signature Andrea Garfia  Digitally signed by Andrea Garfia
Date: 2021.02.11 15:58:44 -08'00' Date 2/11/21

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157
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APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Darlene Goins Email [REDACTED]

Primary Address [REDACTED]

San Rafael [REDACTED] Street [REDACTED] Telephone: [REDACTED]
City Zip

Protected Class(es)¹ Member or Representative of Black / African American

Present Occupation Philanthropy Leader Are You Over 18 Years of Age? Yes

Employer's Name Wells Fargo Location: San Francisco
City

If you represent an organization, please list it _____

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

In my role as the head of Financial Health Philanthropy at Wells Fargo, I am responsible for setting the strategy and making \$20MM in grants annually to national nonprofits to open pathways to economic advancement for low- and moderate-income, racially and ethnically diverse and other underserved individuals and families. While my national work is rewarding, I see the challenges of these segments of the community here where I live, and I want to make a difference in Marin County. I want to help drive positive societal outcomes here in the areas of housing affordability and homelessness, financial health, food insecurity, health equity, education. I would be honored to leverage my philanthropic giving experience for the good of the people in this country and help address longstanding systemic inequities that the COVID pandemic has shone a light on.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

In our current environment, keeping people housed is a huge priority. Up to 40 million U.S. renters could face eviction once rental protections expire. People of color, particularly Black and Latinx tenants, represent 80% of people at risk of eviction. While I don't know the specific stats for Marin County, I do know it is much easier to take action to prevent people and families from falling into homelessness than to address the challenging homelessness issue in our society. Lack of affordable housing puts millions at the edge of crisis, and low homeownership rates in communities of color is one of the largest contributors to the wealth gap. It's nearly impossible for people to build wealth when they are caught in the consistent cycle of renting. Support for legal assistance organizations and nonprofits dedicated to keeping homeowners and renters housed through services and advocacy efforts is critical at this time. I also think we need to seed innovation in the areas of housing construction, housing finance, resident services and support. It's shameful that the Loch Lomand developer has essentially walked away from finishing the development allegedly due to the low income housing requirements. We can do better and through this work we can provide for a more inclusive recovery and ultimately shared prosperity for all.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

As my attached resume indicates, I have experience setting strategies to drive desired societal outcomes with deep expertise in financial inclusion and financial health. In 2020, I deployed over \$20 million in grants to national non-profits that provide 1-1 virtual financial counseling and coaching, provide direct cash assistance in the form of grants and small dollar zero cost loans to low-income households including those left out of the CARES Act, or develop products and systems that will be critical to the recovery, such as a nonprofit debt repayment product. Through this work, we helped stabilize over 100,000 households, provided over \$2.6MM in direct cash assistance, helped households save over \$4.5MM, reduce debt by over \$13MM, and helped over 16,000 people acquire a financial asset (e.g., bank account, retirement account, car, home) and/or establish and improve their credit rating. I am outcomes oriented and hold nonprofits accountable for driving impact with grant investments, because that is what will help improve people's lives.

Additional pages and information may be attached. Please indicate number of pages: 2

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

None

Signature



Date

2/6/20221

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Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157

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DARLENE GOINS

San Rafael, CA, [REDACTED]

Philanthropy Leader and Social Impact Innovator

- ✓ Set Financial Health philanthropy strategy to deploy \$22MM in grants annually, investing in long-term efforts to close the racial-wealth gap and realizing 9-month outcomes of \$4.5MM in savings, \$13.7MM in debt reduction, \$2.6MM in cash assistance, 16,000 assets built, and over 100,000 households served. *Wells Fargo*
- ✓ Transformed Hands on Banking® into an award-winning financial education program, advancing the financial capability of over 3 million people in 2019; 48% of surveyed adult participants improved knowledge, 61% improved intent to save and 60% improved confidence to gain control over financial situation. *Wells Fargo*
- ✓ Gained recognition by Obama Administration for FICO's efforts to create credit score transparency and empowerment for over 100MM consumers through innovative FICO® Score Open Access program. *FICO*
- ✓ Bolstered \$130MM Scores B2B recurring revenue through leadership of FICO® Score Open Access initiative, and opened door for FICO to penetrate \$4B consumer market through resellers, such as Experian. *FICO*

Core Skills Include:

Cross-Functional Team Leadership • Strategic Planning • Go-to-Market Strategy • Business Analysis
Grantmaking • Solution Selling • Program Management • Business Development • Supervisory Leadership

PROFESSIONAL EXPERIENCE

WELLS FARGO, SAN FRANCISCO, CA – SENIOR VICE PRESIDENT, HEAD OF FINANCIAL HEALTH PHILANTHROPY (11/2019 – PRESENT)

Accountable for defining financial health philanthropy strategy and deploying budget of \$22 million, opening pathways to economic advancement for communities of color, low- and moderate-income and other under-resourced communities. Reimagined financial health programs and initiatives to drive measurable societal impact and reduce the wealth gap, create value for stakeholders and rebuild trust with customers and communities. Supervise team of seven throughout the country.

- Pivoted in response to COVID-19, deploying over \$10MM within three months to national nonprofits to help stabilize 100,000 households through virtual financial counseling/coaching, direct cash assistance and recovery efforts.
- Realized outcomes of \$4.5MM in savings, \$13.7MM in debt reduction, \$2.6MM in cash assistance, 16,000 assets built.
- Launched three flagship grant programs, Shared Prosperity Catalyst, State and Local Government Employee Financial Wellness Program and Our Money Matters (focused on HBCUs), investing \$23MM over three years.
- Demonstrated thought leadership through over 20 speaking engagements in 2020, including live TV segment on ABC7 Bay Area news, 29 market media tour and “Real Money, Real Experts” and “Keys to Financial Inclusion” podcasts.
- Collaborated with the lines of business to create transaction-based philanthropy product, launch Clear Access Banking product and support nonprofit debt repayment product development.
- Serve on the national boards of American Bankers Association Foundation, Jump\$tart Coalition for Personal Financial Literacy, Asset Funders Network, and as Treasurer for the San Francisco Chapter of Jack and Jill of America, Inc.

WELLS FARGO, SAN FRANCISCO, CA – SENIOR VICE PRESIDENT, HEAD OF HANDS ON BANKING (1/2016 – 11/2019)

Accountable for all aspects of the award-winning Hands on Banking (HOB) free financial education program, including leading community outreach initiatives and collaborations that expand reach and drive impact, transforming program resources and digital capabilities, managing philanthropic giving to support programs and research that advances the financial health field, and promoting HOB employee involvement and volunteerism. Supervised team of five.

- Launched new consumer-focused digital experience within 16 months, yielding improved engagement metrics YoY.
- Grew employee volunteerism by 24% first year; achieved over 45,000 volunteer hours annually.
- Established marketing partnership and provided technical expertise to 17 national non-profit relationships to grow program reach to over 3MM consumers in 2019, an increase of 76% YoY.
- Transformed program measurement beyond reach to consumer impact and outcomes.
- Innovated and led HOB to win 2017 AFCPE Outstanding Consumer Financial Information Award.
- Co-developed \$7.5MM Financial Capability Grant Program, creating model replicated for \$50MM AI/AN commitment.
- Demonstrated thought leadership through over 20 speaking engagements, including SXSW EDU and the National Association of State Treasurers Conferences, and served as a subject matter expert for U.S. Department of Treasury.

FICO, SAN RAFAEL, CA – VICE PRESIDENT, SCORES CLIENT SERVICES; SENIOR DIRECTOR, CONSUMER EDUCATION (7/2012 – 12/2015)

Conceived and directed all aspects of the FICO® Score Open Access credit education program, including developing the strategic plan and leading a cross-functional team through program development, go-to-market strategy, securing launch partners (Discover, Barclaycard, First Bankcard), negotiating contracts, implementing operational processes and procedures, collaborating on public relations strategy and plan, launching program in November 2013 and driving adoption. Received promotion in 2015 with expanded responsibilities that included achieving \$130MM B2B revenue target, promoting Scores products and securing business in the U.S., Latin America and Canada. Supervised team of 12 direct and indirect reports.

- Advanced credit score transparency and empowerment, gaining recognition by Obama Administration for helping over 100 million consumers through FICO® Score Open Access.
- Bolstered \$130MM Scores B2B recurring revenue through FICO® Score Open Access and opened door for FICO to penetrate \$4B consumer market through resellers, such as Experian.
- Exceeded targets of signed clients and eligible consumers within 24 months by over 30% and 45%, respectively.
- Overachieved media goals for the program by 130%, with 148 articles in national and regional publications, 63 articles in industry trade publications, 37 broadcast and 147 online placements.
- Led cross-functional team of Creative Agency, Marketing, Corporate Communications, Government Relations, Legal, Bureau, Sales, Regulatory Compliance, Learning and Development, Customer Care and Operations leaders.
- Briefed key stakeholders, including Richard Cordray, former Director of the Consumer Financial Protection Bureau, Melissa Koide, formerly Deputy Assistant Treasury Secretary, members of Congress and consumer advocacy groups.
- Helped participating lenders realize double digit improvements in response rates, reduce attrition rates by up to 30%, lower delinquency rates, and increase customer engagement.

FICO, SAN RAFAEL, CA – SENIOR DIRECTOR, SCORES PRODUCT PORTFOLIO MANAGEMENT (2/2011 – 7/2012)

Led team responsible for \$25MM Scores B2B product line sold through the direct channel, consisting of complex analytic products and services for Financial Services and Insurance organizations in the U.S., Canada, U.K., Korea and Mexico.

- Overachieved FY11 revenue target by collaborating effectively with Sales to close three critical PreScore deals: \$1.8MM with a top 5 card issuer, \$1.3MM with a top 15 card issuer and \$700K with a top 10 card issuer.
- Crafted proposal and developed requirements to meet a top four bank's need for 28 billion historical FICO® Scores to facilitate corporate investment analysis, securing \$4MM in net new revenue to FICO.
- Successfully transferred intellectual property from U.S. to U.K., Mexico and Korea, generating new revenue streams.

FICO, SAN RAFAEL, CA – SENIOR DIRECTOR, SCORES PRE-SALES CONSULTING (10/2009 – 2/2011)

Led Scores pre-sales consultants to achieve defined revenue and bookings goals. Addressed performance issues, led team through reduction in force and later scaled team up to seven consultants, expanding responsibility to beyond U.S to Canada.

- Increased Scores B2B bookings by 174% YoY, and exceeded revenue target of \$122 Million by 2.5%.

NOMIS SOLUTIONS, SAN BRUNO, CA – DIRECTOR, PROGRAM EXCELLENCE, SALES (1/2008 – 10/2009)

Cultivated strategic client relationships, protected revenue, directed renewal and up-sales and exceeded service expectations. Identified inefficiencies and launched new customer operations organization, contracting structure and deals desk.

- Achieved 100% renewal rate, won early license extensions, drove \$500,000 in up-sells and exceeded \$8 million revenue target, enabling Nomis' first profitable quarter in Q209.
- Championed customer satisfaction initiative to drive satisfaction rating up from 6.3 to 8.8 (out of 10) within 4 months.

Prior experience includes: Sales Director at Intelligent Results (2006-2007); Sales Director and Technology Specialist at Austin Logistics Incorporated (2004-2006); Director of Market Offering Management at FICO (2001 – 2004); Senior Software Sales Specialist at FICO (1999 – 2001); Project Manager, Associate Project Manager, Analyst at FICO (1994 – 1999)

EDUCATION

M.S., Engineering-Economic Systems (now Department of Management Science and Engineering), Stanford University
B.S., Electrical Engineering, Stanford University



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Mairghread Cadiz + Email [REDACTED] +

Primary Address [REDACTED] +

Inverness + Telephone: [REDACTED] +
City Street Zip

Protected Class(es)¹ Member or Representative of _____

Present Occupation Property Manager + Are You Over 18 Years of Age? Yes +

Employer's Name Self + Location: Inverness +
City

If you represent an organization, please list it _____

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

I am a long time resident of West Marin and have worked in the nonprofit and philanthropy field for over 15 years. I am aware of the strategic initiatives of the county, those of funders and nonprofits. I have been an active community member and feel that I can understand and help provide data and research of the ongoing needs of the community. I care deeply about helping others, creating opportunities for change and helping to inform decision makers. These are important county funds and I feel that I could fairly add my knowledge and sense of social responsibility to this committee.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

I see the need for more wide ranging access to internet services, the technology to utilize services already in use. In addition, I believe better access lies in getting to know the community through personal insight and knowledge of those most vulnerable such as protected classes. Advocacy and trust is often needed to reach this population. Living within a community is often the key to uncovering these needs and helping to work to create effective and meaningful services.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

Other Relevant Experience:

Novato High School PTSA Secretary - current
Novato Unified School District 7-11 Committee - current
Inverness Yacht Club Board of Directors - current
Upstream Investments Committee
West Marin Chamber of Commerce
Shoreline School Readiness Committee

Additional pages and information may be attached. Please indicate number of pages: _____

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

None

Signature



Date

February 2, 2021

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157
OR
Fax: (415) 473-7880
OR
Email: federalgrants@marincounty.org

Please note that an applicant who is an employee or an officer of an organization that receives CDBG or HOME funding may not be eligible to serve as a committee member due to a potential conflict of interest. For more information about the full scope of the conflict of interest regulations, see <http://www.gpo.gov/fdsys/pkg/CFR-2012-title24-vol3/xml/CFR-2012-title24-vol3-sec570-611.xml> .

NOTE: This application will remain valid for a period of one year. If you would like information on conflict of interest or other eligibility requirements for positions, or want to check on the status of your application, please contact the Federal Grants office at federalgrants@marincounty.org or 415-473-6279. Committee members may be required to file a financial disclosure form (listing sources of income, interests in real property, investments, and business positions) with the County which will be a public document.



APPLICATION FOR THE COUNTYWIDE PRIORITY SETTING COMMITTEE

Name Madeline Nieto Hope Email [REDACTED]

Primary Address [REDACTED]

Inverness [REDACTED] Street [REDACTED] Telephone: [REDACTED]

City [REDACTED] Zip [REDACTED]

Protected Class(es)¹ Member or Representative of Mixed Race (Mexican, San Gabrielino Indian, Russian) Female

Present Occupation Director and Contractor Are You Over 18 Years of Age? yes

Employer's Name West Marin Community Services Location: WM Point Reyes Station
City

If you represent an organization, please list it Tomales Bay Youth Center

- County Region to Represent [check one]:
- Corte Madera, Greenbrae, Kentfield, & Larkspur
 - Novato
 - San Rafael
 - West Marin

Reasons for Applying:

For Coastal West Marin to have sufficient resiliency, there need to be increased capcity for the coastal zone to receive and apply local, state and federal funding. There are currently not enough agencies with capcity to accept and utilize funding that directly relates to infrastructure, services and coordination all along the Highway 1 corridor. I am applying because this firectly impacts children, youth, young adults and familily services as well as coordination between the cbo's and the County of Marin. Becasue we are harvesting little to no data about the coastal cooridor, we do not understand the vulnerabilities and we have less capcity to respond becasue we are under resourced. This is the reason I am applying agin to be part of this committee.

Under fair housing laws, it is illegal to discriminate in the sale, rental, and financing in housing-related transactions based on race, color, religion, national origin, sex, disability, and familial status (including households with children under the age of 18, pregnant women, and people securing custody of children under the age of 18). What services, if any, do you see are needed in Marin County for members of the protected classes to access information, opportunity, and options to live where they choose without discrimination?

There needs to be more capcity to hire people in the community to work on issues that are relevant to the community. It does not help our communities if we stay siloed. If we have liaisons who can work with cbo's and the county of marin to build bridges and empower connection and collaboration, we will have more resiliency and inclusion when we experience the challenegs associated with climate change, homelessness and the pandemic. As it is, there are unmet needs that cannot be met because no cbo's are able to receive critical funding that is directed to the coastal zone. we need diverse talent, stable technology and institutional knowledge to work on the issues that are most challenging in the coastal zone. Having a workforce in the schools, in the businesses and the cbo's is great but we also need workers from West marin who see the day to day challenges becasue they cannot leave.

¹ Under federal laws protected classes include race, color, religion, national origin, sex, disability, and familial status.

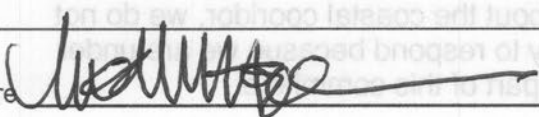
Other Relevant Experience:

I have sat on this committee before and believe our response ability and capacity building is ongoing. The pandemic has shown WM and the county collectively where the weak spots are. We have to increase our capacity to rely on paid workers in the coastal zone as well as volunteers; we cannot rely on volunteerism alone. There are so many missed opportunities to accept funding because the cbo's have no capacity to take government funding for the communities and have become accustomed to doing their work through individual donors, philanthropic funding and without government funding or alignment with action plans and strategic plans. This is at the center of a cbo's incapacity to work with government funding. The issues of teen pregnancy, suicide and systemic racism are not issues that can be resolved with hosting a bake sale to pay one small organization/project to try and fix. It is critical that government dollars have the opportunity to be woven into the resiliency hubs (Bollinas/Stinson, PRSta./Inverness, and Tomales/Dillon) in the coastal zone to be primed for all impacts (including social, climate, health and economic) in the coastal zone. We need a plan that is inclusive of all stakeholders with interest to contribute to and engage with a meaningful plan with a committed workforce who can liaison with the County of Marin consistently 7 days a week, 24 hours a day, 365 days of the year. Coastal West Marin does not get days off. Income to the area and paid workforce are uneven, inconsistent or non-existent for people managing issues that are bigger than the individual hub area. This is a regional task that needs a plan that is effective, efficient and inclusive address and there is urgency.

Additional pages and information may be attached. Please indicate number of pages: none

List any organizations of which you are an officer or an employee that are funded by, or may request funding from, the Community Development Block Grant or HOME programs:

West Marin Community Services-Tomales Bay Youth Center and Resiliency Hub
Training-Drawdown and Climate Action Plan

Signature  Date Feb 11, 2021

Please return completed applications by Thursday, February 11, 2021 at 4pm to:

Housing and Federal Grants Division
Marin County Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157
OR
Fax: (415) 473-7880
OR
Email: federalgrants@marincounty.org

Please note that an applicant who is an employee or an officer of an organization that receives CDBG or HOME funding may not be eligible to serve as a committee member due to a potential conflict of interest. For more information about the full scope of the conflict of interest regulations, see <http://www.gpo.gov/fdsys/pkg/CFR-2012-title24-vol3/xml/CFR-2012-title24-vol3-sec570-611.xml> .

NOTE: This application will remain valid for a period of one year. If you would like information on conflict of interest or other eligibility requirements for positions, or want to check on the status of your application, please contact the Federal Grants office at federalgrants@marincounty.org or 415-473-6279. Committee members may be required to file a financial disclosure form (listing sources of income, interests in real property, investments, and business positions) with the County which will be a public document.

INTERVIEW SCHEDULE AND QUESTIONS

Countywide Priority Setting Committee Applicants

Applicant	Corte Madera, Larkspur, Kentfield, and Greenbrae	Novato	San Rafael	West Marin
Peggy Howard	X			
Mary Kayser	X			
Loni Mahanta	X			
Angela Windy	X			
Curtis Aikens Sr.		X		
Chandra Alexandre		X		
Caitrin Devine		X		
Andrea Garfia		X		
Darlene Goins			X	
Mairghread Cadiz				X
Madeline Nieto Hope				X

Applicant Interview Questions:

- (1) Describe your interest in joining the Committee?

- (2) How do you represent the protected classes defined by the U.S. Department of Housing and Urban Development? These are race, color, religion, national origin, sex, disability, and familial status?

- (3) What unique perspective do you bring to the Committee?

- (4) What are the greatest needs you see in the community and what are the biggest obstacles to addressing these needs?

2020-22 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM APPLICATION GUIDELINES

Application logistics:

Application Process and Timing

- Applications will be open on **Monday, January 6, 2020**.
- Application Preparation (Bidders Conference): Wednesday, January 15th, 2020 at the Marin County Civic Center, Board of Supervisors Chambers, 3501 Civic Center Drive, Room 330, San Rafael, CA 94903
 - 1:00 P.M. to 2:00 P.M. - Public Service Projects
 - 2:30 P.M. to 3:30 P.M. - Community Infrastructure/Capital and Housing Projects
- Applications will be due on **Thursday, February 6, 2020, no later than 5:00 PM. POSTMARKS WILL NOT BE ACCEPTED.**
- Federal Grants staff will review applications in February and March.
- Public hearings for each of the three Planning Areas to determine recommendations will be held March-April 2020.
- The Board of Supervisors will hold the final public hearing to confer recommendations on all of the applications in May and transmit the recommendations to HUD.

Application submittal

Submissions may be made via online, email, mail, or in person to one of the addresses below.

- Emailed applications should be sent to this address **ONLY**: federalgrants@marincounty.org
- Mailing address/physical address (if dropping off application):
County of Marin
3501 Civic Center Drive #308
San Rafael, CA 94903
Attn: Federal Grants

Application Content

- *****NEW***** Transitioning from a one (1) year application cycle to a two (2) year application cycle.
- The minimum grant size is \$15,000 per year.
- Organizations may only apply for **one project** in each category of funding. (Ex. An organization may apply for funding under the Public Service category and the Community Infrastructure/Capital category.)
- **Only complete applications submitted on time will be considered for funding.**
- Complete applications include the **application document, project budget, and organization budget.**

Average Grant Size

- Public service grants are typically awarded between \$15,000 and \$30,000.
- Community Infrastructure/Capital improvement grants range from \$15,000 to \$150,000, depending on the project scope.
- Housing grants vary from \$30,000 to \$500,000, depending on the project scope.

Eligible Applicants and Projects

- Applicants must either be a nonprofit, government entity, or have a fiscal sponsor that is a nonprofit or government entity. Individuals are not eligible for funding.
- To ensure affordable housing is dispersed through the county, CDBG and HOME funds cannot be used for housing projects in the Canal Neighborhood of San Rafael or Marin City.
- To learn more about eligible and ineligible activities, review these guides to [eligible CDBG activities](#) and [eligible HOME activities](#).

Notice of Funding Availability: Community Development Block Grant (“CDBG”) and Home Investment Partnership Program (“HOME”) For 2020-22 funding cycle

The Marin County Community Development Agency’s Federal Grants Division is pleased to announce the opening of the application period for the CDBG and HOME programs.

Overview

Federal funding through the Community Development Block Grant (CDBG) program provides communities with resources to address a wide range of unique community development needs. The CDBG entitlement program allocates annual grants to larger cities and urban counties to develop thriving communities by providing funding to assist in the creation of affordable housing, a suitable living environment, and expanded economic opportunities for low and moderate-income persons. The Home Investment Partnerships Program (HOME) funds the creation, preservation, and rehabilitation of affordable housing for low income households. The programs are managed by the Federal Department of Housing and Urban Development (HUD).

National objectives for funding

Each activity funded by CDBG must meet one of the following national objectives for the program. Each application must clearly state which objective the proposed project addresses.

- Benefit low and moderate-income persons.
- Prevention or elimination of slums or blight.
- Address community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which no other funding is available.

Priority Setting Committee local thresholds for funding

All applications are assessed using the following as thresholds for funding:

- Support projects that Affirmatively Furthering Fair Housing and have the commitment and capacity to engage in Affirmative Marketing.
- Prioritize projects that serve members of the protected classes as defined by HUD (race, color, religion, national origin, sex, disability, and familial status).
- Prioritize projects that serve low-income persons.

Evaluation Criteria:

All projects are assessed on the following baseline criteria:

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

funding period?

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

The Countywide Priority Setting Committee has approved funding priorities for CDBG Housing and Public Services dollars that considers projects in the following categories first:

Funding priorities for CDBG Housing funds:

- Family Housing
- Land trust model in eastern Marin¹ that provides home ownership opportunities

Funding priorities for CDBG Public Service funds:

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

While this priority list does not preclude the funding of other types of projects, it provides staff with further direction when evaluating applications that meet both the national and local baseline thresholds.

Project budgets:

Public Services:

Project budgets for all public service project applications should cover a 1-year time period only. Year two funding allocations will be based on the 1-year budget in relation to outcomes achieved and HUD funding levels.

Community Infrastructure/Capital and Housing:

Project budgets for community infrastructure/capital and housing project applications should be developed spanning a two-year time period, with specific outcomes and line items associated with each

¹ Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin

year. If your project has received planning approvals, has an environmental review on file, and is ready to move forward in a 1-year time frame please indicate so.

Income verifying clients:

All applicants are required to income qualify beneficiaries of services provided with CDBG and HOME funds. Under CDBG regulations HUD presumes the following groups to be low-income and income verification is not required: abused children, battered spouses, the elderly, adult persons with serious disabilities, individuals who are homeless, illiterate persons, and migrant farm workers. Removal of architectural barriers to assist seniors and adults with severe disabilities would fall under this category of Presumed Benefit.

Key changes for 2020-22 fiscal year

- Transitioning from a one (1) year application cycle to a two (2) year application cycle. ²
- The minimum grant size is \$15,000 per year.
- CDBG housing funds will first prioritize projects that provide Family Housing and/or Land trust model in eastern Marin that provides home ownership opportunities
- CDBG public service funds will first prioritize projects that provide Basic Health Services; Children, Youth, and Parent Support Services; and Housing Support Services
- Staff will pursue reprogramming of funds for projects that do not make substantial progress in the initial funding year.

Marin County CDBG Program Overview

All of the eleven cities and towns in Marin County and the County of Marin participate in the CDBG program through a cooperation agreement. The cooperation agreement is renewed every three years. The cooperation agreement allows Marin County to be defined as an “urban county”, having a population of over 200,000, and to receive a direct CDBG funding allocation. Novato and San Rafael are eligible to receive CDBG funding as entitlement cities because their populations exceed 50,000 persons. However, both cities have chosen to continue with the cooperation agreement to assure that Marin meets the population standard for urban counties and continue to receive CDBG funding.

The total CDBG allocation for Marin County has been about \$1.4 Million dollars annually and HOME is about \$700,000. Staff is anticipating the 2020-21 allocation will be similar to 2019-20. Staff will make their funding recommendations based on the 2019-20 allocation.

Marin County Allocation Formula:

The program is administered by staff in the Marin County Community Development Agency. Federal regulations limit the amount of administrative costs to 20% of the available grant funds. In addition, public services are limited to 15% of available grant funds. 40% of funds are allocated to housing and the remaining 25% of funding is available for community infrastructure/capital improvement projects and/or housing.

HOME funds are used exclusively for affordable housing serving low and very low-income.

The County is divided into three (3) planning areas: Novato, San Rafael, and County Other. Each planning area receives a portion of the overall allocation based on an analysis of 2010 Census Data looking at population,

² Staff reserve the right to open the application in 2021-22, if deemed necessary.

the extent of poverty, and the extent of housing overcrowding, with the provision that the extent of poverty be counted twice. For fiscal year 2020-21, the Novato planning area will receive 23.68% of funds, the San Rafael planning area will receive 39.42% of funds, and the County Other planning area will receive 36.9% of funds.

Selection Process:

The Novato City Council and San Rafael City Council hold public hearings on all applications for their respective planning areas and make a funding recommendation to the Board of Supervisors.

The Countywide Priority Setting Committee makes funding recommendations for the County Other planning area and HOME Program funding to the Board of Supervisors.

Requirements for Grant Disbursement:

All recipients will be required to enter into a contract with the County of Marin. This contract will include:

- Scope of service and use of funds.
- Expected outcomes.
- Compliance with certain administrative requirements and accounting records.
- Agreement to affirmatively further fair housing and conduct affirmative marketing.
- Non-discrimination.

All projects will require Federal **environmental review** clearance (NEPA). This is required even for projects that are not subject to CEQA. The Housing and Federal Grants Division is responsible to conduct the environmental review. Awardees should note that project funds may not be spent until the environmental review has been completed.

All community infrastructure/capital projects and some housing projects will be subject to the Federal Davis-Bacon Act regarding prevailing wages for construction workers. Davis Bacon often has standards that differ from California prevailing wage standards.

CDBG will place a lien on all community infrastructure/capital and housing improvement projects. This lien must be repaid if the property is ever sold. The lien amount is not fixed and will be calculated as the amount of CDBG funding to the current value. The lien will increase as the value of the property rises. This lien has no time limit. The lien can be assumed by another nonprofit.

HOME will establish regulatory agreements dictating the affordability of the property and/or HOME units.

Commonly Used Terms

Affirmatively Furthering Fair Housing: Taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. Public service projects can affirmatively further fair housing by providing access to opportunities and by transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Affirmative Marketing: Through an affirmative marketing plan, a housing and service provider indicates what special efforts they will make to reach out to potential tenants or applicants who might not normally seek housing or services in their project and identify those least likely to apply and market to them.

Community Housing Development Organization (CHDO), is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves. To qualify for designation as a CHDO, the organization must meet certain requirements pertaining to their legal status, organizational structure, and capacity and experience. At least 15% of HOME funds must be allocated to CHDOs. A minimum requirement to be a CHDO is that at least one-third of the board membership are either low-income, residents of low-income neighborhoods, or are elected as representatives of low-income neighborhood organizations.

Community Development Block Grant (CDBG): funds local [community development](#) activities such as [affordable housing](#), [anti-poverty programs](#), and infrastructure development.

Demographics: HUD changed the data collection requirements regarding race/ethnicity categories during program year 2002-2003. These changes reflect Office of Management and Budget 1997 standards establishing that “Hispanic” is not a race category, but an ethnic category that cuts across all races. Those who are White, Black, Asian, Pacific Islander, American Indian, or a multi-race may also be counted as being of Hispanic ethnicity. As such, when asking the individual/household to select a race category, the individual/household must also state whether they are of Hispanic ethnicity. For example, an individual/household of Mexican descent would likely state their race as either American Indian or White, and would also fall under the category of “also Hispanic.”

Federal Grants Division: Staffed by the Marin County Community Development Agency, Federal Grants provides Marin communities with resources to address a wide range of unique community development needs. Federal funds are awarded to non-profits which provide community development activities, anti-poverty programs and affordable housing for low and moderate households throughout Marin County. Oversight is provided by the Priority Setting Committee, made up of appointed community members as well as elected officials from the County, cities and towns.

HOME Investment Partnerships Program (HOME): funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for low-income people. HOME projects must match every dollar of HOME funds used with 25 cents from nonfederal sources, which may include donated materials or labor, the value of donated property, proceeds from bond financing, and other resources.

HUD: US Department of Housing and Urban Development

Protected classes: Under federal anti-discrimination law, a protected class is a group of people with a common characteristic who are legally protected from discrimination on the basis of that characteristic. The following characteristics are protected by the Federal Fair Housing Act: race, color, religion, national origin, sex, disability, and familial status (This last term refers to the presence of at least one child under 18 years old, and also protects prospects and tenants who are pregnant or in the process of adopting a child).

Public Services: CDBG funds can be used for activities that benefit low- and moderate-income people, such as child care, health care, job training, recreation programs, education programs, public safety services, fair housing activities, services for senior citizens, services for homeless persons, drug abuse counseling and treatment, energy conservation counseling and testing, and homebuyer down payment assistance. To be eligible for funding public services must be either a new service; or provide a quantifiable increase in the level

of a service. No more than 15% of CDBG funds can be used for public services.

Rehabilitation: CDBG funds may be used to finance the costs of rehabilitation as shown below.

Residential—Residential property, whether privately or publicly owned. This includes manufactured housing when such housing constitutes part of the community’s housing stock.

Commercial/industrial—Commercial or industrial property, but where such property is owned by a for-profit, rehabilitation under this category is limited to exterior improvements of the building and the correction of code violations.

Other—Nonprofit-owned, nonresidential buildings and improvements that are not considered to be public facilities or improvements under §570.201(c) of the CDBG program regulations.

Construction of Housing: Under this category, CDBG funds may be used in certain specified circumstances to finance the construction of new permanent residential structures. Eligible uses include acquisition of sites, clearance of toxic contaminants of property to be used for the new construction of housing, site improvements to publicly-owned land to enable the property to be used for the new construction of housing, provided the improvements are undertaken while the property is still in public ownership and the cost of disposing of real property, acquired with CDBG funds, which will be used for new construction of housing.

Davis-Bacon: The Davis–Bacon Act of 1931 is a United States federal law that establishes the requirement for paying the local prevailing wages on public works projects for laborers and mechanics.

NEPA: The National Environmental Policy Act (NEPA) is a United States environmental law that promotes the enhancement of the environment and established the President's Council on Environmental Quality (CEQ). Staff must complete environmental review for all CDBG funded projects.

Income Limits - 2019 HUD INCOME LIMITS

Household Size	1	2	3	4	5	6	7	8
Extremely Low (0-30%)	\$33,850	\$38,700	\$43,550	\$48,350	\$52,250	\$56,111	\$60,000	\$63,850
Very Low-Income (30+-50%)	\$56,450	\$64,500	\$72,550	\$80,600	\$87,050	\$93,500	\$99,950	\$106,400
Low-Income (50+-80%)	\$90,450	\$103,350	\$116,250	\$129,150	\$139,500	\$149,850	\$160,150	\$170,500
Moderate-Income (80+-120%)	\$114,900	\$131,350	\$147,750	\$164,150	\$177,300	\$190,450	\$203,550	\$216,700

SOURCE: U.S. Department of Housing and Urban Development