



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

May 10, 2022

Thomas K. Lai
DIRECTOR

Marin County Board of Supervisors
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SUBJECT: Federal Fiscal Year 2022 Annual Action Plan amending the 2020-24 Consolidated Plan, including budgets for the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME).

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

Dear Board Members,

RECOMMENDATIONS:

1. Hold a public hearing on May 10, 2022 for comment on:
 - A. Marin County's housing and community development needs and performance addressing these needs.
 - B. 2022 Annual Action Plan amending the 2020-24 Consolidated Plan, including local Policies and Procedures, proposed activities, and budget recommendations for Federal Fiscal Year 2022 funding from CDBG and HOME.
 - C. Proposed reprogramming of past years' CDBG funds to new activities and the proposed use of HOME program income included in the 2022 Annual Action Plan amending the 2020-24 Consolidated Plan.

2. Following public testimony, approve:
 - A. 2022 Annual Action Plan amending the 2020-24 Consolidated Plan and related documents, in substantially the form attached, including the items listed above, and authorize any budget changes necessary to implement these actions.
 - B. Resolution authorizing staff to submit the 2022 Annual Action Plan amending the 2020-24 Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD), and authorize staff to act in connection with the submission to provide such corrections or additional information as HUD may require.

3. Announce that copies of the 2022 Annual Action Plan amending the 2020-24 Consolidated Plan and related documents, records regarding past use of CDBG and HOME funds, and local Policies and Procedures are available for inspection at the Community Development Agency.

www.marincounty.org/cda

SUMMARY:

The 2022 Annual Action Plan amending the 2020-24 Consolidated Plan guides the distribution of funding and serves as the grant application to HUD for formula funding from the CDBG and HOME programs. These federally funded programs provide resources for housing, community facilities, and services for low-income households.

The 2022 Annual Action Plan is prepared in HUD’s Integrated Disbursements & Information System, using their required format. Attachment 2 summarizes the required information in a more accessible format.

DISCUSSION:

On May 12, 2020, your Board approved the 2020-24 Consolidated Plan. This five-year plan includes an analysis of affordable housing and community development needs and statements of policies for the entire period, as well as CDBG and HOME project budgets for the first year of the five-year period. In the second, third, fourth, and fifth years, the Consolidated Plan must be amended with an “Annual Action Plan” to add each year’s CDBG and HOME project budgets.

July 1, 2022 is the beginning of Marin County’s fiscal year and the start of the third year covered by the 2020-24 Consolidated Plan. The attached proposed 2022 Annual Action Plan updates the policy section and adds budgets for federal fiscal year 2022 entitlement funds. This year, Marin County’s CDBG allocation is estimated at approximately \$1,614,000, slightly less than the 2021-22 funding received of \$1,621,547. The HOME allocation is estimated to be the same at approximately \$800,000. Estimates for funding are determined based on the proposed budget for HUD programs, and are subject to change in accordance with the federal budget approved by Congress and official grant agreements received from HUD. Marin’s grant amounts are affected by changes in the overall program funding in the federal budget and Marin’s ranking in comparison with other grantees based on demographic factors including population, poverty, and overcrowding.

Proposed funding recommendations for the use of federal Fiscal Year 2022 CDBG funds and HOME funds are available in Attachment 3. In order to meet HUD’s time limits on spending when projects are delayed, the budget also includes CDBG funds from prior years that are recommended for reprogramming (reallocation) to new projects, and allocations from HOME program income.

The attached 2022 Annual Action Plan recommendations have been reviewed and recommended by the Novato and San Rafael Planning Area Subcommittees, comprised of their respective City Councils, and the Countywide Priority Setting Committee (PSC), which is made up of

community members representing protected classes¹ and elected representatives from city, town, and County jurisdictions.

The CDBG and HOME budget expenditures identified in the 2022 Annual Action Plan were developed following three public hearings held in the Planning Areas—one hearing held by the San Rafael City Council on March 21, 2022; one hearing held by the Novato City Council on March 22, 2022; and one hearing held by the PSC on April 7, 2022.

Program Enhancements, Threshold Requirements, and Priorities:

In 2020, the PSC recommended, and your Board approved two program enhancements including a minimum grant size of \$15,000 and a two-year application cycle. Under the two-year application cycle structure, which began in 2020, Public Service projects are eligible for annual funding renewal based on accomplishment of goals and subject to available CDBG funds, whereas Capital and Housing projects apply for funding using the two-year project timeline and budget.

These two enhancements increase impact of funded organizations and enables nonprofit partners to better plan their programs. While applications are received every two years, funding allocations must be approved annually based on the project’s past performance and expected funding allocation. In addition, staff reserve the ability to open mid-cycle applications as deemed necessary.

In recent years, there has been an increased local emphasis on the extent to which members of the protected classes are served by CDBG and HOME projects, and the quality and effectiveness of each project sponsor’s affirmative marketing plan².

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

National Objectives:

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

¹ Under federal laws protected classes include race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability.

² Methods of advertising and community outreach that are designed to reach persons who are least likely to know about or apply for the program, including marketing in formats that are accessible for persons with disabilities and in languages other than English.

PSC Thresholds:

- Support projects that Affirmatively Further Fair Housing³ and have the commitment and capacity to engage in Affirmative Marketing.
- Prioritize projects that serve members of the protected classes as defined by HUD.
- Prioritize projects that serve low-income persons.

Project Evaluation Criteria:

- Readiness—can awarded funds be completely expended during the grant year?
- Sustainability—does the organization have capacity to sustain a project or program beyond this federal funding period?
- Effectiveness and Accountability—does the organization have the capacity and track record to effectively conduct the project and administer federal funds? Are there current or upcoming organizational leadership transitions?
- Prioritize greatest impact—greatest number of people served and/or most impact on an individual basis, and/or serving hard to reach populations.

In addition to the criteria set forth by HUD through the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI) processes, the Countywide Priority Setting Committee established priorities for funding CDBG and HOME **housing** projects:

- Family Housing—units not deed restricted for specific populations.
- Land trust model in eastern Marin that provides home ownership opportunities. (Eastern Marin in this case is defined as all areas of Marin except for West Marin.)

The PSC also established the following priorities for CDBG funds allocated to **public services** projects during Fiscal Year 2022-23:

- **Basic Health Services** – includes services that prevent or treat medical conditions for individuals who are uninsured, 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.

³ 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, which are: race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability.

- **Children, Youth, and Parent Support Services** – includes services that target low-income families and address disparities in access to early childhood education, high costs of childcare countywide, and family self-sufficiency. Programs and services include but are not limited to supporting childcare scholarships, student extracurricular activities, parent engagement and training, case management, therapeutic services, transportation, home visitations, and family legal supports.
- **Food Security** – includes services that provide physical and/or economic access to food to meet dietary needs for a productive and healthy life. Programs and services include but are not limited to free meal sites, food banks, grocery subsidies, home delivered meals, and other programs that provide food to people in need.
- **Housing Support Services** – includes services that assist individuals in accessing stable housing, prevent discrimination in housing choice, and aid renters in maintaining stable housing. Programs and services include but are not limited to fair housing counseling, legal support, housing locators, and down payment and rental assistance.

Attachment 4 contains additional details regarding application evaluation criteria.

Annual Action Plan Process

As the first year of the two-year application cycle, a full application process was conducted in early 2022. The application, review, and approval process for CDBG and HOME funding is designed to encourage community participation, and as a result, nine public meetings have been conducted regarding the 2022 Annual Action Plan.

CDBG and HOME funding requests for Fiscal Year 2022-23 exceeded the anticipated funding available from HUD. The expected entitlement from HUD for Marin County is approximately \$2.4 million as compared to over \$4.9 million in funding requests received from 45 applications covering both CDBG and HOME programs. Unfortunately, due to the gap in resources, difficult choices had to be made, and many valuable projects did not receive funding or received less funding than requested.

The local Planning Area and PSC meetings provide an opportunity for community members, funding applicants, and decision makers to hear from each other and discuss the merits of specific proposals. Due to COVID-19 these meetings were held virtually in order to facilitate public comment from organizations and individuals advocating for projects and providing input on the 2022 Annual Action Plan.

Recommended Funding

The funding recommendations before your Board are consistent with the considerations and direction from the Novato and San Rafael City councils as well as the PSC.

For the 2022-23 funding period, the PSC recommends a funding package that includes administration and support for 20 CDBG projects with \$1,985,300 in combined new entitlement funds, reprogrammed funds, and administration. The PSC recommends support for two HOME projects with \$903,417 in combined new entitlement funds, and program income and administration.

If Marin's grant amount from HUD differs from the proposed assumptions, to avoid the need for an additional hearing, staff recommend the grant amounts approved by the Priority Setting Committee be subject to revision. At that time, staff would recalculate the amounts available for each planning area, and for each activity category. To the extent that cuts are needed, staff would adjust the preliminary project grant amounts consistent with the PSC and City Councils' recommendations not to fall below \$15,000 per grant. If additional funds are available, the adjustment would be limited so that no project receives more than the amount the sponsor agency requested.

Funding Alternatives

Community Development Block Grant – Staff were recently informed that Episcopal Community Services may need to proceed without this round of CDBG funds due to timing of HUD approvals and Homekey project completion deadlines. In the event this happens, the PSC requests that the Board of Supervisors approve redirecting those funds toward the Homeward Bound of Marin's Novato Veterans and Workforce Housing project. The purpose and populations served by these two projects overlap considerably. While Homeward Bound has not requested these funds, staff are aware of additional financing needs for the development of this new permanent supportive housing project.

HOME Investment Partnerships Program – The Bolinas Community Land Trust (BCLT) applied to be a Community Housing Development Organization (CHDO) for the 2022-23 Fiscal Year, however, they are not yet certified. Certification includes ensuring BCLT meets the definition of "community housing development organization" in §92.2; has a project eligible for the set-aside that the organization will own, develop, or sponsor in accordance with §92.300(a); and has paid staff with demonstrated experience working on HOME projects. Should BCLT not meet the requirements for certification in the time required, the PSC requests that the Board of Supervisors approve redirecting those funds toward Eden Housing's Oak Hill Apartments project. While Eden Housing did not apply for 2022-23 funds, it is the only certified CHDO with an active application in the 2-year application cycle. If the funds are not allocated to a CHDO they will be forfeited.

In addition, staff recently became aware of a project funding gap for the Bolinas Community Land Trust's 31 Wharf project. In the event the project is unable to fill this gap, staff requests the Board of Supervisors approve redirecting the bulk of those funds toward Habitat for Humanity Greater San Francisco's Redwood Boulevard family housing project, with the CHDO set

aside going to Eden Housing’s Oak Hill Apartments project. Both projects meet the family housing priority established by the PSC.

FISCAL/STAFFING IMPACT:

The 2022 Annual Action Plan has no impact on the General Fund and net County costs. CDBG and HOME grants will be held in HUD Fund 2970 and Fund 2770, respectively, Program 5130 CDA Federal Grants until the 2022-23 fiscal year begins, at which time the funds will be transferred to Org Code 29755132 (HUD CDBG Program), and Org Code 27755133 (HUD HOME Program).

For all funding recommendations approved as part of the 2022 Annual Action Plan public hearing, contract approval for commitments of \$50,000 or less, shall be delegated to the County Administrator, or their designee. This is consistent with approval authority for Professional Services as described in the Countywide Procurement Manual, effective February 2018.

EQUITY IMPACT:

Established in 1974 by Title I of the Housing and Community Development Act, the Community Development Block Grant funding program is designed to address critical and unmet community needs including those for housing rehabilitation, public facilities, infrastructure, job creation, public services, and more. Established in 1990 by the Cranston-Gonzalez National Affordable Housing Act, the HOME Investment Partnerships Program is the largest federal funding stream for the creation of new affordable housing for low-income households. The Marin County Federal Grants program prioritizes CDBG and HOME funding for projects that Affirmatively Further Fair Housing, engage in Affirmative Marketing, serve low-income persons, and serve members of the protected classes as defined by HUD.

REVIEWED BY:

- | | |
|--|---|
| <input type="checkbox"/> Department of Finance | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> County Administrator’s Office | <input checked="" type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input checked="" type="checkbox"/> N/A |

Respectfully submitted,



Molly Kron
Senior Planner



Leelee Thomas
Deputy Director

ATTACHMENTS:

1. Resolution approving the 2022 Annual Action Plan amending the 2020-24 Consolidated Plan.

2. Draft 2022 Annual Action Plan.
3. CDBG and HOME Requests and Recommendations for all Planning Areas.
4. Additional guiding principles for funding recommendations.
5. Local Policies and Procedures:
 - i. The Local Standard for Affordable Rents.
 - ii. The Civil Rights Policy.
 - iii. The Residential Antidisplacement and Relocation Assistance Plan.
 - iv. Notice of Nondiscrimination Policy.

RESOLUTION NO. 2022-_____
RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
AUTHORIZING SUBMISSION OF THE 2022-23 ANNUAL ACTION PLAN AMENDING THE 2020-24
CONSOLIDATED PLAN FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT
PROGRAM AND HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS

WHEREAS, the Board of Supervisors of the County of Marin, in cooperation with eleven cities in the County, has adopted a community development strategy establishing three interjurisdictional Community Development Block Grant (CDBG) citizen participation/planning areas, allocating a portion of Federal Fiscal Year 2022 (2022-23 local program year) CDBG funding to the planning areas; and

WHEREAS, six local public hearings and three community meetings were held to elicit public response and program ideas; and

WHEREAS, the Countywide Priority Setting Committee, the countywide citizen participation body for the CDBG Program and the HOME Investment Partnerships Program (HOME), conducted a public hearing on April 7, 2022 to solicit public testimony on community development objectives and the projected use of CDBG and HOME funds, and to make funding recommendations to be forwarded to the Board of Supervisors of the County of Marin; and

WHEREAS, a notice of availability of the draft 2022-23 Annual Action Plan, including the proposed CDBG and HOME Fiscal Year 2022 budgets, was published on April 10, 2022 in the *Marin Independent Journal*, a newspaper of general circulation; and

WHEREAS, the Board of Supervisors of the County of Marin conducted a public hearing on May 10, 2022 to hear public testimony and consider in full the draft 2022 Annual Action Plan and associated documents; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Marin hereby authorizes County staff to sign and submit the 2022 Annual Action Plan, including the required Certifications and associated documents, to the United States Department of Housing and Urban Development, and authorizes staff to act in connection with the submission of the 2022 Annual Action Plan and to provide such additional information and non-substantial budget adjustments as may be required.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 10th day of May, 2022, by the following vote:

AYES: SUPERVISORS

NOES:

ABSENT:

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

DEPUTY CLERK

County of Marin

2022 Annual Action Plan



Prepared by
Marin County Community Development Agency
Housing & Federal Grants Division

Draft May 10, 2022

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD) requires that all jurisdictions entitled to receive funding under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with Aids (HOPWA) programs develop a Consolidated Plan for community development no less than every five years, and an Action Plan every year. Marin County's current Consolidated Plan is a five-year strategic plan that covers the time period of July 1, 2020 through June 30, 2025. The two federal grant programs included in this plan are 1) the Community Development Block Grant program and 2) the HOME Investment Partnerships program. Developing the plan is a collaborative, community-guided process that provides an opportunity for strategic planning to ensure coordination of local actions to comprehensively address priority housing and community development needs. The Action Plan is updated and submitted annually to provide specific information on how the funds awarded will be used to meet the priority needs identified in the Consolidated Plan, and annual evaluation and performance reports are prepared to track progress and measure accomplishments.

The 2022 Annual Action Plan serves as Marin County's application for CDBG and HOME funds for Fiscal Year 2022 (July 1, 2022 – June 30, 2023). The Annual Action Plan addresses the goals established in the 2020-24 Consolidated Plan and represents the annual implementation strategy for the third year of the Plan. The Action Plan addresses ways in which the County intends to meet its community development and affordable housing goals and discusses specific programs and projects that have been recommended for CDBG and HOME funding for the 2022-23 program year. The Housing and Federal Grants Division (HFGD) of the Marin County Community Development Agency (CDA) is the lead agency responsible for submitting the Annual Action Plan to HUD.

Participation by the community, nonprofit organizations, and input by local public entities enriched the planning process for the Consolidated Plan and allowed the County to identify funding strategies that best support individuals, families, and communities countywide. The 2022 Annual Action Plan identifies current projects that address the priorities and strategies stated in the Consolidated Plan. All the proposed projects and activities are intended to benefit Marin County residents who have extremely low, very low, low, and moderate incomes, populations that have special needs, and members of protected classes which include race, color, national origin, religion, sex, familial status, and disability.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The County aims to address the following goals for the planning period:

- Create and preserve housing affordability, accessibility, and quality – Invest in the acquisition, new construction, and rehabilitation of rental and homeownership opportunities and provide first-time homeowners with down payment assistance to preserve housing affordability, stabilize residents at risk of involuntary displacement, and promote equitable access to housing options.
- Assist populations with special needs – Invest in activities that help persons with special needs to access supportive services and facilities and provide affordable and accessible housing.
- Enhanced community and public facilities and spaces – Invest in rehabilitating and enhancing community facilities and public spaces, particularly in neighborhoods serving low-income residents and people experiencing homelessness.
- Services to foster security and economic advancement – Invest in public services that support low-income communities including basic health services; children, youth, and parent support services; domestic violence services; economic development assistance for business, including microenterprise; education and job training; food security; housing support services; legal services; senior services; and subsistence payments.

3. Evaluation of past performance

In general, the community development and affordable housing activities implemented during the previous Consolidated Plan time period served the identified needs. A comparison of performance data to the performance measures matrices in the County’s Consolidated Annual Performance and Evaluation Reports (CAPERs) shows how the County performed successfully in accomplishing the goals that were set in the five-year strategic plan and the one-year action plan.

Marin County has funded a variety of programs and activities with HUD block grants and continues to work to address the greatest housing, community, and economic development needs locally. However, due to the complexity and extent of needs paired with limited resource availability, a gap persists. Marin intends to continue funding programs and activities that help ensure safe, accessible, and affordable housing and move residents toward economic security.

The COVID-19 pandemic has created challenges for the County in implementing the 2020 and 2021 Annual Action Plans. Due to the shelter-in-place orders that began in March 2020 and COVID workplace protocols that remained in place throughout 2021, all of the Capital and Housing projects have faced delays and increased project costs, and some have been abandoned altogether. In addition, Public Services providers have been forced to reconfigure their service delivery models while adjusting to an increased demand for services.

4. Summary of citizen participation process and consultation process

Marin County is committed to making local government open, accessible, and responsive to its residents. To this end, Marin County consulted with community members, nonprofit housing and service providers, advocacy groups, other government jurisdictions, and industry representatives to discuss housing and community development needs. Avenues for engagement included community meetings, workshops, and public hearings.

The Annual Action Plan process consisted of three workshops, two public hearings conducted by cooperating jurisdictions, four public hearings conducted by the County, and a combined total of 15 office hours. All meetings were noticed according to the County's Citizen Participation Plan requirements. Materials for all County-led hearings were available in English, Spanish, and Vietnamese. In addition, the final public hearing wherein the Annual Action Plan was presented to the County Board of Supervisors was simulcast in Spanish. Due to COVID-19, all public hearings were conducted virtually. The transition to virtual hearings has limited staff's ability to accurately track participant numbers; however, the number of confirmed community member participants is 165.

In addition to the Annual Action Plan outreach, the County of Marin continues efforts to develop an Assessment of Fair Housing, including considerable community engagement through virtual one-on-one meetings, public meetings hosted by community-based organizations and coalitions, County-led public hearings, steering committee, and community advisory group meetings.

5. Summary of public comments

Public comment on the Annual Action Plan was generally favorable, with applicants expressing gratitude for funding recommendations. The following is a summary of comments from the Countywide Priority Setting Committee and community members at the hearings:

- Support of the considerable work done to address the challenges facing the community due to COVID-19.
- Support of the strategies and goals identified in the Plan.
- Support for prioritizing projects serving the protected classes and low-income residents.
- Concern regarding increased levels of food insecurity.
- Concern regarding the impacts of COVID-19 on the foster youth population.
- Concern regarding the lasting impacts of COVID-19 on the County's most vulnerable populations.
- Discussion regarding the necessary and challenging work of making Marin more equitable and desirable place for communities of color to call home.
- Discussion regarding the inability to support projects due to the limited amount of funding available and increased demand resulting from affirmative marketing outreach.

No written comments have been received pertaining to the draft Annual Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were accepted during this process.

7. Summary

See above.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MARIN COUNTY	
CDBG Administrator	MARIN COUNTY	Community Development Agency, Federal Grants
HOME Administrator	MARIN COUNTY	Community Development Agency, Federal Grants

Table 1 – Responsible Agencies

Narrative

N/A

Consolidated Plan Public Contact Information

Leelee Thomas, Deputy Director – lthomas@marincounty.org

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Genevieve Hahn Kerr, Budget and Grants Analyst – ghahnkerr@marincounty.org

Chelsea Hall, Housing and Environmental Planning Aide – chall@marincounty.org

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Consultation for the Annual Action Plan occurred over a nine-month period that included hosting and participating in virtual workshops and community meetings as well as office hours with service providers, local government officials, and citizens. Marin County has committed itself to citizen engagement and conducted a wide variety of outreach and consultation activities throughout the County to ensure that citizens are informed of the federal grant programs available.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l)).

In preparing the Annual Action Plan, the HFGD consulted with agencies and organizations that provide services to the community. These consultations were in addition to ongoing interactions between County departments and divisions, local Public Housing Authority, neighboring public agencies, and numerous nonprofit providers.

The County facilitates and participates in several committees and groups to extensively engage in strategy and planning discussions between public and assisted housing providers and private and governmental health, mental health, and service agencies. These forums allow public and nonprofit agencies to more effectively coordinate service programs, and include: the Homeless Policy Steering Committee, Youth Prevention Collaboration Steering Committee, Housing Acquisition Group, Fair Housing Advisory Committee, Fair Housing Steering Committee, Planning Directors Housing Working Group, Opening Doors Marin, Aging Action Initiative, Green and Healthy Homes, Alcohol and Drug Advisory Board, Marin County Mental Health Board, Mental Health Services Act Advisory Committee, Healthy Marin Partnership, the Community Health Improvement Plan Steering Committee, and the Canal Working Group, among others.

In addition, the County’s Emergency Operation Center (EOC) has been active since the onset of COVID-19. The EOC leads a multidisciplinary collaboration of government, nonprofit, and for-profit partners from all sectors to address the health, economic, and housing needs of the community due to the pandemic.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The County of Marin’s Health and Human Services Department (HHS) plays the pivotal role of coordinating and implementing the Continuum of Care (CoC) and its efforts to prevent and eliminate homelessness. This work is overseen by the Homeless Policy Steering Committee (HPSC), which is the governing body of the Marin CoC and includes members representing homeless services and housing providers, faith groups, mental health and veterans’ services, nonprofit social services providers, services beneficiaries, city officials and county representatives, and other stakeholders with a role in preventing and ending homelessness. The HPSC develops long-term strategic plans and facilitates year-round efforts to identify the needs of individuals and families experiencing homelessness in Marin. Core responsibilities include:

- Involving key local stakeholders in establishing a community-wide response to the complex problem of homelessness.
- Analyzing relevant data to identify the most effective mix of homeless services and housing for Marin.
- Setting priorities for programs and designing evaluation processes.

- Providing final approval for the Marin Continuum of Care application for submittal to the Department of Housing and Urban Development.
- Overseeing implementation of the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH) at a local level.
- Oversight of the CoC's Homeless Management Information System (HMIS).
- Monitoring implementation of the CoC's 10 Year Plan.

The Marin CoC provides a full spectrum of housing services to persons experiencing homelessness, including outreach and engagement, emergency and transitional shelter, rapid re-housing, and permanent supportive housing.

In past years, housing and service providers were focused on homelessness prevention efforts because of the perceived cost-effectiveness of this approach. However, there has been a shift nationally toward prioritizing resources to get people off the streets and into housing. In 2017, the County along with other local public agencies and service providers adopted a series of new strategies for ending chronic homelessness, including Coordinated Entry, Homeless Outreach Team, Housing First, and Whole Person Care. The vision behind these strategies is to build a sustainable, evidence-based, outcomes-focused, and coordinated system of care to house and serve Marin's most vulnerable communities efficiently and effectively. As of April 2022, Marin CoC reports that 474 individuals have been housed in permanent supportive housing since the launch of these strategies.

In 2021-22, these collaboration efforts were expanded to address increasing need during the pandemic. HFGD staff partnered extensively with EOC and HHS to implement Rental Assistance (\$33.5 million in assistance for residents who were unable to pay rent due to COVID-19), Roomkey (non-congregate shelter options for people experiencing homelessness or recovering from COVID-19), and Homekey programs (purchase and rehabilitation of a motel, a vacant commercial building, and a former skilled nursing facility for conversion to permanent supportive housing for people experiencing homelessness).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The County of Marin does not receive annual Emergency Solutions Grants (ESG) program funding from the U.S. Department of Housing and Urban Development (HUD). Marin Continuum of Care providers receive a noncompetitive funding allocation through the ESG Balance of State process, and participate in the associated regional competition for competitive funding opportunities. Marin Continuum of Care develops local performance standards in alignment with criteria outlined in the ESG Balance of State NOFA, evaluates applicant performance according to these standards, and recommends applicants to the ESG Balance of State process. CoC providers are awarded ESG Balance of State funding through grant agreements administered by the California Department of Housing and Community Development.

Housing and Federal Grants Division staff sit on the CoC oversight committee to provide better coordination between the two processes.

The County of Marin’s Health and Human Services department acts as the administrative entity for Emergency Solutions Grants-Coronavirus (ESG-CV) funding. Funding priorities for ESG-CV were determined in public CoC subcommittee meetings staffed by HHS and attended by HFGD staff.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.

1. Aging Action Initiative
2. Bambini Yoga Project – Marin County Cooperation Team
3. Bayside MLK School
4. Belvedere-Tiburon Joint Recreation Committee
5. Bolinas Community Land Trust
6. Bridge the Gap College Prep
7. Buckelew Programs
8. Canal Alliance
9. Center for Employment Opportunities, Inc.
10. Center for Domestic Peace
11. City of Alameda
12. City of Belvedere
13. City of Fairfax
14. City of Napa
15. City of Novato
16. City of Redding
17. City of San Rafael
18. Commission on Aging
19. Community Action Marin
20. Community Land Trust of West Marin
21. Covia Foundation
22. Downtown Street Team
23. EAH Housing
24. Eden Housing
25. Episcopal Community Services
26. ExtraFood.org
27. Fair Housing Advocates of Northern California
28. Fairfax-San Anselmo Children's Center
29. Family and Children’s Law Center
30. First 5 Marin
31. First Mission Baptist Church
32. Galilee Harbor
33. Golden Gate Village Resident Council
34. Habitat for Humanity Greater San Francisco, Inc.
35. Hannah Project Partnership for Academic Achievement
36. Homeward Bound of Marin
37. Hope Housing of Marin

38. InSpirit
39. ISOJI
40. Legal Aid of Marin
41. Marin Asian Advocacy Project
42. Marin Center for Independent Living
43. Marin City Community Development Corporation
44. Marin City Community Services District
45. Marin City Health & Wellness Center
46. Marin City Ministerial Alliance
47. Marin Community Foundation
48. Marin County Administrator's Office
49. Marin County Board of Supervisors
50. Marin County Dental Care Foundation
51. Marin County Free Library
52. Marin County Racial Equity Action Team
53. Marin County Education Office
54. Marin County Whole Person Care
55. Marin Health and Human Services Department
56. Marin Horizon Community School
57. Marin Housing Authority
58. Marin Organizing Committee
59. Multicultural Center of Marin
60. North Bay Children's Center
61. North Marin Community Services
62. Opening Doors Marin
63. Performing Stars of Marin
64. Petaluma Health Center, DBA Costal Health Alliance
65. Pickleweed Preschool
66. San Geronimo Valley Affordable Housing Association
67. San Geronimo Valley Community Center
68. Shoreline Unified School District
69. Systems Thinking Marin
70. Tomales Town Hall
71. Town of Fairfax
72. Town of San Anselmo
73. Vivalon (formerly Whistlestop)
74. West Marin Collaborative
75. West Marin Community Services
76. West Marin Fund
77. West Marin Senior Services
78. Wise Choices for Girls

Table 2 – Agencies, groups, organizations who participated.

Identify any Agency Types not consulted and provide rationale for not consulting

The County made a concerted effort to contact and consult with a wide variety of agency types and partnering organizations interested in affordable housing, homelessness, persons with special needs, and community/economic development. No agencies were intentionally excluded from consultation. However, due to COVID-19, the County’s ability to engage and consult in person was reduced dramatically.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Analysis of Impediments to Fair Housing Choice	Marin County Community Development Agency	Both address housing and service issues in the County for members of the protected classes. Findings directly inform broader goals of the Consolidated Plan and funding prioritization.
Continuum of Care Strategic Plan	Marin County Health and Human Services	Both address housing and service issues in the County.
Housing Element	Marin County Community Development Agency	Both address housing issues in the County.
General Plan	Marin County Community Development Agency	Both address housing and development issues in the County.
2021-2025 Agency Plan	Housing Authority of the County of Marin	Both address housing issues in the County.

Table 3 – Other planning efforts.

Narrative (optional):

N/A

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

Countywide Priority Setting Committee, Planning Area, and Board of Supervisors Public Meetings

The initial public meeting for the 2022 Annual Action Plan was held on September 30, 2021 with the Countywide Priority Setting Committee (PSC), which is comprised of community members representing protected classes and city, town, and County elected officials representing the entire county. At this meeting the committee reviewed goals identified in the 2020-24 Consolidated Plan and funding priorities elevated in past funding cycles. The PSC directed staff on data collection and next steps to inform funding priorities for the upcoming application cycle. The PSC held another public meeting on November 4, 2021 to review data collected on community needs and approve funding priorities for the upcoming application cycle. Subsequently, on February 24, 2022, the PSC conducted an application workshop wherein funding applications were reviewed and discussed with members of the public and project sponsors. Next, three local planning area public hearings were held on March 21, March 22, and April 7, 2022 to elicit public comment and make decisions about the use of CDBG and HOME funds. Finally, the Board of Supervisors held a public hearing to receive public comment and adopt the final Annual Action Plan and funding recommendations for submission to HUD on May 10, 2022. Public comments were received regarding the Annual Action Plan, funding amounts, funding trends, prioritization of funds for members of the protected classes, and eligibility for CDBG/HOME funded projects.

Formal notice of the 30-day comment period for the Annual Action Plan was published in the Marin Independent Journal on April 10, 2022. The comment period began on April 11, 2022 and concluded on May 11, 2022.

Funding Application Outreach

On December 3, 2021, staff issued public notice in the Marin Independent Journal and contacted 893 email subscribers to inform the community that the Federal Grants application period would open on January 3, 2022. In addition, on January 11, 2022, two bidding conferences were held via Zoom, one focused on Public Services projects and the second focused on Capital and Housing projects. Between January 4, 2022 and January 24, 2022, staff provided 15 hours of technical assistance to potential applicants through Zoom office hours. Staff presented at the ISOJI meeting for the Marin City community on December 3, 2021 and January 7, 2022. Staff also conducted targeted email outreach to community partners in West Marin and the Canal neighborhood of San Rafael. These meetings and outreach were all intended to inform the

public and prospective applicants about the opportunity to apply for CDBG and HOME funds, elicit project ideas, and discuss CDBG and HOME eligibility requirements.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Public Hearing/Priority Setting	Non-targeted/broad community	On 9/30/2021 and 11/04/2021, the PSC reviewed Consolidated Plan goals and data on community needs, and determined funding priorities for the upcoming application cycle. Due to COVID-19 the meetings were held virtually, and 28 community members attended.	Comments were made in support of the strategies, goals, and potential priorities. Concerns were voiced about limited funding and increased community need. Consensus was reached on funding priorities.	N/A
2	Bidders Conference	Non-targeted/broad community	On 1/11/2022, the County held 2 information sessions regarding the application process and eligible projects. Due to COVID-19 the meetings were held virtually, and 68 community members attended.	Comments consisted of project eligibility, total funding available, and process for allocating funds.	N/A
3	Public Meeting/ Application Workshop	Non-targeted/broad community	On 2/24/2022, the County held a workshop to review applications, hear from applicants, and provide staff with direction on recommendations. 33 community members attended.	Comments consisted of project eligibility, total funding available, and process for allocating funds.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
4	Public Hearing	Non-targeted/broad community	On 3/21/2022 and 3/22/2022, Cooperating Jurisdictions reviewed Annual Action Plan goals and funding recommendations during public City Council hearings. Due to COVID-19 the meetings were held virtually, and it is unknown the number of community members who attended.	Comments were made in support of the strategies, goals, and funding recommendations. Consensus was reached on recommending funds to meet local and national priorities.	N/A
5	Public Hearing	Non-targeted/broad community	County held a session finalizing the Annual Action Plan goals and funding recommendations at the Countywide Priority Setting Committee hearing on 4/7/2022. Due to COVID-19 the meeting was held virtually, and 36 community members attended.	Comments were made in support of the strategies, goals, and funding recommendations proposed. It was highlighted that the need for funds is much greater than funds available and thus valuable projects are left unfunded. Questions were raised on the process for determining which projects received funding. Consensus was reached on recommending funds to meet local and national priorities.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
6	Public Hearing	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	<p>County held a public hearing approving the Annual Action Plan on 5/10/2022. Due to COVID-19 the meeting was held virtually, and it is unknown how many community members attended.</p> <p>The public hearing provided oral interpretation in Spanish.</p>	<p>Comments were made in support of the strategies, goals, and funding recommendations proposed. It was highlighted that the need for funds is much greater than funds available and valuable projects are left unfunded. A community member raised concerns about minimizing rent increases on affordable housing units and requested more monitoring of affordable housing properties. Consensus was reached on recommending funds to meet local and national priorities.</p>	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
7	Listserv Digital Outreach	Non-English Speaking - Specify other language: Spanish and Vietnamese Non-targeted/broad community	Staff sent emails to the Federal Grants listserv reaching 837 to 958 subscribers each time on 8/2/2021, 9/24/2021, 10/29/2021, 12/13/2021, 1/3/2022, 1/10/2022, 1/21/2022, 1/25/2022, 2/17/2022, 3/8/2022, 3/29/2022, and 4/11/2022 regarding public hearings and funding applications. The materials linked in the emails were translated into Spanish and Vietnamese.	N/A	N/A
8	Newspaper Ad	Non-targeted/broad community	County published notices in the Marin Independent Journal announcing public hearings and the funding application period on 8/2/2021, 12/3/2021, 1/21/2022, and 3/7/2022. County also published a notice on 4/10/2022 announcing that the draft Annual Action Plan was available for public review on 04/10/2022.	N/A	N/A

Table 4 – Citizen Participation Outreach

Annual Action Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The expected amount available for Year 3 for CDBG and HOME assumes 2021-22 funding levels. The Program Income for HOME represents the actual amounts received in 2021-22, less 10% allowed for Administration and Planning costs. The amount of HOME Program Income is included in the 2022-23 Annual Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	1,614,000	0	372,640	1,986,709	2,793,898	Includes the expected 2022-23 CDBG entitlement as of March 2022; assumes level CDBG funding for all years; and assumes \$39,000 of Program Income for all years.
HOME	Public-Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental (new construction), Multifamily rental (rehab), New construction for ownership	800,000	104,118	0	903,417	1,451,820	Includes the expected 2022-23 HOME entitlement as of March 2022; 2021 actual program income; assumes level HOME funding in all years; and assumes \$0 HOME Program Income for all years.

Table 5 – Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The County leverages local, State, and Federal funds in order to support the acquisition, rehabilitation, and new construction of affordable housing and to offer rental assistance to lower income households. Historically, these funds are leveraged by additional funds from several sources, including local County Housing Trust funds, philanthropy, private investments, State housing funds (including the cap-and-trade funds), and other programs. These funds come to the developments and programs in several ways: through grants, low-interest loans, and other investments/program support.

The County will meet the match requirement on a case-by-case basis, through its existing excess match log. The County generally requires each project to provide the 25% match. Match is often achieved through project-specific investments by the Marin Community Foundation.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County is currently engaged in the Housing Element process and is evaluating County-owned land for possible affordable housing development. Most of the publicly owned land in Marin County is protected as parkland or designated open space, typically in remote areas without sewer or water utilities. However, the County is actively evaluating County-owned properties for affordable housing potential, including corporation yards in Inverness and Nicasio and an underutilized area in Lucas Valley.

In addition, the State of California is pursuing the development of deed restricted affordable housing and public employee housing on surplus state-owned land across from San Quentin Prison in Unincorporated Marin County. This project is a direct result of 2019 actions by the California State Legislature and the California State Governor to significantly expand the Surplus Lands Act requirements for local agencies in an effort to achieve more affordable housing on surplus properties. The California Department of Housing and Community Development (HCD) identified approximately 100 State-owned sites for potential affordable housing development statewide. This site is one of three potentially suitable sites identified by County staff within unincorporated Marin County (APNs are 018-152-12, 018-154-15, and 052-041-27). Two sites are owned by the State Department of Corrections and Rehabilitation and one site is owned by Caltrans.

Discussion

N/A

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Create and preserve housing affordability, accessibility, and quality	2022	2023	Affordable Housing	Countywide Areas with High-Need Populations; Countywide Areas of Opportunity	Affordable Housing; Equity and Access to Opportunities	CDBG: \$318,842 HOME: \$903,416	Rental units constructed – 9 Units Rental units rehabilitated – 3 Units Homeowner units constructed – 40 Units Homeowner Housing Rehabilitated – 15 Units
2	Assist populations with special needs	2022	2023	Affordable Housing; Homeless; Non-Homeless Special Needs	Communities of Minority Concentration; Countywide Areas with High-Need Populations; Countywide Areas of Opportunity	Affordable Housing; Emergency Shelter and Transitional Housing for Homeless; Equity and Access to Opportunities; Services to Stabilize Low-Income Populations	CDBG: \$896,818	Rental units constructed – 50 Units Rental units rehabilitated – 58 Units

3	Enhanced community and public facilities and spaces	2022	2023	Non-Housing Community Development	Communities of Minority Concentration; Countywide Areas with High-Need Populations; Countywide Areas of Opportunity	Emergency Shelter and Transitional Housing for Homeless; Community and Public Facilities and Spaces; Equity and Access to Opportunities	CDBG: \$480,054	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit – 4,196 Individuals
4	Services to foster security and economic advancement	2022	2023	Non-Housing Community Development	Communities of Minority Concentration; Countywide Areas with High-Need Populations; Countywide Areas of Opportunity	Equity and Access to Opportunities; Services to Stabilize Low-Income Populations	CDBG: \$289,585	Public Service Activities other than Low/Moderate Income Housing Benefit – 13,371 Individuals Public Service Activities for Low/Moderate Income Housing Benefit – 580 Households

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Create and preserve housing affordability, accessibility, and quality
	Goal Description	Invest in the acquisition, new construction, and rehabilitation of rental and homeownership opportunities and provide first-time homeowners with down payment assistance to preserve housing affordability, stabilize residents at risk of involuntary displacement, and promote equitable access to housing options.
2	Goal Name	Assist populations with special needs
	Goal Description	Invest in activities that help persons with special needs to access supportive services and facilities and provide affordable and accessible housing.
3	Goal Name	Enhance community and public facilities and spaces
	Goal Description	Invest in rehabilitating and enhancing community facilities and public spaces, particularly in neighborhoods serving low-income residents and people experiencing homelessness.

4	Goal Name	Services to foster security and economic advancement
	Goal Description	Invest in public services that support low-income communities including basic health services; children, youth, and parent support services; domestic violence services; economic development assistance for business including microenterprise; education and job training; food security; housing support services; legal services; microenterprise business support services; senior services; and subsistence payments

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Roughly 49 families will benefit from affordable housing through HOME investments.

AP-35 Projects – 91.220(d)

Introduction

A summary of the eligible programs or activities, also called “projects,” that will take place during the program year to address the Priority needs and specific objectives identified in the Strategic Plan.

Projects

#	Project Name
1	Rental Housing – New Construction
2	Rental Housing – Rehabilitation
3	Homeowner Housing – New Construction
4	Homeowner Housing – Rehabilitation
5	Accessibility Improvements
6	Community and Public Facility Improvements
7	Children, Youth, and Parent Support Services
8	Food Security
9	Housing Support Services
10	Administration

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priority is assigned based on the level of need as demonstrated by the data collected during the preparation of the Annual Action Plan and includes consideration of the Consolidated Plan’s Needs Assessment and Market Analysis, information gathered during community engagement and the citizen participation process, and the availability of resources to address these needs. One of the primary obstacles to meeting residents’ underserved needs is funding availability. The Countywide Priority Setting Committee established priorities for projects that Affirmatively Further Fair Housing (AFFH) and serve members of protected classes. In addition, Public Services funding priorities have been narrowed down to: Basic Health Services; Children, Youth, and Parent Support

Services; Food Security; and Housing Support Services. No Basic Health Services applications were recommended for funding for the 2022-23 program year.

AP-38 Project Summary

Project Summary Information

1	Project Name	Rental Housing – New Construction
	Target Area	Countywide Areas with High-Need Populations
	Goals Supported	Create and preserve housing affordability Assist populations with special needs
	Needs Addressed	Affordable Housing Equity and Access to Opportunities
	Funding	CDBG: \$250,000 HOME: \$550,000
	Description	Support development soft costs, construction hard costs, and public infrastructure enhancements to make new affordable housing units available for extremely low, very low, and low-income residents.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	59 low, very low, or extremely low-income households will be served.
	Location Description	New construction activities will take place in rural West Marin at 31 Wharf Road, Bolinas, CA Public infrastructure activities to support new housing will take place in southern Novato at 1385 N. Hamilton Parkway, Novato, CA
	Planned Activities	Bolinas Community Land Trust: HOME, CHDO Allocation - Presumed Benefit – N, Units – 9 Homeward Bound of Marin Veteran and Workforce Housing: CDBG, NO – LMH, Presumed Benefit – Parital, Matrix Code – 03I, 03J, 03L, Units – 50

2	Project Name	Rental Housing – Rehabilitation
	Target Area	Countywide, Areas with High-Need Populations Countywide, Areas of Opportunity
	Goals Supported	Create and preserve housing affordability Assist populations with special needs
	Needs Addressed	Affordable Housing Equity and Access to Opportunities
	Funding	CDBG: \$414,500
	Description	Support the renovation of former residential facility into 43 units of permanent supportive housing for chronically homeless adults. Funding will support the addition of shower and kitchenettes in each unit, converting the existing commercial kitchen into a community kitchen, and converting office space into community space. Support the rehabilitation and preservation of three units of affordable senior housing serving six low-income seniors. Funding will support exterior repairs and painting.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	46 low, very low, or extremely low-income households will be served.
	Location Description	Renovation activities will take place at 1251 South Eliseo Drive, Larkspur, CA. Rehabilitation activities will take place at 7, 11, and 15 Sage Lane, San Geronimo, CA.
	Planned Activities	Episcopal Community Services: NO - LMH, Presumed Benefit – Y, Matrix Code - 14B, Units - 43 San Geronimo Valley Affordable Housing Association: NO – LMH, Presumed Benefit – Y, Matrix Code - 14B, Units - 3
Project Name	Homeowner Housing – New Construction	

3	Target Area	Countywide, Areas of Opportunity
	Goals Supported	Create and preserve housing affordability
	Needs Addressed	Affordable Housing Equity and Access to Opportunities
	Funding	HOME: \$263,000
	Description	Support the development of 40 affordable single-family homes on a surplus land site in Northern Novato. Funding will support general development and construction expenses.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	40 low, very low, or extremely low-income households will be served.
	Location Description	New construction activities will take place in Northern Novato at 8161 Redwood Boulevard, Novato, CA.
	Planned Activities	Habitat for Humanity of Greater San Francisco: HOME, Presumed Benefit – N, Units – 40
4	Project Name	Homeowner Housing – Rehabilitation
	Target Area	Countywide, Areas with High-Need Populations
	Goals Supported	Create and preserve housing affordability, accessibility, and quality Assist populations with special needs
	Needs Addressed	Affordable Housing Equity and Access to Opportunities
	Funding	CDBG: \$250,000
	Description	Support the provision of rehabilitation loans to low, very low, and extremely low-income homeowners in Marin County. Loans are available to owner-occupants of single-family homes, condominiums, floating homes docked in approved berths, mobile homes located within a mobile home park, and nonprofit group homes serving special populations. Funding will support the completion of urgent home repairs, correcting substandard housing conditions, eliminating health and safety hazards, and legalizing and/or creating second units within an existing house where permitted by local ordinance.
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	15 low, very low, and extremely low-income homeowners will benefit from housing improvements and added accessibility.
	Location Description	Rehabilitation loans are provided throughout the County of Marin.
	Planned Activities	NO – LMH, Presumed Benefit – N, Matrix Code - 14A & 14B, 15 Units Rehabilitated for low/mod-income affordable housing
5	Project Name	Accessibility Improvements
	Target Area	Countywide, Areas with High-Need Populations
	Goals Supported	Assist populations with Special Needs Enhance community and public facilities and spaces
	Needs Addressed	Community and Public Facilities and Spaces Equity and Access to Opportunities
	Funding	CDBG: \$182,000
	Description	Support upgrades to patient restrooms to meet all ADA and bariatric standards; install emergency pull cord in the waiting area restroom to help alert staff when a patient is in need; add ADA accessible sinks to all patient exam rooms; and add a push-button for the main entrance to assist patients entering the building. Support critical renovations to the facility's laboratory and sterilization areas.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,200 rural patients will benefit from access to the enhanced facilities.
	Location Description	The project is located at 3 6th Street, Point Reyes Station, CA.
	Planned Activities	Coastal Health Alliance: NO – LMC, Presumed Benefit – N, Matrix Code – 03P, 3,830 low/mod-income persons to benefit from health services
6	Project Name	Community and Public Facility Improvements
	Target Area	Countywide, Areas of Opportunity Countywide, Areas with High-Need Populations

	Goals Supported	Assist populations with Special Needs Enhanced community and public facilities and spaces
	Needs Addressed	Community and Public Facilities and Spaces Equity and Access to Opportunities
	Funding	CDBG: \$323,500
	Description	Support the renovation and rehabilitation two childcare facilities serving low-income families. Replace a failing child play structure with a safe, age-appropriate structure at a rural pre-school. Rehabilitate a residential support services facility serving 15 adults diagnosed with serious mental illness.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 366 individuals will benefit from access to the enhanced facilities.
	Location Description	The projects are located at 1123 Court Street, San Rafael, CA; 199 Porteous Avenue, Fairfax, CA; Mesa Way & Bay View Way, Inverness, CA; 1333 Seventh Street, Novato, CA.
	Planned Activities	Community Action Marin: NO – LMC, Presumed Benefit – N, Matrix Code – 03M, 144 low/mod-income persons to benefit Fairfax-San Anselmo Children’s Center: NO – LMC, Presumed Benefit – N, Matrix Code – 03M, 177 low/mod-income persons to benefit Shoreline Unified School District: NO – LMC, Presumed Benefit – N, Matrix Code – 03M, 30 low/mod-income persons to benefit Buckelew Programs: NO – LMC, Presumed Benefit – Y, Matrix Code – 03B, 15 low/mod-income persons to benefit
7	Project Name	Children, Youth, and Parent Support Services
	Target Area	Communities of Minority Concentration Countywide, Areas with High-Need Populations Countywide, Areas of Opportunity

	Goals Supported	Services to foster security and economic advancement
	Needs Addressed	Equity and Access to Opportunities Services to Stabilize Low-Income Populations
	Funding	CDBG: \$98,000
	Description	Support the provision of domestic violence legal services for families, academic enrichment and afterschool programs, childcare, and transportation services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 541 low, very low, and extremely low-income individuals will benefit from the provision of child, youth, and family services.
	Location Description	Services are provided throughout the County of Marin at 1401 Los Gamos Dr., Suite 200, San Rafael, CA; 271 Drake Avenue, Marin City, CA; 932 C Street, Novato, CA; 680 Wilson Avenue, Novato, CA; 199 Porteous Avenue, Fairfax, CA; and 50 Canal Street, San Rafael, CA.
	Planned Activities	<p>Family & Children's Law Center: NO – LMC, Presumed Benefit – Y, Matrix Code – 05C, 165 low/mod-income persons to benefit</p> <p>Performing Stars of Marin: NO – LMC, Presumed Benefit – N, Matrix Code – 05D, 125 low/mod-income persons to benefit</p> <p>North Bay Children's Center, Inc.: NO – LMC, Presumed Benefit – N, Matrix Code – 05L, 44 low/mod-income persons to benefit</p> <p>North Marin Community Services: NO – LMC, Presumed Benefit – N, Matrix Code – 05L, 79 low/mod-income persons to benefit</p> <p>Fairfax-San Anselmo Children's Center (FSACC): NO – LMC, Presumed Benefit – N, Matrix Code – 05E, 60 low/mod-income persons to benefit</p> <p>City of San Rafael, Library and Recreation Department: NO – LMC, Presumed Benefit – N, Matrix Code – 05L, 68 low/mod-income persons to benefit</p>
8	Project Name	Food Security
	Target Area	Countywide, Areas with High-Need Populations
	Goals Supported	Services to foster security and economic advancement

	Needs Addressed	Equity and Access to Opportunities Services to Stabilize Low-Income Populations
	Funding	CDBG: \$30,000
	Description	Support the provision of food access and food distribution services for individuals and families.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12,830 low, very low, and extremely low-income individuals will receive free fresh and packaged food.
	Location Description	Services are provided throughout the County of Marin and administered from 907 Sir Francis Drake Blvd, Kentfield, CA; and 6350 Sir Francis Drake Blvd, San Geronimo, CA..
	Planned Activities	ExtraFood.org: NO – LMC, Presumed Benefit – Partially, Matrix Code – 05W, 8,000 low/mod-income persons to benefit San Geronimo Valley Community Center: NO – LMC, Presumed Benefit – Partially, Matrix Code – 05W, 4,830 low/mod-income persons to benefit
9	Project Name	Housing Support Services
	Target Area	Countywide, Areas with High-Need Populations
	Goals Supported	Services to foster security and economic advancement
	Needs Addressed	Equity and Access to Opportunities Services to Stabilize Low-Income Populations
	Funding	CDBG: \$114,500
	Description	Support the provision of home and roommate matches, comprehensive fair housing services by a HUD-certified Housing Counseling Agency, and eviction legal services.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	580 low, very low, and extremely low-income households will receive housing support services.

	Location Description	Services are provided throughout the County of Marin and administered from 851 Irwin St., Ste 200G, San Rafael, CA; 1314 Lincoln Avenue, Suite A, San Rafael, CA; and 1401 Los Gamos Drive, Suite 101, San Rafael, CA.
	Planned Activities	Covia Foundation: NO – LMC, Presumed Benefit – N, Matrix Code – 05X, 30 low/mod-income households to benefit Fair Housing Advocates of Northern California: NO – LMC, Presumed Benefit – N, Matrix Code – 05J, 250 low/mod-income households to benefit Legal Aid of Marin: NO – LMC, Presumed Benefit – N, Matrix Code – 05C, 300 low/mod-income households to benefit
10	Project Name	Administration
	Target Area	Communities of Minority Concentration Countywide, Areas with High-Need Populations Countywide, Areas of Opportunity
	Goals Supported	Create and preserve housing affordability, accessibility, and quality Assist populations with special needs Enhanced community and public facilities and spaces Services to foster security and economic advancement
	Needs Addressed	Affordable Housing Emergency Shelter and Transitional Housing for Homeless Community and Public Facilities and Spaces Equity and Access to Opportunities Services to Stabilize Low-Income Populations
	Funding	CDBG: \$322,800 HOME: \$90,417
	Description	2022-23 CDBG and HOME Program Administration.
	Target Date	6/30/2023

Estimate the number and type of families that will benefit from the proposed activities	<p>160 housing units will benefit from CDBG and HOME investments.</p> <p>4,196 low, very low, and extremely low-income individuals will benefit from community infrastructure improvements.</p> <p>13,371 low, very low, and extremely low-income individuals will receive community services.</p> <p>580 low, very low, and extremely low-income households will benefit from housing support services.</p>
Location Description	<p>The CDBG and HOME programs will be administered from County of Marin offices at 3501 Civic Center Drive, Suite 308, San Rafael, CA.</p>
Planned Activities	<p>2022-23 CDBG and HOME Program Administration</p>

Table 9 – Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Marin County has two areas of low-income and minority concentration: 1) the Canal Neighborhood of San Rafael, and 2) the Marin City community of unincorporated Marin County. While the County makes an intentional effort to support Capital and Public Services projects in these areas, it does not designate a specific funding amount for these communities. In addition, the County is prohibited from investing federal housing dollars in these communities as part of its Voluntary Compliance Agreement with HUD.

Federal funds are distributed in three planning areas:

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

Geographic Distribution -

Target Area	Percentage of Funds
Communities of Minority Concentration	2%
Countywide, Areas with High-Need Populations	65%
Countywide, Areas of Opportunity	33%

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The County contains two cities with populations exceeding 50,000 that have opted to be included in the CDBG Urban County rather than receive funding directly from HUD as separate entitlement communities. Funds are distributed as described in the "Discussion" section below and according to established HUD procedures.

Discussion

Planning areas make recommendations for distribution of funds to the Priority Setting Committee and subsequently the Board of Supervisors for approval. Distribution is consistent with HUD guidelines and evaluation criteria developed by participating cities and the County to ensure consistency among the planning areas and facilitate implementation of countywide goals.

After deduction of administrative expenses, planning areas make recommendations on the net CDBG Urban County allocation, which is sub-allocated to the planning areas according to the general HUD-established distribution formula . The formula is based on the latest available countywide data on population, extent of poverty, and extent of housing overcrowding, with the provision that extent of poverty be counted twice. However, a different distribution formula is hereby expressly authorized if and when necessary to comply with Title I of the Housing and Community Development Act of 1974, as amended.

AP-55 Affordable Housing – 91.220(g)

Introduction

Marin County offers varied and attractive residential environments due to its unique combination of natural beauty and proximity to San Francisco. In addition, historically zoning is primarily single unit homes. Many of today’s housing problems such as low vacancy rates, escalating housing prices and rents, and the overall demand for housing and pressure for growth are a result of the attractive qualities and constraints on new development.

The County of Marin will continue to place the highest priority on meeting the housing needs of extremely low and very low-income individuals and families, including families with children, other members of the protected classes, persons experiencing and at risk of homelessness, and individuals with special needs, including elderly and disabled households throughout the county.

To meet our affordable housing goals, Marin County will evaluate opportunities for production through both new construction and acquisition of existing market rate homes to preserve them as affordable. In addition, the County will prioritize protection of existing renters. With whatever resources are available, Marin County will continue to leverage federal, state, and local funds to support the acquisition, rehabilitation, preservation, and new construction of all types of housing and to offer rental assistance to lower income households.

Marin County and all of its jurisdictions are in the process of updating the 2023-2031 Housing Element, a mandatory element of the General Plan and Countywide Plan. The State of California requires the County to show how it will meet the total Regional Housing Needs Allocation (RHNA) for 14,405 units in all jurisdictions and unincorporated County. Of those 14,405 units, there is a requirement of 6,571 for very low and low-income units. The very low and low-income unit requirement for unincorporated Marin County is 1,734 units.

The number of households served by affordable housing projects depends highly on the amount of available funding from the federal and state governments, the availability of suitably zoned sites, and the initiative taken by community-based nonprofits.

Timing requirements and federal funding usage restrictions can act as barriers to creating new units in an already tight real estate market. This is partly due to the extended process that many projects must undergo to acquire entitlements. In addition, limited vacant land and community

opposition to multi-unit family housing pose constraints on creating new units. The demanding nature of developing new housing in Marin County makes it difficult to predict construction timelines. For this reason, County staff prioritizes projects that are ready to move forward. County staff will remain committed to the acquisition and construction of new development, but anticipate greater progress in the rehabilitation and acquisition of existing units due to the nature of federal funding and timely spending requirements.

One Year Goals for the Number of Households to be Supported	
Homeless	43
Non-Homeless	67
Special Needs	65
Total	175

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
Production of New Units	99
Rehab of Existing Units	76
Acquisition of Existing Units	0
Total	175

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

In 2009, HUD initiated a compliance review of the County’s use of HUD grants. HUD’s review found that the County’s programs were generally in compliance with federal laws and regulations; however, HUD identified several program areas where improvement was necessary to ensure future compliance. The Board of Supervisors entered into a Voluntary Compliance Agreement (VCA) with HUD on November 30, 2010, in effect for a 5-year period and expiring on December 22, 2015. However, HUD requested that the County update and renew a VCA for three additional years based on continued concerns with developing affordable housing outside of areas of minority concentration and that only a small percentage of the units approved or under construction were identified as affordable rental housing for families with children.

On May 7, 2019, the County signed a new VCA. Consistent with the agreement, the County will not utilize local preferences, although family-serving rental projects located in areas outside impacted census tracts are prioritized. The County makes the following key commitments during the three-year term of the new VCA:

- Encourage and facilitate the creation of at least 100 affordable housing units available to families outside areas of racial or ethnic minority concentration.
- Allocate \$4.1M in general funds for affordable housing.

- Issue a Notice of Funding Availability (NOFA) for the construction or acquisition of affordable housing for families with children outside areas of minority concentration.
- Enhance the multi-family housing inspection program.
- Consider Development Code amendments to expedite the permit process for affordable housing.
- Evaluate the potential for multi-family zoning outside areas of racial or ethnic minority concentration.
- Continue the Marin Community Foundation/County joint funding partnership for affordable housing.
- Continued funding for the Landlord Partnership Program.
- Provide funding to Fair Housing Advocates of Northern California for public outreach and education regarding tenant protection measures.
- Assist other Marin Cities and Towns to adopt tenant protections, including Mandatory Mediation, Source of Income Protections, and Just Cause for Eviction.
- Expand and enhance affirmative marketing and community engagement practices.

To meet the requirement to encourage and facilitate the creation of at least 100 affordable housing units available to families outside areas of racial or ethnic minority concentration, Marin County has identified the following opportunities:

1. Work with Eden Housing to develop the former Coast Guard Housing Facility in Point Reyes Station, purchased by the County from the U.S. Coast Guard in 2019. As per the legislation, HR 1402 – Point Reyes Coast Guard Housing Conveyance Act, Marin County was able to acquire the property and designate it as a preferred site for permanently affordable homes as part of the Board of Supervisors’ strategy to purchase existing homes to strategically address the local housing crisis.
2. Work with Eden Housing to develop the Oak Hill property located on surplus State-owned land across from San Quentin Prison in Unincorporated Marin County.
3. Evaluate existing property owned by the County for opportunities to encourage development of affordable rental housing for families, including corporation yards in Inverness and Nicasio and an underutilized area in Lucas Valley.
4. Continue to support local grassroots opportunities, including the Bolinas Community Land Trust’s scattered sites project in Bolinas and the San Geronimo Valley family homes project in San Geronimo.
5. Continue to support Habitat for Humanity’s Redwood Blvd. project in Novato to create affordable homeownership opportunities for low-income families.
6. Identify ways to support emerging family housing developments through technical assistance and financial support.

AP-60 Public Housing – 91.220(h)

Introduction

The Marin Housing Authority's (MHA) public housing program continues to operate at appropriation levels that are too low for the long-term sustainability of the properties. Over the last few years, the Housing Authority has significantly reduced its administrative costs and continues to implement less cumbersome policies and procedures and more efficient systems including a resident and applicant portal to process paperwork effectively and safely for both housing participants and staff. The Marin Housing Authority currently serves approximately 890 household members within nearly 500 units of public housing.

Actions planned during the next year to address the public housing needs

The Capital Fund Program (CFP) has generally been the only federal funding source for public housing agencies to replace obsolete building systems (heating, electrical, plumbing, ventilation, etc.); make major repairs to elevators, roofs, exteriors, bathrooms, and kitchens; abate hazardous materials; add accessibility modifications; make site improvements; and provide energy upgrades, security, resident services, operating subsidy, and management improvements. Federal CFP funding has declined dramatically and is inadequate to cover replacement costs for the aging public housing stock.

Golden Gate Village, the agency's only public family housing complex, has significant capital improvement needs. HUD has emphasized and MHA concurs, that a revitalization plan for GGV must be expeditious and be thoroughly analyzed to ensure that it is in the best interest of the GGV residents. After years of considering an extensive redevelopment of GGV and as a result of many discussions with the GGV Resident Council and HUD, in March of 2022 the MHA Board of Commissioners decided to pursue a rehabilitation only option for GGV.

The rehabilitation only option that MHA proposed to HUD must meet the following goals ("HUD Feasibility Criteria"):

1. Solve over-housing in a timely manner
2. Recognize historic preservation criteria
3. Recapitalize GGV and be financially feasible
4. Address the \$63 million in capital needs identified in the Physical Needs Assessment completed in 2021.

Over the next several months MHA will work closely with the GGV Resident Council and a Revitalization Working Group through a community process to discuss and analyze how a rehabilitation only option can meet the above HUD Feasibility Criteria. The goal of this process is to develop consensus on a feasible rehabilitation only option for GGV and present it to the MHA Board of Commissioners by the end of 2022.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The primary goal of the Resident Opportunities and Self-Sufficiency (ROSS) Service Coordinator is to help residents improve their living conditions, enabling them to age-in-place and avoid placement in a full-care facility to the greatest extent possible. Multi-year HUD funding provides service coordination to 200 elderly and disabled residents in the five MHA complexes designated for this population. MHA was recently awarded a renewal grant by HUD to continue the ROSS program for the next three years.

The Family Self-Sufficiency Program (FSS) assists 100 families in the Housing Choice Voucher (HCV) program and 30 to 40 families in Marin City Public Housing. Most participants are single parents and are provided case management and referrals toward individually crafted educational or employment goals. With special HUD grants, the Marin Housing Authority has maintained the Family Self-Sufficiency Program in both the Section 8 Voucher Program as well as in Marin City family public housing. This program is directed toward improving families' economic situations by ultimately increasing their earned income.

On March 16, 2022, the MHA Board approved a homeownership preference for Golden Gate Village public housing residents under the HCV program and expanded use of the Marin City Down Payment Assistance Program approved by the Board to support homeownership among public housing residents. Since this time, five Golden Gate Village households have received vouchers through this preference, and four of those households have utilized their vouchers. There are an additional two GGV households currently on the HCV waiting list to receive vouchers through the homeownership preference.

Section 3 Resident Training allows the Marin Housing Authority to periodically provide short-term training opportunities to public housing residents in maintenance, landscaping, property management, and administrative support work. Residents work in paid training positions under the supervision of community-based training organizations. These projects typically last four to eight weeks and are designed to provide basic skills that trainees can take to more permanent jobs in maintenance, construction, landscaping, property management, or office support. MHA will be selecting a Section 3 contractor to build capacity and assist Golden Gate Village residents in developing resident-owned businesses and increase job training opportunities. This vendor will partner with employers and funders to increase access and training.

In addition, MHA continues to participate in Resident Advisory Board (RAB) meetings on a regular basis. The RAB is made up of residents from Public Housing and representatives holding Housing Choice Vouchers.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

On May 14, 2021, HUD issued MHA a directive to submit a corrective action plan for Golden Gate Village to address failing physical assessment scores and the ongoing planning process for a comprehensive redevelopment of the site. MHA has historically had high Public Housing

Assessment System (PHAS) scores for financial, management, and Capital Fund, and achieved an overall PHAS score of 'Standard' or 'High Performer. However, for many years Golden Gate Village has been issued failing or near-failing physical scores. As a result, in March of 2022 the MHA Board of Commissioners decided to pivot from the previously pursued redevelopment to a rehabilitation only option for GGv.

Discussion

In addition to the programs for public housing residents, Marin Housing Authority also offers supportive housing programs to holders of its approximately 2,600 vouchers. These include:

The Shelter Plus Care Program, which combines housing subsidy from HUD McKinney Vento Funds with case management services funded by Marin County Mental Health and Substance Use Services (MHSUS). Program eligibility includes individuals and families who are chronically homeless and have a severe and persistent mental illness. The Shelter Plus Care Program serves at least 90 households. MHA has set aside 50 vouchers for the most medically vulnerable people experiencing chronic homelessness, and these participants will also be provided with wrap-around supportive services.

Emergency Housing Voucher program provides vouchers and case management services for homeless individuals and families.

Veterans Administration Supportive Housing (VASH) provides housing vouchers and supportive services to chronically homeless veterans.

Mainstream Vouchers and case management services are provided for non-elderly, disabled and homeless individuals and families.

The HOPWA Program combines housing subsidy from HUD and case management services from local community-based organizations with which the Housing Authority has entered into a Memorandum of Understanding to provide services. Individuals and families must have an HIV/AIDS diagnosis confirmed by an appropriate third party and meet income eligibility guidelines. HOPWA is expected to serve 13 households in 2022-23.

The Below Market Rate (BMR) Homeownership Program manages a portfolio of over 332 homes for low and moderate-income first-time homebuyers. MHA provides a priority preference to families living or working in Marin City for all the re-sell units available in Marin City. MHA offers First Time Homebuyer Education Workshops in both English and Spanish in collaboration with Fair Housing Advocates of Northern California. MHA staff also collaborates with the Marin City Community Development Corporation to help prepare Marin City residents for homeownership opportunities by addressing credit issues, down payments, and savings.

Through the Below Market Rate and Section 8 Homeownership Programs, MHA continues to collaborate with Habitat for Humanity, Hello Housing, and Marin City Community Development

Corporation to publicize opportunities for first-time homebuyers.

During COVID-19, MHA has continued to provide essential services to residents and housing program participants. MHA was awarded 117 emergency housing vouchers and a total of 177 mainstream vouchers. As a result of strong partnerships with the County of Marin and other Community Based Organizations to provide case management services as well as MHA's Housing Locator program, MHA has been able to utilize the vast majority of the EHV and additional mainstream vouchers issued by HUD in response to the COVID-19 pandemic.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Section AP-35 shows the proposed CDBG and HOME activities to be undertaken serving the homeless and special needs populations. In the list of proposed CDBG and HOME projects, activities serving homeless and special needs populations are so noted.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness, including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Marin County Health and Human Services have staff dedicated to ending chronic homelessness and coordinating and improving services for people experiencing homelessness. They staff the Homeless Policy Steering Committee, which is the Continuum of Care organization for the County. Organizations such as Community Action Marin, Homeward Bound of Marin, St. Vincent De Paul Society, Ritter Center, and Downtown Streets Team have established a strong presence within the unsheltered homeless community. Marin County has implemented a Coordinated Entry system with a standardized assessment process to prioritize the highest-need, most vulnerable individuals and families for supportive housing. County Health and Human Services runs the 473-INFO resource hotline to refer older adults and those with disabilities to resources. Additional efforts include:

- The Behavioral Health and Recovery Services Division has placed a mental health clinician in the field to conduct eligibility and intake assessments for mental health services for people experiencing homelessness.
- The County hired a Senior Outreach Coordinator, who coordinates all homeless outreach activities across the county to eliminate gaps and overlap in effort.
- All key homeless providers (housing and non-housing) participate in the Homeless Management Information System (HMIS), which helps identify unsheltered persons, and are able to assess clients for the Coordinated Entry system.
- Dedicated encampment/street outreach activities (conducted by Mental Health Transition Teams, CARE Teams, Marin Interfaith Street Chaplaincy, and a San Rafael Police Department Mental Health Outreach Worker) identify and engage unsheltered individuals daily and are participating in outreach planning meetings to ensure

countywide geographic and population coverage.

- With the CoC, the County used ESG-CV funds to create two new outreach teams to improve outreach coverage throughout the County, including boat rental to reach Marin's unique "anchor-out" population moored offshore in Richardson Bay.
- The County's primary Emergency Shelter for single adults has transitioned to housing-focused shelter, reducing barriers and adding case management to increase housing placements and shorten length-of-time homeless.
- The Whole Person Care Medicaid waiver program allows data-sharing and coordination between housing, health care, and homeless services organizations. The program provides housing-based case management, paired with Housing Choice Vouchers from Marin Housing Authority to create up to 50 additional Permanent Supportive Housing beds each year.
- The County's COVID Emergency Operations Center used FEMA and CARES funds to run a Project Roomkey emergency shelter at several local motels, keeping COVID-vulnerable people off the street and out of congregate settings. Roomkey motels collaborate with Coordinated Entry to identify those who are most vulnerable.
- The County Community Development Agency, Health and Human Services, and Department of Public Works collaborated to use state Project Homekey funding to purchase three properties for use as interim housing and then Permanent Supportive Housing, ultimately creating 105 new units of permanent supportive housing.

The County's goals to reduce and end homelessness over the next year are:

- Increase housing-based case management through the Whole Person Care Medicaid waiver program to create additional Permanent Supportive Housing beds with Section 8/811 and Emergency Housing vouchers.
- Add additional partners to the Whole Person Care release of information to create more robust data sharing and improve care coordination.
- Apply for new project funding through various state and federal funding streams.
- Evaluate and improve our housing-focused Emergency Shelter system.
- Increase and improve diversion resources to reduce first-time homelessness.
- Continue to add system entry points for Coordinated Entry to ensure minimal barriers to housing.
- Expand outreach to underserved areas of the county and improve coordination with alternative outreach including police, parks, and public works.
- Continue evaluating the homeless system of care's impact on racial equity and implementing strategies to improve it.

Addressing the emergency shelter and transitional housing needs of people experiencing homelessness

Efforts to establish and provide emergency shelter and transitional housing increased considerably during COVID-19 through the County's participation in the State-sponsored Roomkey and Homekey programs. All transitional housing and emergency shelters in Marin

participate in HMIS. The Continuum of Care regularly analyzes HMIS data to develop strategies for improving utilization of transitional housing and shelter by those most in need, identify services and programs that will help households achieve housing stability and self-sufficiency, and determine gaps in inventory and capacity. Existing emergency shelters have transitioned to a housing focus to further improve housing outcomes for clients. By focusing on permanent housing in every area of our homeless system, including emergency shelter, Marin seeks to end the cycle of chronic homelessness.

Helping persons experiencing homelessness (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that they experience homelessness, facilitating their access to affordable housing units, and preventing recurring homelessness

Homeward Bound of Marin creates new permanent supportive housing beds for individuals and families experiencing homelessness each year, including the conversion of several transitional housing projects into permanent supportive housing. Their New Beginnings Center serves as a housing-focused emergency shelter for individuals, and they have placed 70% of their clients into permanent, non-supportive housing throughout the county. St. Vincent De Paul Society has master leased and purchased several properties to provide permanent supportive housing options for clients who are unable to rent directly from landlords due to past evictions, credit history, and presentation. The Marin Housing Authority and Marin County HHS have teamed up to pair Section 8, Section 811, and Emergency Housing vouchers with housing-based case management to increase the available permanent supportive housing in Marin. HHS also directly funds 54 units of permanent supportive housing with local providers, as well as providing the services and matching funds for much of the federally funded homeless housing. Marin currently has 649 units of permanent supportive housing, up from 336 in 2016.

HHS uses County general funds, CalWORKs Housing Support Program funds, and federal Emergency Solutions Grants to provide Rapid Rehousing for clients who do not need the ongoing services of permanent supportive housing. In addition, the Marin Housing Authority provides Moving On vouchers: Section 8 vouchers for clients who are in Permanent Supportive Housing and still need the rental subsidy but no longer need the services. This frees up additional Permanent Supportive Housing beds.

HHS and its nonprofit partners have recently implemented rapid rehousing for coordinated entry, which will streamline referrals, improve targeting of resources, and enhance communication and coordination between providers.

HHS has placed a Rapid Rehousing program in a Project Roomkey emergency COVID shelter to assist clients with transitioning into permanent housing when the program ends, preventing exits to the street.

HHS also coordinates stakeholders and identifies opportunities to increase long-term permanent housing stability. Long-term strategies include:

- Increasing access to mainstream services to better stabilize clients in the long-term. Services include outreach, SSI advocacy, and on-site benefits enrollment. HHS uses national best practices to expedite SSI/SSDI enrollment for people with disabilities who are experiencing homelessness.
- Expanding integrated interagency service teams providing housing-linked wraparound services.
- Integrating mental health and substance abuse programs to form a behavioral health team, which serves as a cross-sector initiative to increase access to integrated services in community clinics.
- Mental health transition teams providing support to people experiencing mental health crises to prevent mental health-related housing loss.
- Evaluating annual agency performance to deliver targeted technical assistance.
- Enhancing data-sharing between all health, behavioral health, and homeless services to improve care and decrease duplication of services.

The County has invested in the Housing Authority's ability to attract and retain landlords willing to accept vouchers through the Landlord Partnership Program, including funding a Housing Locator position, providing funding for deposits, and creating a risk pool to pay for any damages to units.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Preventing Households from Becoming Homeless: Marin County Health and Human Services staff assists in the coordination of efforts of several key prevention providers, including Adopt A Family, Canal Alliance, Community Action Marin, Legal Aid of Marin, North Marin Community Services, Ritter Center, St. Vincent De Paul Society, and the West Marin Resource Center. In the Ten-Year Plan update process, the Homeless Policy Steering Committee (HPSC) identified prevention as a key priority. Prevention action steps include enhancing the capacity of phone services to assess and link callers to prevention services and expanding outreach to landlords to make them aware of prevention services. County HHS also invested state Homeless Emergency Aid Program (HEAP) funding into a diversion program to move people who are newly homeless back into housing before entering the homeless system of care.

Additionally, County HHS funds a medical respite program for people being discharged from any of the three local hospitals. HHS's Children and Family Services Division supports foster youth to ensure that they are not discharged into homelessness. Furthermore, HHS employs a

staff person to coordinate between the local mental health facility and our County Behavioral Health and Recovery Services (BHRS). HHS's Residential Services Unit also works closely with Institutes for Mental Disease (IMD) to support people during the transition to a lower level of care. To support this effort, people are stepped down from IMDs into local residential supportive units with increasing levels of independence to ensure that people have support adequate to keep them stable and housed. HHS also operates a Transition Team through BHRS, which identifies people who are held in our local Crisis Stabilization Unit to connect them with ongoing supports.

Further, throughout the COVID-19 pandemic the Housing and Federal Grants staff, in collaboration with Health and Human Service, Emergency Operations Center, and nonprofit partners, has developed a rental assistance program to disburse \$33.5 million in funds to support renters who have lost income due to the pandemic.

Discussion

Marin County providers and government partners are working to implement best practices across the entire homeless system of care to reduce and end homelessness in our community. These include Coordinated Entry to prioritize the highest-needs clients for permanent supportive housing; diversion to help clients find housing options outside the system of care; specialized approaches for subpopulations including veterans, youth, and families; Housing First; and lowering case management staff to client ratios in permanent supportive housing to improve outcomes for the hardest to serve.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

According to the County's Analysis of Impediments to Fair Housing Choice submitted to HUD, the following are identified as barriers to affordable housing:

Community Opposition to Affordable Housing

Community opposition has been identified as the number one reason for the lack of affordable housing development in the County, particularly for families and in areas outside of minority concentration. Opposition to new housing developments can arise in all of the County's neighborhoods, but is especially prevalent in majority White neighborhoods. The opposition is often based on common growth issues such as traffic congestion, water demand versus supply, and increased school enrollment. However, opposition can also reflect underlying fears of reduced property values, misperceptions of the type of housing that would be created, and stereotyped impressions of the people who will occupy the housing.

An increased understanding of affordable rental housing and the positive impact it has on individuals, families, and the community at large is instrumental to gaining wide support. The more informed the public and local government staff and elected officials are about the need for affordable rental housing and the benefits of avoiding housing insecurity and homelessness, the more leverage supporters will have to advance the development of affordable rental homes.

The Cost of Developing Affordable Housing

The cost of developing affordable housing in Marin is prohibitive even after accounting for grant and loan funding, direct and indirect subsidies, tax credits, and private donors. Many Marin communities require that developers of multi-unit housing set aside a percentage of units as affordable housing, and the County's Housing Trust Fund provides financial assistance to help affordable housing developers create and preserve affordable housing for low and very low-income households. Some cities and towns do not have inclusionary policies or affordable housing impact fees, and for some jurisdictions, the housing trust account balances are too low to be useful. In addition, in-lieu fees do not reflect the actual costs of building affordable housing in the County.

Lack of Affordable Housing Sites

Developers and members of the community are unaware of potential affordable housing sites across the County. Because of this, opportunities to purchase land or properties for non-affordable housing may reduce the availability for affordable developments.

Lack of Opportunities for Home Ownership by People of Color and Ongoing Concerns of Gentrification

The price of housing in Marin is unaffordable for most residents, but because of historic, discriminatory practices and government policies, African Americans – in particular, people who lived in Marin City during the “Marinship” years of the 1940s – have been particularly affected by policies that have created segregated communities with limited access to opportunities.

In addition, gentrification of some Marin communities is forcing people of color and low-income residents to be priced out of their own neighborhoods. Designating land for the purpose of developing affordable housing that will remain affordable in perpetuity will create opportunities for home ownership while affirmatively furthering fair housing. Transforming racially and ethnically concentrated areas of poverty into areas of opportunity can preserve existing affordable housing and protect existing residents from displacement.

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The County's 2020 Analysis of Impediments to Fair Housing Choice proposes the following actions to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing:

Community Opposition to Affordable Housing

1. Provide ongoing community engagement to educate, include, and inform residents about housing challenges in Marin, and to highlight the County's prior achievements in developing affordable housing and addressing racial disparities in housing choice.
2. Develop strategies and talking points to address opposition to development, including the impact on schools, water, transportation, and traffic.

3. Include and expand the number of participants who engage in discussions about barriers to fair housing and disparities in access and opportunities in Marin’s communities, and provide opportunities to advance recommendations to address housing challenges in the County.
4. In keeping with the County’s 2019 Voluntary Compliance Agreement with the Department of Housing and Urban Development, prioritize development and funding for rental housing for families, particularly in areas outside of minority concentration.

The Cost of Developing Affordable Housing

1. The County should consider ways to provide a local dedicated source of funding for affordable housing. Options could include bonds, local sales tax, transit occupancy tax, vacant home tax, or other measure to create and preserve local affordable housing for low-income households, veterans, seniors, teachers, first responders, persons with disabilities, and those experiencing homelessness.
2. The County should work with cities and towns to pool in-lieu fees to increase funds available for affordable housing and raise the amount of all in-lieu fees to reflect the actual cost of affordable housing development.
3. The County should consider a sub-regional approach to share resources and possibly units to increase collaboration and production of housing.
4. The County should work with cities and towns to adopt inclusionary housing policies to bolster funds available to support affordable housing.
5. The County should encourage cities and towns to reduce developer fees for affordable housing.

Lack of Affordable Housing Sites

1. Prepare and publicize available and easily obtainable maps of all incorporated and unincorporated vacant and underutilized parcels in Marin. Housing sites identified by the County, cities, and towns in their respective Housing Elements could be the basis for this information. Additional potential housing sites should also be considered when preparing the maps.
 - Provide public updates and market to affordable housing developers, and
 - Prioritize the VCA commitment to 100 units for family housing.
2. Identify underutilized parcels in the County to acquire, convert, and develop into affordable housing.
 - Post/advertise information on the County’s website and update continually.
 - Identify whether parcels are privately or publicly held and if there are any public right of ways.
3. Create a public database of potential sites that can be updated regularly.
4. As part of the County’s next Housing Element, consider rezoning sites for affordable housing in areas outside of areas of minority concentration to further local housing goals and comply with State housing law. Consider objective development and design standards for housing projects that qualify for streamlined permit review.

Lack of Opportunities for Home Ownership by People of Color and Ongoing Concerns of Gentrification

Work with communities to develop a community land trust for low-income residents of Marin that creates opportunities for affordable housing and home ownership, with specific inclusion for African Americans with historical connections to Marin City. Model it after the Community Land Trust of West Marin (CLAM) to ensure long-term housing affordability.

In addition, the County has been working with six other jurisdictions from within the county to update and adopt inclusionary policies. Two of the six jurisdictions do not have inclusionary policies requiring that affordable units be included in market rate developments. These policies are slated to be adopted by 6/30/2022.

Discussion

The main constraints to new affordable housing include limited available land and high land costs, lack of funding, and community opposition. Land costs and other market constraints can significantly impact housing development and affordability. Two major factors contribute to high land costs: high demand and limited supply of land zoned for development. In Marin County as a whole, land costs average around 15% to 20% of construction costs for multi-family developments. Generally, land zoned for multi-family and mixed-use developments costs more than land zoned for single-family residential. For example, recent sales show land zoned for multi-family developments in Marin County average over \$2 million dollars per acre. Total development costs for a subsidized multi-family development are over \$650,000 per unit.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80% of the loan-to-value ratio of the new construction cost. In recent years, due to market conditions and government regulations, banks require larger investments by the builder. Affordable housing developments face additional constraints in financing. Although public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments may be more difficult to make financially feasible because the higher per-unit costs result in a sale or rental price that is above the affordability limits set for many funding programs. Additionally, smaller projects often require significant time investments from developers. Because the overall budget is smaller and a developer's operating income is based on a percentage of total costs, the projects are often infeasible without special incentives or significant local funding.

Affordable rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available. However, recent cuts in public spending statewide have put pressure on these sources. Tax credits are a valuable source of revenue for low-income housing developers; however, few potential sites in the County qualify for such credits. Today, the cost of construction has grown considerably due to extensive fires in the North Bay that have burned every year since 2017, COVID-related supply chain issues and labor shortages, and ongoing inflation. These combined with stagnant tax credit revenue puts developers of low-income properties at an even greater disadvantage. Another constraint to housing production in Marin County is community resistance to new developments. Marin County's infrastructure is strained and this leads to a number of concerns, primarily: 1) new

developments may cause increased traffic, 2) long-term sustainability of the local water supply, 3) potential impacts on schools and other local infrastructure, and 4) valuable open space could be lost. Additionally, issues related to community character are often raised, such as how density may adversely affect the visual cohesiveness of the neighborhood, how affordable housing may impact property values, or how affordable housing should be distributed more evenly throughout the County. At times, there is tension between fair housing laws and a desire to provide preferential access to affordable housing for some community segments, such as local workers (examples are nurses, teachers, and law enforcement personnel). In many cases, it is impossible to target housing to select groups. These concerns are often expressed during project review phases and can present significant political barriers to development.

Marin County aims to alleviate specific barriers to housing, including lack of funding and lack of suitable sites. New developments in Marin County are financially assisted with Housing Trust, CDBG, and HOME dollars to provide gap financing. In addition, the Housing Element process includes an exercise for members of the public to identify eligible development sites.

AP-85 Other Actions – 91.220(k)

Introduction:

Obstacles to meeting underserved needs for Marin County are tied to the extent of need in the County and its cities and towns, as well as the geographic topography of the County. Major obstacles include limited funds; extremely high housing, land, and development costs; and gaps in institutional structure.

Due to high costs, economic conditions, poverty and unemployment, and a high occurrence of low-wage service industry jobs, a significant number of low-income Marin County residents struggle to make ends meet. The available resources to support programs and services that help individuals and families become self-sufficient are inadequate. The situation is made worse by the COVID-19 pandemic and its disproportionate effects on low-income persons of color. Marin's unemployment rate is currently at 2.4%.

Actions planned to address obstacles to meeting underserved needs

To address obstacles to meeting underserved needs, the County proposes to fund activities directed at members of protected classes, including racial and ethnic minorities, people with disabilities, and families with children. For example, Community Development Block Grant assistance will be used to support public services for children of low-income minority families (such as youth development programs in Marin City and various childcare programs across the County). Conservation and expansion of the supply of subsidized family rental housing will be a major priority for the use of HUD funds.

Actions planned to foster and maintain affordable housing

To foster and maintain affordable housing, the County will use a large portion of its HUD funding for development, preservation, and rehabilitation of subsidized housing. The County will also seek to leverage other funding sources, including Federal, State, and local funds.

Actions planned to reduce lead-based paint hazards

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

The Marin County Department of Health and Human Services in partnership with the Community Development Agency's Environmental Health Services operates the Childhood Lead Poisoning Prevention Program (CLPPP). This program is currently undergoing reorganization and outreach planning. COVID-19 greatly impacted CLPPP, with staff time taken up with serving as disaster service workers during the emergency response. CLPPP only addressed urgent matters during this time. Beginning in September 2021, a new CLPPP Coordinator/Public Health Nurse (PHN) and Environmental Health Specialist were hired.

The new CLPPP coordinator has been working with the State Childhood Lead Poisoning Prevention Branch (CLPPB) and following up on recommended actions to strengthen the program. New policies and procedures have been written and the coordinator is planning future outreach with the guidance of CLPPB. In addition, the Marin CLPPP is working with State and local partners to collect data and use it to identify high-risk areas in hopes of targeting messaging and outreach to those at higher risk for lead exposure. Marin CLPPP is establishing its list of community outreach partners to create a broad network of resources for lead exposure prevention to Marin County children.

Actions planned to reduce the number of poverty-level families (Additional information being supplied by HHS)

As a provider of employment services to public assistance recipients, the Employment & Training Branch within Marin County Health and Human Services (HHS) is in the unique position to blend services that help low-income persons to obtain and retain employment. The Employment and Training Branch (ETB) houses the CalFresh Employment and Training and General Relief programs. The integration of these programs creates an efficient combination of employment services that provides job search readiness and vocational and on-the-job training for participants, with the ultimate goal of creating multiple pathways to self-sufficiency.

Employment services include:

- Workshops on resume building, interview skills, and career exploration.
- Self-directed use of the Marin's Career Resource Center (temporarily closed for

construction).

- Individualized career services featuring one-on-one meetings with an Employment Development Counselor for self-assessments, developing an individual employment plan, and counseling.
- Vocational training services where participants are eligible for up to \$4,500 for classroom training in a growth industry.
- “Earn and learn” training that places participants in an in-demand, sector-driven occupation that will enhance their prospects for long-term employment and maintain or increase their wage levels, with the overall goal of becoming self-sufficient. Through exposure in an actual work setting, participants acquire field-specific skills and employment competencies.
- Retention services are provided for three months after exiting a program with unsubsidized employment.

ETB works with several community organizations to provide vocational training and has a formal partnership with Homeward Bound of Marin’s Fresh Starts Culinary Academy. This program provides individuals with 10 weeks (250 hours) of job training, certification, and job placement support. The curriculum is certified by the American Culinary Federation and provides comprehensive culinary training with supportive services.

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

Actions planned to develop institutional structure

The Marin County Housing and Federal Grants Division staff participate on the Homeless Policy Steering Committee, Opening Doors Committee, Child Care Council, First 5 Initiative, Housing Funders Group, committee on housing for farm workers and their families, County Ag team, and Planning Directors Group.

Actions planned to enhance coordination between public and private housing and social service agencies

To foster public housing improvements and resident initiatives, the Marin Housing Authority will continue to seek funding for public housing improvements and provide public housing residents with technical assistance for their initiatives as funds permit. MHA continues to partner with affordable housing developers, thereby securing vouchers that ensure deep affordability of housing projects. The County partners with MHA, affordable housing developers, and local nonprofits to ensure ongoing supportive housing services.

Discussion

The large number of nonprofit organizations serving low-income communities in Marin is both an asset and a challenge. The sheer number of nonprofits creates increased competition for

limited resources. Conversely, the benefits of a rich variety of social service organizations often translates to more community-based and culturally competent services for low-income residents. Lack of organizational capacity among nonprofits is another gap in institutional structure. In response, the Marin Community Foundation engages with nonprofits in organizational and programmatic capacity-building to improve the effectiveness and efficiency of service delivery. Additionally, the Department of Health and Human Services coordinates with agencies that serve homeless individuals and families.

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

This section addresses the program-specific requirements for the Annual Action Plan that are identified in the Consolidated Plan Final Rule.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies available program income to be applied toward projects planned for 2022-23.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$33,954
2. The amount of proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

- | | |
|--|-------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income (##.##) | 70.00 |

Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
 - Marin County intends to use its entire HOME allocation for projects described in 24 CFR 92.205(b).
 - The County does not intend to use any HOME funds for projects not described in 24 CFR 92.205(b).
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
 - No homebuyer activities are currently planned.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (see 24 CFR 92.254(a)(4)) are as follows:
 - No homebuyer activities are currently planned.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
 - No refinancing activities are currently planned.

Discussion

Eligible applicants and application process: Local nonprofit housing developers, owners, and managers are eligible for funding. Funds are available for a wide range of activities including acquisition, development, and/or rehabilitation of affordable housing for rent or ownership by low-income households. HOME applications are reviewed through the Federal Grants

application process, which includes both CDBG and HOME funds. All known nonprofit affordable housing providers working in Marin are notified when the application process opens. Throughout the year staff work to identify projects that may be candidates for HOME funds. Applications are evaluated and awarded funds through a competitive process. Staff review and evaluate each project application against a standard scoring tool. The Countywide Priority Setting Committee then reviews and recommends project funding to the Marin County Board of Supervisors, who issue a final approval.

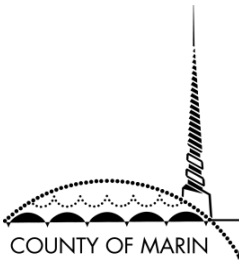
Beneficiaries: Marin County HOME funds are available for low-income renters and homebuyers with a household income not exceeding 80% of area median income and in accordance with HOME income limits published annually. Consistent with the County's Voluntary Compliance Agreement, family housing projects outside impacted census tracts are prioritized. No other preferences are allowed.

CDBG and HOME Requests and Recommendations for all Planning Areas

	A	B	C	D	E	F	G	H	I	J	K	L
	PROJECT SPONSOR	PROJECT NAME	Year 1 CDBG Request	Year 2 CDBG Request	County Other Year 1 Recommendation	Novato Year 1 Recommendation	San Rafael Year 1 Recommendation	Total Year 1 CDBG Allocation	Year 1 HOME Request	Year 2 HOME Request	Total Year 1 HOME Allocations	YEAR 1 PROJECT TOTAL
1												
2	HOUSING											
3	Bolinas Community Land Trust (CHDO)	31 Wharf Rd							\$ 800,000	\$ -	\$ 550,000	\$ 550,000
4	<i>Eden Housing, Inc (CHDO) - Withdrawn</i>	<i>Point Reyes Coast Guard</i>							\$ -	\$ 500,000	\$ -	\$ -
5	Eden Housing, Inc (CHDO)	Oak Hill Apartments – Lower Income							\$ -	\$ 600,000	\$ -	\$ -
6	Habitat for Humanity Greater San Francisco	Habitat Redwood Blvd.							\$ 800,000	\$ 800,000	\$ 263,000	\$ 263,000
7	Episcopal Community Services	1251 S. Eliseo	\$ 500,000	\$ 500,000	\$ 285,000	\$ 20,000	\$ 92,500	\$ 397,500	\$ -	\$ -	\$ -	\$ 397,500
8	Homeward Bound of Marin	Novato Veterans and Workforce Housing	\$ 250,000	\$ -	\$ 96,500	\$ 61,000	\$ 92,500	\$ 250,000	\$ 500,000	\$ 500,000	\$ -	\$ 250,000
9	Marin Center for Independent Living	Residential Access Modification Program	\$ -	\$ 18,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	TBD	Residential Rehab Loan Program	\$ 267,800	\$ 282,200	\$ 105,000	\$ 65,000	\$ 80,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
11	San Geronimo Valley Affordable Housing Association	Sage Lane Units #11, 15 Exterior Painting	\$ 17,000	\$ -	\$ 17,000	\$ -	\$ -	\$ 17,000	\$ -	\$ -	\$ -	\$ 17,000
12	Canal Alliance	Canal Alliance Affordable Housing	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13			\$ 1,034,800					\$ 914,500	\$ 2,100,000		\$ 813,000	\$ 1,727,500
14	CAPITAL											
15	Fairfax-San Anselmo Children's Center	Kitchen Health & Safety Repair	\$ 104,238	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000				\$ 40,000
16	Petaluma Health Center dba Coastal Health Alliance	Point Reyes Station Clinic Laboratory and Accessibility Renovations	\$ 182,270	\$ -	\$ 182,000	\$ -	\$ -	\$ 182,000				\$ 182,000
17	Shoreline Unified School District	Inverness School Play Structure	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000				\$ 30,000
18	Buckelew Programs - Recategorized from Housing	Buckelew Programs - Novato House Residential Support Services Facility	\$ 103,500	\$ 33,750	\$ -	\$ 103,500	\$ -	\$ 103,500				\$ 103,500
19	<i>North Bay Children's Center - Withdrawn</i>	<i>Redevelopment of the North Bay Children's Center Headquarters</i>	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -				\$ -
20	North Marin Community Services	NMCS Building Security	\$ -	\$ 183,163	\$ -	\$ -	\$ -	\$ -				\$ -
21	City of San Rafael Department of Public Works	Canal Area Pathway Projects	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -				\$ -
22	Community Action Marin	Renovation of the De Colores Children's Center & Safety Net Services Hub to Increase Childcare for Families of Low Income	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ 150,000	\$ 150,000				\$ 150,000
23			\$ 720,008					\$ 505,500				\$ 505,500

CDBG and HOME Requests and Recommendations for all Planning Areas

	A	B	C	D	E	F	G	H	I	J	K	L
1	PROJECT SPONSOR	PROJECT NAME	Year 1 CDBG Request	Year 2 CDBG Request	County Other Year 1 Recommendation	Novato Year 1 Recommendation	San Rafael Year 1 Recommendation	Total Year 1 CDBG Allocation	Year 1 HOME Request	Year 2 HOME Request	Total Year 1 HOME Allocations	YEAR 1 PROJECT TOTAL
24	PUBLIC SERVICES											
25	Bambini Yoga Project	Wednesday Food Distribution Center at Martin Luther King Jr. Academy	\$ 17,674	\$ 17,674	\$ -	\$ -	\$ -	\$ -				\$ -
26	Center for Employment Opportunities, Inc	Employment and Training Services for Formerly Incarcerated Marin County Residents	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -				\$ -
27	Community Action Marin	Driving to Thriving Project: Commercial Driver's License Workforce Development Project	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -				\$ -
28	Covia Foundation	Home Match Marin	\$ 15,000	\$ 15,000	\$ 4,000	\$ 3,500	\$ 7,500	\$ 15,000				\$ 15,000
29	ExtraFood.org	Building an Equitable and Sustainable Food Safety Net in Marin County	\$ 25,000	\$ 25,000	\$ 5,500	\$ 1,750	\$ 7,750	\$ 15,000				\$ 15,000
30	Fair Housing Advocates of Northern California	Fair Housing Counseling and Education	\$ 75,000	\$ 79,500	\$ -	\$ -	\$ -	\$ 65,000				\$ 65,000
31	Family & Children's Law Center	Domestic Violence Legal Services for Low Income Families	\$ 30,000	\$ 30,000	\$ 3,500	\$ 1,750	\$ 9,750	\$ 15,000				\$ 15,000
32	In Spirit	Food Stipend and Caregiver Financial Aid Expansion Program	\$ 48,800	\$ 48,800	\$ -	\$ -	\$ -	\$ -				\$ -
33	Legal Aid of Marin	Keeping Marin Residents in their Homes	\$ 40,000	\$ 40,000	\$ 7,500	\$ 5,000	\$ 22,000	\$ 34,500				\$ 34,500
34	Marin County Dental Care Foundation	Marin County Dental Care Foundation: Helping Children Smile	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -				\$ -
35	Multicultural Center of Marin	Equity in Access for Self-Sufficiency	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -				\$ -
36	Vivalon	Nourish by Vivalon	\$ 65,000	\$ 65,000	\$ -	\$ -	\$ -	\$ -				\$ -
37	<i>Belvedere Tiburon Joint Recreation Committee - Withdrawn</i>	<i>Scholarships for Recreation Programming</i>	\$ 15,000	\$ 5,000	\$ -	\$ -	\$ -	\$ -				\$ -
38	Bridge the Gap College Prep	Evening Transportation from Sausalito Marin City Elementary Campus to Marin City Allowing for Afterschool Program Participation	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -	\$ -				\$ -
39	FAIRFAX-SAN ANSELMO CHILDREN'S CENTER	School Age Transportation Program	\$ 17,250	\$ 17,250	\$ 15,000	\$ -	\$ -	\$ 15,000				\$ 15,000
40	First Missionary Baptist Church	Marin City Fatherhood Council / Mentoring Group	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -				\$ -
41	Multicultural Center of Marin	Wise Choices for Girls	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -				\$ -
42	Performing Stars of Marin (PSoM)	Robust Social Services for Southern Marin Residents Including Children, Youth and Families	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000				\$ 15,000
43	San Geronimo Valley Community Center	Human Service Program	\$ 61,098	\$ 61,098	\$ 15,000	\$ -	\$ -	\$ 15,000				\$ 15,000
44	North Bay Children's Center, Inc.	Child Care Scholarships	\$ 20,000	\$ 20,000	\$ -	\$ 15,000	\$ -	\$ 15,000				\$ 15,000
45	North Marin Community Services	NMCS Teacher Workforce Stabilization	\$ 20,000	\$ 20,000	\$ -	\$ 15,000	\$ -	\$ 15,000				\$ 15,000
46	City of San Rafael/Pickleweed Preschool	Preschool/Pickleweed Preschool	\$ 44,424	\$ 45,624	\$ -	\$ -	\$ 23,000	\$ 23,000				\$ 23,000
47			\$ 774,246					\$ 242,500				\$ 242,500
48	ADMINISTRATION											
49	CDBG Administration	County of Marin						\$ 322,800				\$ 322,800
50	HOME Administration	County of Marin									\$ 90,417	\$ 90,417
52	TOTALS		\$ 2,529,054	\$ 2,537,059	\$ 821,000	\$ 291,500	\$ 485,000	\$ 1,985,300	\$ 4,200,000	\$ 2,400,000	\$ 903,417	\$ 2,888,717



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Additional Guiding Principles for Funding Recommendations

Program Spending Deadlines

Community Development Block Grants (CDBG) –

HUD regulations stipulate the timely expenditure of project funds and that unspent funds should be reallocated and used in communities that can meet timely spending guidelines. HUD takes sanctions if, on the annual test date in late April, an entitlement community has unspent CDBG funds that exceed 1.5 times its annual CDBG grant amount. If a community's unspent CDBG balance exceeds the 1.5 standard on the test date, HUD will designate the community as a "high-risk" grantee and may also take funds away. The reduction of grant awards is done through an automated process, so there is no opportunity to request a waiver or extension. If the CDBG grant declines, the amount of unspent funds permitted also declines. Therefore, we must take care to prioritize CDBG funds for projects that are ready to proceed.

Current HUD regulations and policy trends suggest increased scrutiny on entitlement communities and the administration of their federal dollars. Funding should therefore be prioritized for projects that can meet timely spending requirements, avoiding funding agencies with unspent balances or agencies lacking the administrative capacity to execute their spending in a timely manner.

HOME Investment Partnerships Program –

In January 2019, HOME spending deadlines were modified by the passage of the Consolidated Appropriations Act. This legislation suspends the 24-month commitment requirement for Community Housing Development Organization (CHDO)¹ set-aside funds, as well as continues the suspension of the 24-month commitment requirement for regular HOME Investment Partnerships Program (HOME) funds. Both deadline requirements are suspended through December 31, 2023. In addition, per authority provided to HUD through the CARES Act, there is a waiver available for the four-year project completion requirement, among others.

Prior to the passage of these bills, the County was required to enter into a contract with a CHDO project sponsor, committing the HOME funds to a specific project within 2 years of the HUD allocation. The requirement that HOME funds be placed under contract within two years is extremely difficult to implement in Marin County. This

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

change combined with the increased time for project completion will ease some burden and risk of losing funds due to projects involved in prolonged entitlement, funding obtainment, and construction processes. The County is not permitted to enter into a contract to provide a project sponsor with HOME funds unless all other necessary financing has been secured, and there is a reasonable expectation that the project can start construction or rehabilitation within 1 year of the contract date. If the project involves acquisition, there must be a reasonable expectation that acquisition will occur within six months. In practice, the sponsor needs to have secured all local planning approvals before they can obtain the funding commitments for the entire cost of the project.

Although the 24-month commitment has been suspended and the four-year project completion requirement is available to be waived, there remains a 9-year expiration on funds. If this deadline is not met, HUD can cancel that portion of the community's HOME grant. HUD can also require repayment of funds, even if the County has already spent the money on a project, regardless of whether the project is eventually completed.

The most challenging aspect of HOME funds is the requirement that all other financing must be secured prior to the County entering into a contract to provide a project with HOME funds. Most sponsors of affordable housing find that they need a significant commitment of HOME funds in order to leverage commitments from other sources of funding, particularly if those sources are not local. For example, in order for an affordable housing development project to successfully compete for low-income housing tax credits, it needs a substantial commitment of local funding, which often includes HOME funds.

Priorities

Affirmatively Furthering Fair Housing –

Marin County has received criticism for its lack of affordable housing, particularly for members of the protected classes. The 2020 County Analysis of Impediments to Fair Housing Choice (AI) identifies four (4) broad categories of barriers to fair housing choice. Federal grant funding will be used in a manner consistent with supporting the goals of furthering fair housing choice in Marin County. To do this, fair housing and affirmative marketing criteria have been elevated as a comprehensive part of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) project selection process. All CDBG and HOME applications are assessed for capacity and compliance with those criteria.

Projects in alignment with the Fair Housing goals laid out in the Consolidated Plan and the AI will be prioritized. Addressing the fair housing concerns in Marin County will require a concerted effort on behalf of County staff, the Board of Supervisors, cities and towns, and Countywide Priority Setting Committee members.

Supporting Projects That Serve Members Of The Protected Classes –

The PSC has opted to prioritize projects that serve members of the protected classes. The funding application collects data that specifically identifies which members of the protected classes are being served and how. This data aids in making funding recommendations and evaluating whether projects predominantly serve members of protected classes.

All funded projects will be required to affirmatively market their services. In this context, project applicants must market services and give special assistance to historically disadvantaged groups. It is insufficient to simply not discriminate; assertive steps aimed at reversing historical trends and discriminatory patterns must be taken. The affirmative marketing plans are one part of that effort, with the purpose of promoting a condition in which individuals of similar income levels in the same area have available to them a range of choices in housing and services regardless of their race, religion, color, national origin, sex, disability, or familial status. Through an affirmative marketing plan, a grantee indicates what special efforts they will make to reach out to potential clients who might not normally seek housing or services. This requires that the provider study the market area, learn the target population, and design methods to reach out to the target population. Affirmative marketing does not limit choices; it expands choices by actively seeking to reverse the patterns of the past and provide for open and fair access to housing and services where the individual is free to live, work, and recreate where they choose. Affirmative marketing does not include specific goals or quotas. However, quantitative data and analysis are essential to planning and monitoring affirmative marketing program effectiveness.

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

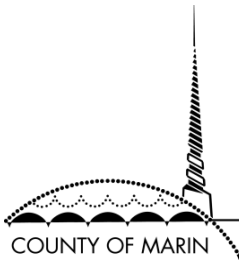
Prioritizing Fewer Applications –

HUD requested that Marin reconsider the numerous small allocations that have been made in favor of funding fewer, larger projects that address priorities established by the Priority Setting Committee, “larger projects” being identified by HUD as \$10,000 per project. This recommendation was based on multiple conversations with the HUD office on ways to utilize funds more efficiently and effectively, most recently with comments on the 2016 Consolidated Plan Amendments.

Funding Fewer Housing Projects Per Year –

The PSC also recommended that one or two housing projects that are prepared and ready to utilize funds be prioritized. Funding fewer projects per year could allow more substantial funding commitments instead of funding many projects for multiple years.

Funding in larger amounts may also assist housing projects with meeting a timelier completion schedule. However, this may not always be feasible due to Marin's commonly lengthy approval processes and HUD's strict timely spending requirements.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

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

www.marincounty.org/cda

Local Policies and Procedures

- I. The Local Standard for Affordable Rents
- II. The Civil Rights Policy
- III. The Residential Antidisplacement and Relocation Assistance Plan
- IV. Notice of Nondiscrimination Policy

Availability of Information

Additional information about the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships Program, and the Housing Opportunities for Persons with AIDS Program, is available from the Housing and Federal Grants Division of the Marin County Community Development Agency at www.marincounty.org/federalgrants, 3501 Civic Center Drive, Room 308, San Rafael, California, phone 415-473-6279, federalgrants@marincounty.org. This information includes copies of the Consolidated Plan, records regarding past use of funds, a plan for minimizing the displacement of persons as a result of CDBG activities, a plan to assist persons actually displaced by CDBG activities, and an assessment of Marin County's housing and community development performance prepared by the U.S. Department of Housing and Urban Development. Copies of documents are available in accessible formats upon request.

I. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM LOCAL STANDARD FOR AFFORDABLE RENTS

In order for most rental housing projects to qualify for Community Development Block Grant assistance, a specified percentage of the units must be occupied by low- and moderate-income households at affordable rents. The Community Development Block Grant regulations at 24 CFR 570.208(a)(3) require that localities define "affordable rents" for this purpose.

It is the policy of the County of Marin that, for the purposes of 24 CFR 570.208(a)(3), for each dwelling unit, affordable rent equals the greater of:

- (a) 30% of the occupant household's gross income, or
- (b) 30% x 1.3 x the San Francisco Primary Metropolitan Statistical Area Very Low-Income limit, as published by the U.S. Department of Housing and Urban Development, for the appropriate household size for the unit.

<u>Number of Bedrooms</u>	<u>Appropriate Household Size</u>
0	2
1	3
2	5
3	7
4	9

Part (b) of this standard may not be applied to projects with less than four individual dwelling units. Part (b) of this standard may not be applied to existing tenants already in occupancy if it would result in a rent increase beyond normal annual increases in debt service and operating expenses.

This Local Standard for Affordable Rents is to be used solely for determining whether projects meet Community Development Block Grant Program eligibility standards, and does not in any way supersede the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, Section 104(d) of the Housing and Community Development Act of 1974, as amended, or the federal and local regulations and policies implementing those statutes.

II. CIVIL RIGHTS POLICY

In accordance with requirements for receiving funding from the U.S. Department of Housing and Urban Development, it is the policy of the County of Marin that:

The use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations is prohibited; and

Applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction will be enforced.

III. RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

In accordance with the replacement housing requirements of Section 104(d) of the Housing and Community Development Act of 1974, as amended, it is the policy of the County of Marin that:

All reasonable steps, consistent with other goals and objectives of the Community Development Block Grant Program and the HOME Investment Partnerships Program, will be taken to minimize the displacement of families and individuals from their homes and neighborhoods as a result of any activities assisted by the Community Development Block Grant Program or the HOME Investment Partnerships Program. In its evaluation of project proposals, Marin County will give substantially lower priority to projects which will cause involuntary displacement, or which will cause rents to rise so as to cause involuntary economic displacement of residential tenants. In all cases, Marin County will carefully weigh the benefits of a proposed project against any hardship it might impose on potential displacees, giving special consideration to the shortage of low-priced rental housing in Marin County.

In accordance with the requirements of 24 CFR 570.606(c)(1), if any occupied or vacant occupiable low/moderate-income dwelling units are demolished or converted to a use other than low/moderate-income dwelling units in connection with an activity assisted by Community Development Block Grant Program funds or HOME Investment Partnerships Program funds, the demolished or converted units will be replaced with low/moderate-income dwelling units which are located within Marin County, which are sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished or converted, which are in standard condition, which are initially available for occupancy during the period required by 24 CFR 570.606(c)(1)(ii)(D), and which will remain as low/moderate-income dwelling units for at least 10 years.

Any eligible displaced person will be given relocation assistance as required by all applicable regulations, including 24 CFR 570.606(c)(2). Any displaced person who is eligible under 24 CFR 570.606(c)(2) will be advised of the option to receive benefits under either Section 104(d) of the Housing and Community Development Act of 1974, as amended, or 49 CFR 24.

If Community Development Block Grant Program funds or HOME Investment Partnerships Program funds are committed for any activity that would directly result in the demolition of low/moderate-income dwelling units or the conversion of low/moderate-income dwelling units to another use, the County will make public and submit to the U.S. Department of Housing and Urban Development the information required by 24 CFR 570.606(c)(1)(iii).

IV. NOTICE OF NONDISCRIMINATION POLICY

The County of Marin does not discriminate on the basis of handicap in violation of 24 CFR Part 8 in admission or access to, or treatment or employment in, its federally assisted programs and activities, including those funded by the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Housing Opportunities for Persons With AIDS Program. Anyone with questions about this policy or the activities of the programs listed above may contact the Housing and Federal Grants Division of the Marin County Community Development Agency at 3501 Civic Center Drive, Room 308, San Rafael, phone 415-473-6279, federalgrants@marincounty.org. The Disability Access Manager has been designated to process grievances under this policy and may be contacted at 3501 Civic Center Drive, Room 304, San Rafael, California 94903, phone 415-333-4549, disabilityaccess@marincounty.org. Information about the existence and location of accessible services, activities, and facilities is available from the Section 504 Compliance Office at 3501 Civic Center Drive, Room 304, San Rafael, California 94903, phone 415-333-4549, disabilityaccess@marincounty.org. People using TTY devices may reach all County of Marin offices, including the Section 504 Compliance Office and the Housing and Federal Grants Division Office, at 415-473-3232, or through the California Relay Service at 711.