

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

AGENDA

COUNTYWIDE PRIORITY SETTING COMMITTEE PUBLIC HEARING

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

Thursday, December 1, 2022 at 6 P.M.

Meeting Location:

Virtual Hearing via Zoom. Register here:

https://us06web.zoom.us/webinar/register/WN_X_KAbuUNS5-UIvLfA-RBag

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

www.marincounty.org/cda

- 1. Opening Comments**
- 2. Consider recommendation for the HOME-ARP Allocation Plan to the Board of Supervisors.**
 - A. Staff report.
 - B. Discussion and recommendation for proposed HOME-ARP Allocation Plan.
 - C. Public comments.
- 3. Discuss and approve Permanent Local Housing Allocation (PLHA) priorities for the upcoming funding cycle.**
 - A. Staff report.
 - B. Discussion and recommendation for proposed PLHA priorities.
 - C. Public comments.
- 4. Review and approve the 2023-24 annual funding cycle timeline and process.**
 - A. Staff report.
 - B. Discussion and recommendation for proposed 2023-24 funding cycle.
 - C. Public comments.

5. Consider the adoption of a Countywide Priority Setting Committee Community Member Stipend Program.

- A. Staff report.
- B. Discussion and recommendation for proposed PSC stipend program.
- C. Public comments.

6. Receive an update on the 2019 Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development (HUD).

- A. Staff report.
- B. Discussion.
- C. Public comments.

7. Staff updates

8. Open time for public comment on matters not on the agenda

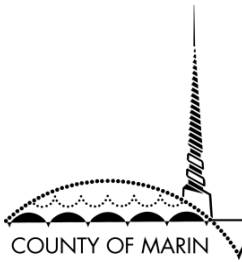
Future Hearing

Thursday, February 23, 2023 at 6 P.M.
Virtual Hearing via Zoom

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



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



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MEETING DATE: Thursday, December 3, 2022 at 6 P.M.

TO: Countywide Priority Setting Committee (PSC)

FROM: Molly Kron, Senior Planner
Aline Tanielian, Planner
Leelee Thomas, Planning Manager

SUBJECT: HOME-ARP Plan Approval, Permanent Local Housing Allocation Priorities, Annual Funding Cycle Timeline, Voluntary Compliance Agreement Update, and PSC Community Member Stipend Program

MEETING LOCATION: Virtual Hearing via Zoom. Register here:
https://us06web.zoom.us/webinar/register/WN_X_K_AbuUNS5-UIvLfA-RBag

REQUEST:

1. Consider the HOME-ARP Allocation Plan and approve a recommendation to the Board of Supervisors.
2. Review and discuss Permanent Local Housing Allocation (PLHA) priorities for the upcoming funding cycle.
3. Review and approve the 2023-24 annual funding cycle timeline and process.
4. Consider the adoption of a Countywide Priority Setting Committee Community Member Stipend Program.
5. Receive an update on the 2019 Voluntary Compliance Agreement with the U.S. Department of Housing and Urban Development (HUD).

DISCUSSION:

1. HOME-ARP Allocation Plan

The American Rescue Plan, or ARP, appropriated \$5 billion to the HOME Investment Partnerships Program to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. HOME-ARP funds are allocated by formula to jurisdictions that qualified for HOME Investment Partnerships Program allocations in Fiscal Year 2021. The County of Marin has been allocated \$2,902,549. Grant funds are available for expenditure until the end of September 2030.

HOME-ARP funds must be used to primarily benefit individuals and families that meet the definition of one or more “qualifying populations”:

- 1) Homeless¹
- 2) At Risk of Homelessness²
- 3) Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking³
- 4) Other Populations where assistance would:
 - Prevent the family’s homelessness⁴; or
 - Serve those with the Greatest Risk of Housing Instability⁵

HOME-ARP funds may be used for the following eligible activities:

- Affordable Rental Housing
- Tenant-Based Rental Assistance
- Supportive Services
- Non-Congregate Shelter

To support planning and usage of HOME-ARP funds staff drafted the HOME-ARP Allocation Plan (Attachment 1), which consists of six sections including:

- 1. Consultation
- 2. Public Participation
- 3. Needs Assessment and Gaps Analysis
- 4. HOME-ARP Activities
- 5. HOME-ARP Production Housing Goals
- 6. Preferences

On November 3, 2022, the PSC held a public hearing to present findings from community consultations, receive community comments, and provide staff with input to support further development of the HOME-ARP Allocation Plan. On November 15th, the County issued the Draft HOME-ARP Allocation Plan for public comment through December 16th.

Consistent with findings from consultation interviews, data analysis, and feedback from the PSC, staff recommend that the HOME-ARP funds be used to support, develop, and preserve affordable rental housing and make units more deeply affordable.

To do this, the County proposes granting HOME-ARP funds in conjunction with County Affordable Housing Funds (HTF) and Permanent Local Housing Allocation

¹ Defined in 24 CFR 91.5 *Homeless (1), (2), or (3)*
² Defined in 24 CFR 91.5 *At risk of homelessness*
³ Defined in 24 CFR 5.2003
⁴ Households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in 24 CFR 91.5, and are currently housed through temporary or emergency assistance.
⁵ Households with annual income less than or equal to 30% of the area median income. Veterans and families that include a veteran family member that meet the criteria for one of the other qualifying populations.

(PLHA) funds to leverage their collective impact and make 10 to 15 units more deeply affordable. For example, HTF and PLHA typically regulate rents at 60% of Area Median Income (AMI), whereas HOME-ARP units would regulate rents for a specific subset of units at 30-50% AMI.

In addition, Marin County’s HOME-ARP funds will give preference to families who are experiencing homelessness or at risk of homelessness, and families that are domestic violence victims who are experiencing homelessness or at risk of homelessness.

Next Steps:

If approved by the PSC, staff will take the HOME-ARP Allocation Plan to the Board of Supervisors (BOS) on January 10, 2023. Following approval by the BOS, staff will submit the plan to the U.S. Department of Housing and Urban Development (HUD) for review and approval. Subsequent to approval by HUD, staff will issue a Notice of Funding Availability (NOFA) in late Winter/early Spring to which eligible projects can apply. All project applications will be brought to the PSC for review and approval in late Spring.

Recommendation:

Approve a recommendation of the HOME-ARP Allocation Plan to the Board of Supervisors.

2. Permanent Local Housing Allocation (PLHA) Funding Priorities

The [Permanent Local Housing Allocation Program \(PLHA\)](#) is a state funding source through the Department of Housing and Community Development (HCD). The County of Marin is eligible for non-competitive PLHA funds as an Entitlement Community designated by HUD for the Community Development Block Grant (CDBG) program, and because it has an approved Housing Element and submits Annual Progress Reports to the State. In 2020, the Marin County Board of Supervisors received a non-competitive allocation of PLHA grant funding and approved a 5-year expenditure plan. The plan was developed in consultation with the Board of Supervisors Housing Subcommittee and in alignment with the PSC-approved [2020-24 Consolidated Plan](#) and [Assessment of Impediments to Fair Housing Choice \(AI\)](#).

The approved PLHA activity to support these projects is matching funds from the County Affordable Housing Fund (HTF), which can fund projects in all jurisdictions of Marin County. Staff recommended this activity to ensure effective and efficient deployment of PLHA funds. Together, these matched funds will support predevelopment, development, acquisition, and preservation of multifamily projects, with an emphasis on those that serve residents at or under 60% Area Median Income (AMI), as stipulated in the [PLHA Final Guidelines](#).

PSC-Approved Funding Goals

In 2021, the PSC approved the following PLHA program goals, which are informed by the HUD-approved 2020-24 Consolidated Plan and AI:

- Family Housing
- Rental Housing – Acquisition, New Construction, Rehabilitation
- Homeowner Housing – Acquisition, New Construction, Rehabilitation
- Special Needs Housing
- Land trust in eastern Marin that provides home ownership opportunities, with specific inclusion for African Americans

Further, in alignment with the PSC’s efforts on fair housing and equity, all applications include:

- A demographic assessment (race/ethnicity, people with disabilities, families) of the applicant’s existing housing developments in Marin.
- Demographics of the applicant organization’s staff and board members.

Staff recommend that the PSC readopt the previously approved goals for PLHA.

Next Steps:

If approved by the PSC, staff will issue a Notice of Funding Availability (NOFA) in late Winter/early Spring for PLHA and HTF to coincide with the HOME-ARP NOFA. The NOFA cannot be issued until the County Housing Element is adopted by the BOS and submitted to HCD. County staff will bring all project applications to the PSC for review and approval in late Spring.

Recommendation:

Approve the PLHA funding goals for the 2023-24 cycle.

3. 2023-24 Annual Funding Cycle Timeline and Process

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

The upcoming 2023-24 funding year is the second year of the current two-year cycle. After analyzing the current Capital and Housing applications eligible for funding consideration, staff have determined that a limited CDBG Housing application should be opened for affordable housing rehabilitation and acquisition projects.

Staff recommend that the limited CDBG Housing application be combined with the HOME-ARP, PLHA, and HTF NOFA. Issuing a single NOFA for all four funding

sources increases the PSC’s ability to leverage resources, maximizes efficiency, and reduces the administrative burden for both applicants and County staff.

Given the NOFA cannot be released until the County’s Housing Element is submitted to HCD, staff recommend the annual funding process be split in two. This will allow CDBG Public Services, CDBG Community Infrastructure, and HOME allocations to proceed as normal. Staff will propose a timeline for consideration of 2023-24 CDBG Housing funding allocations at the PSC’s meeting in February.

Annual Funding Cycle Timeline

Staff propose the following timeline for the 2023-24 annual allocation process:

- PSC Application Workshop – February 23
- San Rafael City Council Hearing – March 20
- Novato City Council Hearing – March 14 or 28
- PSC Public Hearing – April 13
- Board of Supervisors Public Hearing – May 2 or 9 (Dependent on BOS Schedule)
- Submit to HUD – May 15

Recommendation:

Approve the 2023-24 Annual Funding Cycle Timeline and a separate NOFA process for HOME-ARP, PLHA, HTF, and CDBG Housing to be conducted in Spring 2023.

4. Countywide Priority Setting Committee Community Member Stipend

Beginning October 1, 2022, the Board of Supervisors instituted a [stipend program](#) for community members serving on boards and commissions who self-certify household income below a certain threshold. The stipend amount is \$50 per meeting for appointed board or commission members under the purview of the Board of Supervisors.

The PSC is not a BOS-appointed committee and thus is not eligible for this program. To ensure equity, staff propose adopting the BOS-approved stipend program for the PSC Community Member seats, to be paid through the administrative funds allocated to the County through CDBG and HOME. The estimated annual cost is \$2,000.

Recommendation:

Approve the adoption of a stipend program consistent with the BOS-approved *Board Stipends Program* for the PSC Community Member seats.

5. Update on HUD Voluntary Compliance Agreement

After 12 years of close oversight and monitoring by HUD’s Office of Fair Housing and Equal Opportunity (FHEO) through two Voluntary Compliance Agreements (VCA), the County has received a Closure Letter from HUD. This letter received on

November 8, 2022, acknowledged the County’s successful compliance with the provisions of the 2019 VCA and officially closed out ongoing oversight and monitoring by FHEO.

Background:

In 2009, HUD, pursuant to federal housing and civil rights law, initiated a compliance review of the County’s CDBG and HOME programs for the Consolidated Planning cycle of 2005-2010. On September 18, 2009, HUD issued a letter stating that the County’s programs were generally in compliance with federal laws and regulations; however, HUD concluded that the County had certain shortcomings, including: 1) an outdated and substantially incomplete Analysis of Impediments to Fair Housing Choice (AI) document⁶; 2) the County’s Citizen Participation Plan had been unsuccessful in promoting meaningful public participation in CDBG and HOME-funded programs; and 3) the County had not consistently monitored sub-recipients to ensure accurate protected class data collection.

Subsequently, the County elected to voluntarily accept HUD’s invitation to enter into negotiations and identify corrective actions to resolve all concerns. The Board of Supervisors entered into a Voluntary Compliance Agreement (VCA) with HUD on November 30, 2010. The 2010 VCA was in effect for a 5-year period, expiring on December 22, 2015.

Upon the expiration date, HUD requested that the County agree to extend the VCA for three additional years. While noting the County’s accomplishments in utilizing HUD funds, HUD emphasized continued concern with developing affordable housing outside of areas of minority concentration and that only a small percentage of the units underway were identified as affordable, permanent rental housing for families with children. Between 2016 and 2019, CDA staff worked with HUD to craft an extension to the VCA.

In 2019, the County entered into the subsequent VCA with HUD. The new 2019 VCA identified many of the County’s recent accomplishments and ongoing projects, and outlined the County commitments to the following goals for the three-year period:

- Encourage and facilitate the creation of at least 100 units of affordable housing available to families outside areas of racial or ethnic concentration (applies to acquisition and conversion as well as new construction within the unincorporated county and cities and towns)⁷.
- Allocate \$4.1 million in general funds for affordable housing.

⁶ The AI is a planning process for local governments to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.

⁷ The Draft VCA acknowledges that the County is unable to dictate the number, type, and location of all affordable housing proposals filed for processing during the term of the VCA.

- 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 multifamily housing inspection program.
- Consider Development Code amendments to expedite the permit process for affordable housing.
- Evaluate the potential for multifamily zoning outside areas of racial or ethnic concentration.
- Continuation of Marin Community Foundation/County joint funding partnership for affordable housing.
- Continued funding for 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, and Just Cause for Eviction ordinances.
- Expand and enhance affirmative marketing and community engagement practices for both the County’s Housing & Federal Grants Division and its sub-recipients.

On September 30, 2022, the County submitted the third and final annual report to HUD detailing corrective actions taken during the term of the VCA to address these goals.

ACTIONS REQUIRED:

1. Approve the HOME-ARP Allocation Plan.
2. Approve the PLHA Priorities.
3. Approve the 2023-24 Annual Funding Cycle Timeline and Process.
4. Approve the PSC Community Member Stipend Program.

ATTACHMENTS:

- Attachment 1: HOME-ARP Allocation Plan
- Attachment 2: BOS Stipend Program Form
- Attachment 3: VCA Final Report and Closure Letter

County of Marin
Draft HOME-ARP Allocation Plan for Public Review
First Substantial Amendment to the 2021 Annual Action Plan Amendment



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

Posted November 15, 2022
Updated November 22, 2022

Table of Contents

Consultation	3
Public Participation.....	9
Needs Assessment and Gaps Analysis.....	12
HOME-ARP Activities	20
HOME-ARP Production Housing Goals	22
Preferences	22
Referral Methods	23
Limitations in a HOME-ARP rental housing or NCS project	23

Participating Jurisdiction: County of Marin

Date: November 15, 2022

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum.

Describe the consultation process including methods used and dates of consultation:

The Marin County Community Development Agency's Housing and Federal Grants Division (CDA) conducts ongoing stakeholder engagement and consultation to help guide its funding programs to ensure they are responding to the needs of the community. Stakeholder engagement includes outreach to nonprofit agencies, local government jurisdictions, Continuum of Care (CoC) providers, housing developers, the local public housing agency, and other County departments.

Consultation for HOME-ARP included 18 individual meetings with representatives from 16 different organizations and government agencies serving the qualifying populations and Fair Housing experts, as identified by HOME-ARP. Consultation meetings took place between September 12, 2022 and September 23, 2022.

List of organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Adopt A Family	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none">• More affordable housing for families.• Additional emergency and transitional housing options for families, in particular for families with multiple children.• Housing, vouchers, and support services for undocumented or non-chronically homeless families.• Support services to address food security, find housing, childcare, credit repair, mental health and isolation, addiction, etc.• Financial support to address cost of rent, childcare.• More rental assistance to address back rent from COVID-19 and keep people housed.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Bucklew Programs	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • Additional affordable housing and transitional housing needed for households managing mental health and substance health challenges, particularly families and young people. • Vouchers to transition to housing permanently. • Non-Congregate Shelter options for people with mental health challenges.
Center for Domestic Peace	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • Permanent affordable and transitional housing to leave dangerous situations. • Jobs with wages sufficient to pay full rent/back rent. • Support services to address food security, find housing, childcare, credit repair, mental health and isolation, addiction, etc. • Financial support to address cost of rent, childcare, funeral expenses, predatory loans, and debt. • Legal services. • Better language support to access public benefits and community-based services. • Housing, rental assistance, and services for undocumented households.
City of San Rafael	Public Agency Addressing the Needs of Qualifying Populations	Meeting	<ul style="list-style-type: none"> • Prioritize more affordable housing units with 2 and 3 bedrooms specifically for families. • More vouchers paired with supportive services.
Community Action Marin	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • More rental assistance to address back rent from COVID-19 and keep people housed. • More affordable housing, especially for families and older adults. • Supportive services including workforce/career training. • More vouchers.
Downtown Streets Team	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • More affordable housing. • Support services to help formerly homeless maintain housing.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
			<ul style="list-style-type: none"> • More support services for currently homeless and those not eligible for vouchers.
Fair Housing Advocates of Northern California	Public Organization Addressing Fair Housing and Civil Rights	Meeting	<ul style="list-style-type: none"> • Supportive services for people with vouchers, including housing navigators and landlord liaison. • More affordable housing. • More Fair Housing education and enforcement tools to compel compliance by landlords and developers around source of income, race discrimination, and local preference. • Affordable housing for extremely low-income and no-income households. • More vouchers. • Deposit assistance and rent assistance for households unable to access vouchers.
Homeward Bound of Marin	Homeless and Domestic Violence Service Provider/ Veterans' Service Provider	Meeting	<ul style="list-style-type: none"> • More capital funds for affordable housing development. • Affordable housing for extremely low-income and no-income households. • More housing-based case management paired with vouchers for families.
Marin Center for Independent Living	Public Organization Addressing the Needs of Persons with Disabilities	Meeting/Email	<ul style="list-style-type: none"> • More affordable housing for people with disabilities and their caregivers. • Rental assistance to maintain housing for people with disabilities. • More vouchers with set-aside specifically for people with disabilities. • More affordable long-term care housing for people unable to live independently. • Better language support to improve access to housing and services. • Support services for case management, housing navigation, and to alleviate added financial burden for people with disabilities. • Overall, better integration and access to housing-related resources and services for people with disabilities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Marin County Health and Human Services	Veterans' Service Provider	Meeting	<ul style="list-style-type: none"> • More housing overall. • Affordable housing for elderly fixed-income veterans who are being priced out of the market. • Temporary vouchers/financial assistance while VASH vouchers are on hold. • Support services for credit and eviction history repair.
Marin County Health and Human Services	Public Agency Addressing the Needs of Qualifying Populations	Meeting	<ul style="list-style-type: none"> • Time-limited vouchers for households on the path to a permanent voucher. • More funding for supportive services whose funding streams end in 2025.
Marin County Homelessness and Whole Person Care	Continuum of Care (CoC)	Meeting	<ul style="list-style-type: none"> • Affordable housing available to extremely low-income and no-income households. • Vouchers to house rising number of homeless families, especially single-parent households. • Vouchers to support seniors on fixed incomes with dwindling savings. • Case management for permanent supportive housing.
Marin Housing Authority	Public Housing Agency (PHA)	Meeting	<ul style="list-style-type: none"> • More affordable housing. • Support services such as housing liaison to keep people with vouchers housed and navigate landlord issues. • Vouchers to address Mainstream Voucher shortfall.
Ritter Center	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • More affordable housing dedicated to the Housing First approach. • Case management to keep formerly homeless housed. • More rental assistance and rapid re-housing resources. • Universal Basic Income for seniors and families.
Side By Side	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • Permanent affordable and transitional housing. • Emergency shelter for minors. • Non-Congregate Shelter options for transitional age youth (TAY) women.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
			<ul style="list-style-type: none"> • Vouchers to support TAY on Supplemental Security Income.
St. Vincent de Paul Society of Marin	Homeless and Domestic Violence Service Provider	Meeting	<ul style="list-style-type: none"> • More capital for affordable housing. • Vouchers for seniors with shorter period of ongoing need. • More Non-Congregate Shelter with supportive services for clients on path to be permanently housed.

Summarize feedback received and results of upfront consultation with these entities:

Through stakeholder engagement and consultation efforts, CDA learned about current and ongoing needs, groups facing significant challenges, and areas for potential investment. Consultations highlighted the significantly growing trend of family homelessness and the lack of investments in permanent affordable housing for this population. Also identified was the need for more housing assistance for domestic violence survivors. Across all populations, the need far outweighs the resources. Through the interviews, CDA identified that the Coordinated Entry system works well for specific populations, but its design is far too narrow to facilitate housing access for many populations, including those identified as Qualifying Populations to be served by HOME-ARP. Below are the results of these outreach and consultation efforts:

Populations at risk of homelessness and/or facing ongoing impacts from COVID-19 in Marin County:

- Domestic violence survivors
- Families*
- Immigrant, monolingual Spanish-speaking, and undocumented households*
- People with dementia and traumatic brain injuries
- People with disabilities
- People exiting the justice system
- People with mental health and/or substance use issues
- Seniors*
- Transitional Age Youth

(*Most frequently referenced populations)

Trends impacting homelessness in Marin County:

- There has been a dramatic increase in family homelessness across Marin County. Families are finding themselves living in vehicles and precariously housed at rates not previously seen.
- The county’s immigrant, monolingual Spanish-speaking, and undocumented community has largely been left behind and precluded from accessing meaningful levels of COVID relief. Many in this community hold subleases. Some tenants felt threatened by landlords

and/or were pressured to take out predatory loans to pay rent during deep COVID. Both subleases and loans were precluded from the Emergency Rental Assistance Program.

- While COVID relief resources have generated many new housing vouchers, many low-income people at risk of homelessness or precariously housed households are ineligible for existing vouchers because they are undocumented and/or are not chronically homeless.
- The County and region are experiencing untenable rent increases impacting all populations.
- Naturally Occurring Affordable Housing (NOAH) has rapidly disappeared throughout the pandemic, as long-held income properties have sold and changed hands.
- There is an increasing number of seniors with income streams and savings coming to an end who will be unable to keep up with rapidly rising rents.
- The number of emergency beds and vouchers for domestic violence survivors is insufficient. Many survivors have stayed in unsafe households throughout the pandemic. Domestic violence increased during the pandemic and remains a large issue.
- The Coordinated Entry system used to prioritize housing vouchers has significant gaps in reaching and serving families, people with disabilities, Transitional Age Youth, folks with dementia and traumatic brain injuries, and people coming out of the justice system.
- Some landlords are using illegal income requirements and engaging in racial profiling of potential new leaseholders.
- The Marin Housing Authority is in a funding shortfall with HUD and is unable to issue new Housing Choice Vouchers (HCV) until additional resources are made available by HUD.
- The Veteran's Administration is not currently issuing Veterans Affairs Supportive Housing vouchers (VASH). The VASH program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless veterans with case management and supportive services.

Needs to reduce and prevent homelessness in Marin County:

- Additional affordable housing units.
- Case management and housing liaisons to keep people in housing.
- Housing navigators to assist mainstream voucher holders with finding units.
- Additional housing vouchers and rental assistance.
- Additional Rapid Re-housing¹ funds to get households back into housing quickly before they become chronically homeless.
- Family transitional housing, shelter beds, and trauma-informed care.
- Universal Basic Income support.
- Deposit assistance.
- Supportive services, including but not limited to access to food, utilities payments, childcare, and employment services.
- Legal services for eviction prevention, domestic violence, unpaid wages, etc.

¹ Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed.

Potential funding opportunities:

- Acquisition and/or development of affordable rental housing.
- Buy down affordability in existing pipeline of affordable housing projects.
- Time-limited vouchers paired with case management.
- Supportive services addressing the supportive housing fiscal cliff.
- Acquisition and/or development of non-congregant shelter.

Additional considerations and findings:

- Bulk of COVID relief dollars received have gone to vouchers and support services.
- All substantial new affordable housing developments in the last four years have been for seniors and homeless individuals, not available to families.
- Housing-based case management needs to be funded for 5 years and should be paired with vouchers to be effective.
- The County's supportive housing programs have time limited funding for a period of three years. The County is looking for new funding streams to avoid a fiscal cliff in three years, when program funding ceases.
- The Downtown Streets Team shower program has been cut, leaving people experiencing homelessness without access to showers.
- Sober living housing, shelters, and transitional housing often have a 6-month limit, which creates a revolving door.
- Many people experiencing homelessness do not feel comfortable or safe in congregate shelter environments.
- Landlords are not sad to see the tenants go and are able to raise rents significantly after evictions.
- Staffing is increasingly hard for service providers due to cost of living in the area.
- New housing designs should consider intergenerational housing and universal design.

Existing Resources:

Over the past three years the County has received over \$80 million in COVID and non-COVID related resources to support homeless services and prevent homelessness through state, federal, local, and private funds. The bulk of these funds have been allocated for supportive services, vouchers, and emergency rental assistance. Of this total, \$20 million has been allocated to support the acquisition and construction of a new homeless shelter and permanent supportive housing project, and three Homekey projects, all of which are limited to serving homeless adults.

Public Participation

A PJ must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less

than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Date(s) of public notice:** November 13, 2022, September 30, 2022, and August 2, 2021
- **Public comment period:** Start date - 11/15/2022 End date - 12/16/2022
- **Date(s) of public hearing:** January 10, 2023; December 1, 2022; November 3, 2022; and November 4, 2021

Describe the public participation process:

CDA strives to conduct public engagement in ways that will provide a number of opportunities for participation and consultation. The first aspect of our public engagement approach is public noticing. CDA publishes notices in the local newspaper that serves the entire county. All public notices are translated into Spanish and Vietnamese and posted to the County’s Federal Grants webpage. The second component is community outreach. To support community outreach, CDA maintains a list of over 1,200 stakeholders, nonprofit agencies, local government officials, community members, and developers. Communications on funding program updates, public hearings, and public comment periods are regularly distributed to this list. Finally, CDA conducts public hearings. For the approval of a plan or amendment impacting HOME, two hearings are required. First, the Countywide Priority Setting Committee (PSC) hearing educates the public on the range of activities allowed through HOME-ARP, solicits public comment, and establishes a recommendation for the Board of Supervisors (BOS). Subsequently, the Board of Supervisors conducts a hearing at their regularly scheduled meeting to again educate the public on the range of activities allowed through HOME-ARP, receive public comments, and approve the plan and/or amendment. All public comments are recorded and included with the submission of this plan. Public hearing staff reports are translated into Spanish and Vietnamese and posted to the Federal Grants webpage. In addition, oral interpretation and Communication Access Realtime Translation (CART) services are available upon request for PSC hearings. The BOS hearings provide Spanish translation and CART services, with other languages available upon request.

Describe efforts to broaden public participation:

To broaden public participation, CDA extended the period of plan review and public comment from the required 15 days to 32 days. In addition, CDA issued three public notices and held four public hearings to educate the public about HOME-ARP and receive public input. These public hearings included an overview of the HOME-ARP program’s range of allowable activities,

opportunities to provide input, key data points regarding housing and homeless needs in Marin, and County use of resources to support housing and homelessness throughout the pandemic.

CDA distributed three electronic communications with information about HOME-ARP, opportunities to consult, and the notice of public comment period through its community listserv, reaching over 1,200 recipients.

The public hearings were held virtually to ensure as many people as possible could participate without barriers of travel and public health concerns. Notice of the meetings was provided in English, Spanish, and Vietnamese. Interpreters were offered and Spanish translation was provided at two hearings. Participants were provided CDA contact information and were encouraged to contact staff outside of the meeting to provide comments or questions.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

Comments and questions from the 11/3/2022 hearing:

- Why is rental assistance not a priority use? Towns are facing pressure to pass rent stabilization to prevent displacement. Can this be used in-lieu of those new policies?
- Can ADUs be considered for funding through HOME-ARP?
- Families have been disparately impacted in Marin for a long time. It is an ongoing area of housing need that is really difficult to make an impact. I am supportive of focusing on families. We should only focus these funds on people experiencing homelessness or at risk of homelessness and include families experiencing domestic violence.
- We should include preserving existing housing for families. Can we award funds to affordable housing groups to subsidize their purchase of market rate housing to preserve as affordable?
- I am concerned that this money will only go to one project. I want to spread it around Marin to support families who are experiencing homelessness or at risk of homelessness and victims of domestic violence.
- Can we reduce the requirements and restrictions on the funds and focus on projects ineligible in other funding cycles? Can we fund longer term projects?
- We need to look at how we diversify funding across the county.
- I don't think we can make a dent in an affordable housing project with such little funding. I think we can have a bigger impact with affordability buy down. It is a little amount of money; we should pick one thing and focus our resources.
- Is there other funding for safe houses for domestic violence victims? When there is a domestic violence incident, are there translation services to assist people with getting help?
- Safe house services are extremely limited and not enough. I was only allowed to stay for 5 days and had nowhere to go. There is a long waitlist for more permanent transitional shelter. It's not enough.

- There is considerable need for capital funding for the HUD Parcel, which is 50 units of veteran and workforce housing.
- Transitional Age Youth (TAY) families have a big gap in services and housing.

To be updated as more comments are received.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments and recommendations were accepted.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	45	19	110	110	0								
Transitional Housing	97	44	40	40	12								
Permanent Supportive Housing	174	57	506	496	72								
Other Permanent Housing	120	45	104	97	0								
Sheltered Homeless						133	158	14	81				
Unsheltered Homeless						91	737	51	28				
Current Gap										91	28	737	582

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	38,317		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	4,065		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4,505		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		8,170	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		5,775	
Current Gaps			5,375

Data Sources: 2019 American Community Survey 5-year estimates, Table B25003; 2015-2019 Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The total number of individuals experiencing homelessness in Marin County has increased by 8.4% from the 2019 Point in Time Count (PIT). While the number of homeless has not changed substantially, the demographics of who are homeless are shifting. Family homelessness has grown by over 35%, which is unprecedented in Marin. The PIT showed 1,121 people experiencing homelessness in Marin County with 26% of those sheltered and 74% unsheltered. With regard to age, 8% were under 18, 15% 18-24, 50% 25-59, and 28% 60 and older. 59% were male, 39% female, and 2% were transgender or gender non-conforming. 65% were white, 22% black, 4% American Indian or Alaska Native, and 5% multi-racial or other. 23% were Hispanic/Latinx. Since the PIT count was completed, current data indicates that the number of homeless is continuing to grow and has increased to over 1,400 homeless individuals since January 2022.

At Risk of Homelessness as defined in 24 CFR 91.5

The demographics of households at risk of homelessness include low-income individuals and families with children (especially extremely low-income) who are currently housed but severely rent burdened, currently residing in shelters, and/or formerly homeless families and individuals who are receiving rapid re-housing assistance.

Marin County's 2020-24 Consolidated Plan discusses the demographics of households with severe housing needs as defined by HUD, using HUD-prepared housing needs data. The tables below show the number of Marin County households that have severe housing needs

by income, race, and ethnicity. Needs are defined as one or more of the following housing problems: 1) Housing lacks complete kitchen facilities, 2) Housing lacks complete plumbing facilities, 3) Household has more than 1.5 persons per room, 4) Household cost burden exceeds 50 percent.

0%-30% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,967	4,295	877
White	7,243	3,075	628
Black / African American	319	170	24
Asian	459	225	58
American Indian, Alaska Native	100	15	4
Pacific Islander	34	0	0
Hispanic	2,596	538	95

Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,082	6,312	0
White	4,266	4,781	0
Black / African American	119	90	0
Asian	234	388	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	1,380	928	0

Data Source: 2011-2015 CHAS

The most recent HUD Comprehensive Housing Affordability Strategy (CHAS) data identifies that 9,085 (or 26%) of Marin renter households are severely rent-burdened and are considered an at-risk population². Severely rent-burdened households are defined as spending more than half of monthly income on rent. An additional 8,745 (or 22.8%) renter households are rent burdened, paying more than 30% of their income, but less than 50%.

In addition, the County's 2023 Draft Housing Element estimates 1,274 agricultural workers living in West Marin, the majority of whom are not seasonal workers. According to the Community Land Trust Association of West Marin (CLAM), a farm worker in Marin is likely to earn an annual salary of no more than \$28,000.

There are significant race-based income disparities in Marin County that directly impact housing access and financial burden. In 2018, non-Hispanic White residents in Marin earned a

² CHAS Data 2020

median annual income of \$121,310³, while Black/African American and Hispanic/Latinx residents earned roughly half that amount, at \$66,316 and \$64,367 respectively. With a median contract rent of about \$2,072 per month in 2018⁴, non-Hispanic White residents spend about 20% of their monthly income on rent, in comparison to 38% and 39% for Black/African American and Hispanic/Latinx residents, respectively.

There are 200 active applicants on the Housing Choice Voucher/Section 8 waitlist. The Marin Housing Authority's Housing Choice Voucher/Section 8 waitlist opened in September 2008 and received 11,200 applications. Additionally, Marin Housing Authority has XXX applicants on the Public Housing waiting list that last opened for new applicants in early 2013.

Due to historic and ongoing discriminatory practices and government policies, members of protected classes, specifically people of color and those with disabilities, are more affected by the most common housing problems in Marin County, which include cost, availability, and quality. In addition, these individuals are less likely to have housing access in areas of opportunity in the County.

Individuals and families receiving rapid re-housing that are nearing the end of their assistance often have an ongoing need for increased income, education/vocational training that could lead to higher paying employment, affordable childcare, and ongoing budgeting and money management support. Linkages to community resources are especially important as the end of assistance approaches in order to ensure that households are able to access the supports they need to be self-sustaining in the future.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

In the 2022 PIT, 109 people fleeing domestic violence (DV) were counted. 81 were sheltered and 28 were unsheltered. Five percent (5%) of survey respondents reported they were currently experiencing domestic violence or partner abuse. Of those individuals, 54% were women, 39% were men, and 8% were transgender. Including those who are not currently homeless and were not counted in the PIT, based on DV service provider records, there are 373 survivors in Marin who need services. Demographics of the DV survivor population include: 1) Age - 62% were under 18, 9% were 18-24, and 29% were adults over age 24; 2) Ethnicity - 78% were Hispanic/Latino, 9% were African American, 10% were Caucasian, and 4% were other.

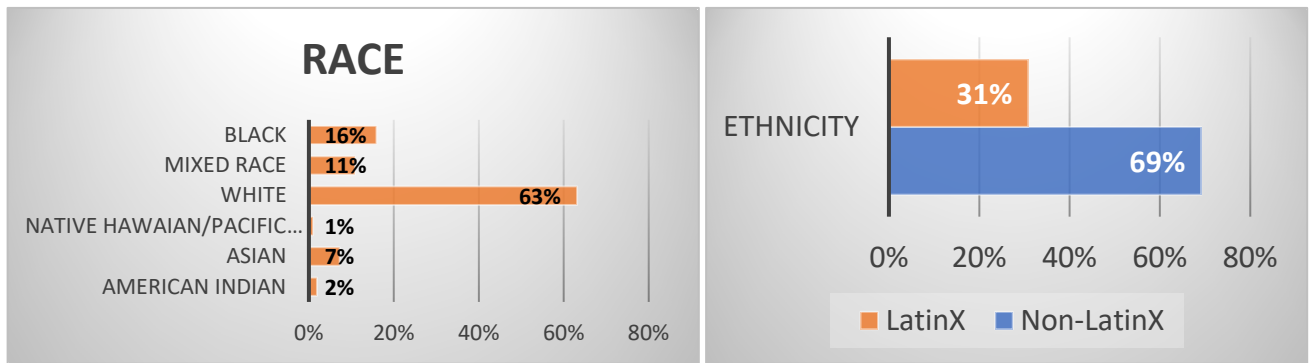
³ 2013-2018 American Community Survey 5-year estimates, Table S1903

⁴ 2013-2018 American Community Survey 5-year estimates, Table B25058

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

From April 2020 through September 2022, the County of Marin has distributed approximately \$27 million in rental assistance to over 1,900 renter households and \$XX in rapid rehousing to ## households to prevent homelessness and providing stability to low-income households in Marin. Although these substantial resources have been distributed, these households remain at high-risk of future homelessness due to increasing rents, stagnant wages, and continuing debts resulting from the COVID-19 pandemic.

In addition, there are hundreds of low-income renter households in Marin who were ineligible for rental assistance because of program design which did not provide aid to people who were subtenants or renters who borrowed money to pay rent, often from predatory lenders. These two program designs negatively impacted the immigrant and Latino communities in Marin. The demographics of rental assistance recipients include:



In addition, 69% of rental assistance recipients have income below 30% AMI and 59% of recipients are Female headed households.

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Female-headed households fall into one of three primary groups in Marin County: single professional women, single parents, and seniors. The last two groups in particular may have a need for affordable housing. The needs of female-headed households with children are particularly acute. The 2023-31 Housing Element identifies that female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

Another population at greatest risk of housing instability are people living with disabilities. People living with disabilities require a wide range of housing supports. Special consideration should be given to income and affordability, as many people with disabilities are living on fixed incomes. The 2022 Supplemental Security Income (SSI) rate for Marin

County is \$841 for an individual and \$1,261 for a couple. According to the 2020-24 Consolidated Plan, the Marin Center for Independent Living (MCIL) estimates that there are approximately 46,029 people living with disabilities in the county. One quarter of people with disabilities in Marin live in poverty. In addition, 38% of individuals with disabilities are homeless or housing insecure. In 2020 MCIL served 683 people with all types of disabilities (including older adults); of these, over 60% were facing a lack of affordable accessible housing. Approximately 75% of their clients live under the poverty level.

Unaccompanied children (under 18) and Transitional Age Youth (18-24), particularly those aging out of the foster care system and those with serious emotional disturbance or emerging mental illness are at great risk of housing instability. The 2022 PIT Count identified two unaccompanied children (under 18 years old) and 124 unaccompanied transition-age youth (age 18-24) enumerated, accounting for 11% of the population experiencing homelessness in Marin County. Down slightly from years past, 5% of children and transition-age youth experiencing homelessness were sheltered, with 95% unsheltered. Unaccompanied children and transition-age youth have a 73% identifying as White, The Black or African American unaccompanied children and transition-age youth are overrepresented from the total homeless population with 23% compared to only 2% of the general Marin County population. The number of youth identifying as Hispanic or Latinx is 22% in 2022.

Many U.S. veterans experience conditions that place them at increased risk for homelessness. Veterans experience higher rates of post-traumatic stress disorder (PTSD), traumatic brain injury (TBI), sexual assault, and substance use disorders. Veterans experiencing homelessness are more likely to live on the street than in shelters, and often remain on the street for extended periods of time. The 2022 PIT Count identified 65 homeless veterans in Marin County, 51 of which were unsheltered. Four-fifths (80%) of veterans were cisgender male, 15% cisgender female, and 5% transgender. Black and Multi-race veterans were overrepresented when compared to the general population of Marin County, with 23% Black veterans compared to 2% of the general population, and 15% of Multi-race veterans compared to 11% of the general population.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

There are 1,121 people experiencing homelessness in Marin based on the 2022 PIT Count. Of those, 284 are chronically homeless and would likely require Permanent Supportive Housing. Marin also maintains a by-name list of people experiencing homelessness. Based on the by-name list, approximately 625 people qualify for permanent supportive housing, though some would likely be okay without supportive services. Due to the high housing costs in Marin and the greater Bay Area, most of the remaining people experiencing homelessness will need deed-restricted affordable housing or some type of housing subsidy. 830 people did not have access to shelter or transitional housing. In addition, 33% of PIT survey respondents reported not receiving any government assistance, 59% did not receive free meals, 76% did

not receive day services, 77% did not receive health services, and 79% did not receive bus passes.

At Risk of Homelessness as defined in 24 CFR 91.5

As noted previously, the County has 13,945 households with incomes of 50% AMI or less that have at least 1 severe housing problem. Housing problems include: 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. When looking at cost burden alone 17,830 households are rent burdened and with 9,085 of those being severely rent burdened.

Through the 2023-31 Housing Element process Marin County jurisdictions are required to plan for 4,171 units of housing for very low-income households and 2,400 units of housing for low-income households. This results in a minimum gap of 11,259 affordable units. However this number is likely much higher given the units being planned for if built would be deed restricted at levels higher than 50% AMI.

To truly meet the housing affordability needs of extremely low- and very low-income households in Marin, additional mainstream and project-based vouchers are needed from HUD. Time limited Tenant Based Rental Assistance is not adequate to address the ongoing affordability gap of housing in Marin.

The County has limited sources to fund the affordable housing needs. Since 2019 \$11 million of County general funds have been committed to address affordable housing needs. To increase production significantly more resources will be required. In addition, projects and program assisting helping qualifying population at risk of homelessness require ongoing operating funds.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

Based on Domestic Violence provider service records, there are 373 survivors in Marin who need services, and 148 are receiving services, for a gap of 225 people. The services that domestic violence victims most need are: 1) permanent housing, and 2) representation by an attorney for DV legal cases.

Helping survivors find permanent, affordable housing has been the biggest challenge for years. Rent costs in Marin remain beyond reach for many survivors, and DV victims' loss of income due to COVID has made it harder for many victims to afford rent. Although the Center for Domestic Peace provides legal advocacy for survivors within the civil and criminal justice systems, they do not have attorneys on staff that can provide representation. Victims are unable to receive representation around custody, child support, divorce, etc., creating a gap around these types of cases for DV victims.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

Based on the number of unsheltered homeless Transitional Age Youth and Veterans there is a need for at least 190 units with fund to support operations of such housing. The broader pool of populations requiring services and housing assistance to prevent homelessness is reflected in the description of unmet housing and service needs of populations at risk of homelessness.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

While Marin continues to focus on permanent housing, severe gaps remain. Over the past three years, the County has invested \$20 million to build 140 new units of permanent supportive housing (PSH), available for individuals only. In addition, it has created housing-based case management paired with vouchers to create an additional 200 beds of PSH for individuals and families. However, there is still a significant need for additional affordable housing, permanent supportive housing (particularly for the highest-need clients), and for those who need a higher level of care such as skilled nursing or dementia care. Marin's shelter inventory is also insufficient for the number of people experiencing homelessness, with only 26% of the homeless population being sheltered at the 2022 PIT count.

Over the past four years, all significant new affordable housing developments have been deed-restricted for seniors and individuals. There have been no new significant family housing developments in four years.

Identify characteristics associated with instability and increased risk of homelessness:

In Marin County the characteristics most associated with instability and increased risk of homelessness are high cost of rental housing, low stock of available rental housing, and abundance of low-wage service jobs. According to the 2023-31 Housing Element, the median rent for a one-bedroom apartment was \$2,450 while the median rent for two-bedrooms was \$3,151. The vacancy rate for rental units is a staggeringly low 2.5%. As reported in the Needs Assessment portion of this plan 26% of Marin renter households are severely rent-burdened.

Identify priority needs for qualifying populations:

The priority needs for the qualifying populations include new housing development, tenant-based rental assistance (TBRA), non-congregate shelter, and supportive services. Over the past three years, the County has received made significant investments in supportive services, vouchers, permanent supportive housing for individual adults, and emergency rental assistance. These investments have been made possible through state, federal, local, and private funds. Additional permanent affordable family housing has been the most difficult need to address.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The data presented in the HOME ARP plan was compiled through a number of sources including Homeless Management Information System (HMIS), 2022 Point in Time Count, 2023-2032 Housing Element, 2020-24 Consolidated Plan, Comprehensive Housing Affordability Strategy data (CHAS), and County of Marin program tracking materials for the Continuum of Care, Emergency Rental Assistance Program, Health and Human Service, and Community Development Agency. Additionally, through consultations with community stakeholders and partner organizations the County was able to further determine priority needs and gaps in investments among eligible activities.

Each of the plans and sources reinforced the data on the existing, shelter, housing inventory, and service delivery systems and gaps, in particular the growing number homeless families and the need for investments in new additional affordable housing.

HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The County releases a Notice of Funding Availability/Request for Proposals (NOFA/RFP) annually to solicit applications from developers for a number of funding sources, including Permanent Local Housing Allocation (PLHA) and County Affordable Housing Funds (HTF). Consistent with CDA practices, HOME-ARP will utilize the open, competitive solicitation process for applications through the existing NOFA/RFP cycle. HOME-ARP funds will be used to leverage PLHA and HTF funding sources for greater impact. The NOFA/RFP guidelines will describe HOME-ARP requirements and be available to potential applicants prior to the NOFA/RFP release. In addition, CDA will modify any grant or contract agreement templates and monitoring policies and processes accordingly to ensure compliance with HOME-ARP.

Describe whether the PJ will administer eligible activities directly:

The County will administer HOME-ARP directly.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The County will independently administer the HOME-ARP grant. We will retain administrative funds to support internal administration and planning costs associated with the HOME-ARP grant. The County will allocate 15% toward administration.

The County may consider allocating less toward administration. Any remaining resources would be allocated to approved funding activities.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 2,467,167		
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 435,382	15 %	15%
Total HOME ARP Allocation	\$ 2,902,549		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

To address the priority needs identified, the County anticipates allocating HOME-ARP funds to two or three affordable rental housing projects, free of population specific deed restrictions that would prevent families or any of the qualifying populations from accessing units. The County will make funds available for acquisition, construction, and rehabilitation of permanent affordable rental housing.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The gap analysis reveals a large need for 5,375 additional affordable rental housing. The plan also identifies that family homelessness has increased by 35% in the past two years, and there have been no substantial affordable housing developments available to families in the past four years. Further the plan identified that over the past three years over \$80 million has been invested in supportive services, vouchers, emergency rental assistance, and the acquisition and construction of a new homeless shelter and three permanent supportive housing projects serving homeless adults. HOME-ARP will leverage local funding through PLHA and HTF to provide the necessary capital for the creation of permanent affordable housing accessible to families experiencing homelessness, at risk of homelessness, and domestic violence survivors.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

HOME-ARP funds will be used to create or preserve 15 affordable rental housing units for qualifying populations.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The County anticipates that HOME-ARP funds will create 15 more deeply affordable permanent housing units available for families across two or three developments. Together with other family affordable housing developments funded through other County sources, the priority of reducing family homelessness in our region will be addressed.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The County will give preference to families who are experiencing homelessness, at risk of homelessness, and families that are domestic violence victims and experiencing homelessness or at risk of homelessness. However, HOME-ARP supported units will be available to all qualifying populations. The County will ensure HOME-ARP funds support, develop, and preserve affordable rental housing and make units more deeply affordable to all qualifying populations.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

By giving preference to families who are experiencing homelessness and at risk of homelessness, and families that are domestic violence victims experiencing homelessness or at risk of homelessness, the County will address a historic lack of housing resources and capital investments into affordable housing projects serving this population. Up until very recently families have been effectively precluded from accessing permanent supportive housing through Coordinated Entry due to a concerted focus on assessing chronically homeless single adults entering them into the County's HMIS system. More recently there has been an effort to train more providers to use HMIS and get more families assessed and enrolled. However, families are still rarely able to access units and vouchers and units. In addition, over the past four years all substantial affordable housing projects developed have been deed restricted for seniors and homeless individuals. By implementing this preference the County will ensure HOME-ARP

funds will substantially support these missing populations that often require larger units and different types of services.

Referral Methods

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The primary referral method for projects will be project-specific waiting lists. Each project will develop a detailed Affirmative Marketing Plan in partnership with community-based organizations serving the QPs. All qualifying individuals or families will be able to apply for placement on the waiting list for a project.

Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The County will not limit eligibility.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The County will not limit eligibility.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

The County will not limit eligibility.

Income Self-Certification and Request for Stipend Payment

Board of Supervisors Appointed Members of Boards/Commissions/Committees

About the Board/Commission/Committee Stipend Program:

- Commission members who choose to participate in the stipend program must self-certify to income requirements annually each July (see “Self-Certification of Income” below)
- Stipend amount is \$50 per Board/Commission/Committee meeting
- Stipend payments will be paid each July for meetings attended January – June, and each January for meetings attended July - December
- Checks will be payable to the commission member only
- Receipt or waiver of stipend will not affect eligibility or selection for commission appointments and this stipend self-certification is not part of the commissioner application process; this self-certification and your voluntary receipt of meeting stipends is confidential
- The County will issue an [IRS Form 1099](#) for stipend payments totaling more than \$600 annually. Stipend payments may be taxable income. Please consult your tax professional for more information
- Members of boards/commissions/committees will be required to complete an [IRS Form W-9](#) and register as a payee of Marin County in the [County's vendor system, Munis](#). See below for form, link, and instructions
- Members of Commissions who receive a stipend will be required to attend a State of California Ethics Training prior to receiving payment. This free training is available at <https://localethics.fppc.ca.gov/login.aspx>

Part 1: Self-Certification of Income

I, _____, certify that I am an appointed member of a Board, Commission, or committee conducting public business for the County of Marin; and I certify that my household income falls below the following Self-Sufficiency Standard¹ for Marin County (see income table below):

Household Size	Annual Income
1 Adult	\$ 67,334
2 Adults	\$ 82,540
1 Adult, 1 Child²	\$ 114,710
2 Adults, 1 Child	\$121,108
1 Adult, 2 Children	\$144,657
2 Adults, 2 Children	\$149,089
Each Additional Child	Add \$23,276

(1) Self-Sufficiency Standard adapted from the University of Washington “Insight Family Needs Calculator (2021). More information at <http://www.selfsufficiencystandard.org/california>

(2) “Child” refers to any dependent claimed on your federal tax return

Commission/Board/Committee Member Name:

Board/Committee/Commission Appointed To:

Member Phone Number:

Email:

Mailing Address:

City:

State:

Zip

Signature:

Date:

Income Self-Certification and Request for Stipend Payment

Board of Supervisors Appointed Members of Boards/Commissions/Committees

Part 2: Meeting Log and Request for Payment

- Deadline to request stipend payment: **July 31** (for July - June meetings in the previous fiscal year)
- Please submit this form for each stipend payment you request during your appointment term
- If this is your first stipend payment request, please complete the IRS Form W9 (below), and register to receive payments from the County Payment System, Munis at <https://selfservice1.marincounty.org/vss/Vendors/default.aspx>
- If you have previously submitted a Form W9 and/or registered in Munis, you do not need to register again unless there has been a change to your name, taxpayer status or banking (direct deposit) information
- For questions about the stipend program, or assistance with your application, please contact the staff liaison assigned to your board/commission/committee, or contact the Office of Equity at Equity@marincounty.org or (415) 473-6361

Please enter each commission/board/committee meeting you have attended in the previous year (July – June) in the space below:

	Commission/Board/Committee	Meeting Date	Start Time	End Time
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

Total Meetings Attended:

Total Stipend Amount:

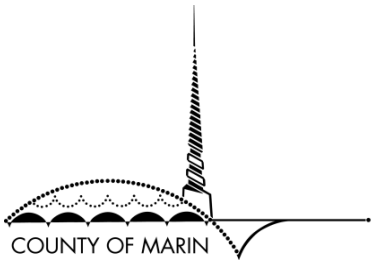
I certify that I attended the Board/Commission/Committee meetings indicated above, and that I meet the household income guidelines as indicated in the *Board/Commission/Committee Stipend Program Self-Certification*:

Signature:

Date:

Name
(Print):

Board/
Commission/
Committee:



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

September 30, 2022

Nathanael R. Hill
Equal Opportunity Specialist
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
One Sansome Street
Suite 1200
San Francisco, CA 94104-4430

SUBJECT: Marin County VCA – Final Annual Reporting

Dear Mr. Hill:

Under the County’s Voluntary Compliance Agreement with HUD (VCA), the County is required to provide annual reports on the following items: III.A (7)(a), (b), (c); III.B (12); III.C (1)(b); III.C (2); III.C (3); III.F (1)(a), (b), (c); and III.F (3)(a), (b). The reporting period for each year of the VCA begins May 20th and runs through May 20th. On May 20, 2022 the VCA was extended for a 5-month period to aid the County in data collection and preparation of final deliverables. The final report for the 2019 VCA is due October 20, 2022.

We appreciate HUD’s partnership with the County throughout this VCA period. We are particularly grateful to the continued guidance and support provided by you, Mr. Hill. Your accessibility and thought partnership have been incredibly meaningful to the work accomplished.

This letter certifies the County of Marin has complied with the stated requirements of the 2019-2022 Voluntary Compliance Agreement. The County has made significant efforts to improve processes and policies to affirmatively further fair housing, increase access to affordable housing, and foster a more integrated community. The County looks forward to carrying this work forward to benefit the Marin community for decades to come.

Sincerely,

Leelee Thomas
Deputy Director

Cc: Thomas K. Lai and Molly Kron

Attachments:

1. *Annual Report* covering May 2021 – September 2022
2. *Certifying Letters*
3. *Family Rental Housing Outside Impacted Tracts May 2019 – May 2022*
4. *Demographics of Housing Beneficiaries - Removed for anonymity*
5. *2022 NOFA Materials*
6. *PSC Meeting Attendee lists May 2021 – May 2022 - Removed for anonymity*
7. *Annual Report* covering May 2020 – May 2021
8. *Annual Report* covering May 2019 – May 2020
9. *Initial 6-month Report Covering May 2019 – November 2019*

County of Marin VCA Annual Report covering May 20, 2021 – May 19, 2022

III.A (7)

On an annual basis, for three years from the effective date of this Agreement, the County will provide to HUD pursuant to paragraphs III.A.3.¹:

- a. The addresses of all units for which final certificates of occupancy have been issued during the preceding 12-month period, for very-low and low level of affordability units;
- b. The addresses of accessible housing units created or modified; and
- c. Eligibility criteria (i.e., income level, age, disability, other special category) of housing units created or modified.

Table 1. Housing Supported

<i>a. Units with Final Certificate of Occupancy</i>							
Address	# of Units	Type (Eligibility)	Tenure*	Income Level	Funding Source**	Amount	Counts Towards 100 Units*
3755 Shoreline Highway, Stinson Beach	5	Family Housing	Rental Rehab	ELI/LI	Measure W	20,000	N/A
10 Cypress Road, Point Reyes Station	3	Family Housing	Rental Acquisition	ELI/LI/MI	Measure W	200,000	1 unit
21 Calle Del Embarcadero, Stinson Beach	8	Family Housing	Rental Rehab	ELI/LI	Measure W	29,000	N/A
855 C Street, San Rafael	60	Family Housing	Rental Resyndication and Rehab	ELI/LI	CDBG and HOME	1,013,732	N/A
1331 4th Street, San Rafael	17	Family Housing	Rental Rehab	ELI/LI	CDBG	182,502	N/A
21 Calle del Embarcadero, Stinson Beach CA	8	Family Housing	Rental Rehab	ELI/LI	CDBG Measure W	36,140	N/A
988 Mesa Road, Point Reyes Station	4	Family Housing	Rental Rehab	ELI/LI	CDBG	55,937	N/A
11560 Highway 1, Point Reyes Station	2	Family Housing	Rental Rehab	ELI/LI	CDBG	25,000	N/A
35 3rd Street, Point Reyes Station	1	Family Housing	Rental Acquisition	ELI/LI/MI	Measure W	100,000	1 unit

¹ During the 3-year term of this VCA the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children. Consistent with County's intention to provide funding for affordable housing on a multi-jurisdictional basis, these units may be located in the unincorporated county, cities, and towns in Marin.

<i>b. Accessible Housing Created or Modified</i>							
Address	# of Units	Type (Eligibility)	Tenure*	Income Level	Funding Source**	Amount	Counts Towards 100 Units*
1591 Casa Buena Drive, Corte Madera	18	Formerly Homeless	Rental Acquisition and Rehab	ELI	Whole Person Care, Enterprise Grant Award, County General Fund	3,058,428	N/A
San Rafael Rotary Manor - 1821 5th Ave, San Rafael	97	Disabled Adults	Rehabilitated Senior Housing	ELI/LI	CDBG	4,284	N/A
Marin Center for Independent Living - 16 Welch Drive, #15 San Rafael	1	Disabled Adults	Rehabilitated Rental	ELI	CDBG	3,400	N/A
Marin Center for Independent Living - 57 Birchwood Dr Novato	1	Disabled Adult	Rehabilitated Ownership	ELI	CDBG	1,800	N/A
Marin Housing Authority – 144 Pine Road, San Anselmo	1	Disabled Adult	Rehabilitated Ownership	ELI	CDBG	40,000	N/A
Marin Housing Authority – 4 Fallen Leaf, Novato	1	Adult	Rehabilitated Ownership	VLI	CDBG	35,000	N/A
Marin Housing Authority – 2000 Redwood Highway, Greenbrae	1	Disabled Adult	Rehabilitated Ownership	ELI	CDBG	25,000	N/A

*Tenure = New Ownership, New Rental, Converted Ownership, Converted Rental, Rehabilitated Rental, and Rehabilitated Ownership

**Funding Source = CDBG, HOME, Marin County Affordable Housing Fund, Measure W

III.B (12)

Provide to HUD a report and sufficient evidence supporting that it has carried out all actions identified pursuant to paragraph III.B.²

Report to HUD on any and all other actions it has taken to affirmatively further fair housing and increase the supply and availability of affordable housing.

Table 2. Actions Supporting AFFH

Study or Process to Affirmatively Further Fair Housing	Progress
<p>1. Implement recently adopted code amendments that provide greater flexibility for parking requirements applicable to affordable multifamily housing, special needs housing, and second units. An analysis and recommendations for revised parking standards were adopted by the Board of Supervisors in December 2018.</p>	<p>The approved code change repealing and replacing parking standards in Chapter 24.04 Division III, Parking and Loading, was completed to encourage and reduce barriers to developing a variety of housing types. This was done as a joint effort by Public Works and the Community Development Agency.</p> <p>While the new code is in place and applicable to projects, the County has received very few applications for affordable multifamily housing or special needs housing to date.</p> <p>County staff have provided consultation to a number of projects exploring design and feasibility, with the new parking regulations providing key opportunities for projects to move forward.</p> <p>Two affordable multifamily housing developments have been approved by the County since the revised parking standards were adopted. One project consists of 74 units in Marin City and the other is 9 units in Bolinas.</p>
<p>2. Present and recommend the adoption of Development Code amendments to expedite permit processing of affordable and special needs housing projects, including processes for fast-tracking and establishment of milestones for expedited permit processing for affordable housing projects. The County will schedule this recommendation for a Board of Supervisors hearing by December 2020.</p>	<p>In January 2021 the Board of Supervisors adopted code amendments expediting affordable housing projects by limiting the number of public hearings and establishing specific timelines for providing determinations about project eligibility for waivers of standards and other concessions. These code changes are codified in Chapter 22.40.065, Limit on Public Hearings.</p>

² Studies and/or processes to affirmatively further fair housing that the County commits to undertaking within the term of this amended Agreement with the goal of increasing the supply or availability of affordable housing units outside areas of minority concentration

<p>3. Publish the aforementioned expedited permit processing in all NOFAs for affordable housing.</p>	<p>County staff include applicable language in all NOFAs for Affordable Housing, including the NOFA issued in January 2022.</p>
<p>4. Evaluate existing multifamily Land Use Designations within the unincorporated county to determine whether zoning is appropriate to allow for additional affordable housing development beyond existing areas of racial or ethnic concentration. The evaluation will be completed by July 2019.</p>	<p>The Multifamily Land Use Designations study was completed in November 2020. The study evaluates the County's land use policy and zoning conditions affecting the location of multifamily housing within the unincorporated areas of the County. The housing study evaluates whether multifamily zoning is appropriately located and the zoning impediments to fair housing choice by: (1) providing an overview of the County's historical and current policy and regulatory framework for housing development; (2) identifying areas of minority concentration and their zoning characteristics; and (3) identifying development constraints related to environmental hazards.</p>
<p>5. Within 6 months of the aforementioned evaluation of multifamily Land Use Designations, County staff will report the outcome of the evaluation, including any recommendations, to the Planning Commission and Board of Supervisors.</p>	<p>The Multifamily Land Use Designations study was presented to the Board of Supervisors on January 12, 2021. Moving forward the housing study is intended to provide an objective analysis of existing policy, regulatory, and siting constraints on housing development in Marin County and serves as a background to the update of the Countywide Plan's Housing Element by informing the development of updated policies and regulations for the Housing Element update which begun in 2021, for the 2023-2030 time period. The study's recommendations are included in proposed changes to the Countywide Plan through the Housing Element adoption process slated for January 2023. This will aid in removing barriers to developing affordable housing in areas of opportunity.</p>
<p>6. Through at least 2020, the County will fund the contract that supports the Landlord Partnership Program, which takes steps to encourage expanded landlord partnership in the Housing Choice Voucher program.</p>	<p>The County's support of the Landlord Partnership was continued by Board action in September of 2021 with the approval of a 2-year contract in the amount of \$450,000.</p>
<p>7. Work with Marin Cities and Towns to encourage all municipalities in the county to adopt source of income protection ordinances prohibiting landlords from rejecting prospective tenants based solely on the use of a housing choice voucher.</p>	<p>Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protections including Source of Income. Through these efforts the City of Novato, City of San Rafael, Town of Fairfax, and Town of San Anselmo adopted Source of Income ordinances.</p> <p>While County staff have stopped pursuing encouraging additional jurisdictions to adopt source of income ordinances following the State of California's passage of SB 329, a statewide Source of Income protection, the</p>

	<p>County has worked steadfast with other jurisdictions to support renters throughout the COVID-19 pandemic. The County has been the lead agency ensuring housing stabilization across the County through countywide eviction moratoriums, provision of rental assistance, and rent increase moratoriums. The County continues to provide guidance and leadership to local jurisdictions on a myriad of tenant protection activities.</p>
<p>8. Work with Marin Cities and Towns to encourage all municipalities in the county to adopt a mandatory mediation ordinance requiring mediation of rent increases greater than 5% upon request of either the tenant or landlord.</p>	<p>Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protects including Rental Housing Dispute Resolution (Mandatory Mediation) for rent increases of 5% or more. Through these efforts the City of San Rafael and Town of Fairfax have adopted these ordinances.</p> <p>County staff have stopped pursuing encouraging additional jurisdictions to adopt this ordinance following the State of California’s passage of AB 1482 Tenant Protection Act of 2019. AB 1482 provides statewide protections and limitations of allowable rent increases for eligible units.</p>
<p>9. Work with the City of San Rafael and City of Novato to consider aligning their respective multi-family housing inspection programs with the program enhancements approved by the Board of Supervisors in 2018.</p>	<p>The County inspects properties on a biennial basis and routinely inspects 20%-30% of units within each building. Under the 2018 program enhancements, County inspections increased to 100% of rental units within a building, with a corresponding increase in inspection fees, when significant code compliance issues occur (i.e., more than one major violation within the same building and/or landlord delay in bringing unit into compliance).</p> <p>Following the Board of Supervisors approval of the County’s enhanced multi-family housing program, County staff met with staff from the cities of Novato and San Rafael to discuss program similarities and differences in the context of possible future collaboration and alignment.</p> <p>The City of Novato’s housing inspection program is similar to the County’s insofar as properties that receive high marks for compliance on regular basis are inspected on a biennial basis and the City routinely inspects approximately 20%-30% of the units within a multifamily building. Properties with compliance issues are inspected on an annual basis.</p> <p>The City of San Rafael inspects all multi-family rental housing units on properties permitted under their program, although the frequency of rental property inspections is approximately 5 years due to the larger volume of units inspected. In comparing the County with San Rafael, the</p>

	<p>basic tradeoff is number of rental units per building inspected versus frequency of rental property inspections.</p> <p>The County has also initiated a partnership with Marin Housing Authority to address issues and concerns raised by residents related to inspections of MHA’s public housing units:</p> <ul style="list-style-type: none"> ▪ The County is working with MHA to transfer oversight of the contract with the third-party inspection program to the County. This will give the County the ability to evaluate the effectiveness of the program and find areas where the County’s housing program can be complementary without duplicating efforts which are prevented under state law. ▪ The County will also participate as an observer in MHA’s housekeeping inspections and at the HUD REAC inspection, where permitted. ▪ Starting in Fiscal Year 2023-24, the County will develop an inspection program that is tailored to Golden Gate Village that complements existing inspections, while addressing additional areas required under state law to ensure that both MHA and residents are provided with inspection services that ensure compliance with County and state requirements for safe and sanitary housing.
<p>10.Sponsor a workshop on Fair Housing and the County's Assessment of Fair Housing for Board of Supervisors and City Council members.</p>	<p>In Fall 2021, County staff contacted all cities and towns and presented to eight of the Marin County City Councils on the State of California’s Fair Housing Assessment (AB686) requirement and the County’s Restrictive Covenants Program. Under recent state legislation, AB 686, the Housing Element is required to incorporate an assessment of fair housing to address barriers to fair housing choice and identify sites and programs that provide housing opportunity for lower income families and individuals near high quality schools, employment opportunities and public transportation. Each jurisdiction in Marin County has initiated the 6th Cycle of the Housing Element (2023-2031), a required element of the General Plans of the cities and towns and the Countywide Plan. The Housing Element is required to be updated every eight years and must be approved by the California Housing and Community Development Department (HCD). Staff and hired consultants are assisting each jurisdiction with the assessment of fair housing, incorporating the Analysis of Impediments to Fair Housing Choice conducted by County staff, state and federal data, and outreach to protected classes and Community Based Organizations. The Marin County Restrictive Covenants Program allows homeowners</p>

	<p>to identify any illegal or unlawful restrictive covenants in their property deeds, to affirmatively further fair housing laws, and to assert that such covenants are illegal and inconsistent with the County’s commitment to racial equity for potential homebuyers. The City Council presentations outlined the requirements of AB686 and the intent of the Restrictive Covenants Program. Staff discussed how they would support jurisdictions in this work. Additionally, staff presented housing data on each jurisdiction including tenure by race and household income distribution by race.</p> <p>In 2018, staff hosted two workshops for the Board of Supervisors on Fair Housing and the County’s Assessment of Fair Housing. Additional workshops on continued efforts to develop the Assessment of Fair Housing are expected in the coming two years.</p>
<p>11. Continue to provide funding to Fair Housing Advocates of Northern California for assistance with public outreach and education regarding tenant protection measures, such as the source of income protection ordinance, mandatory mediation program and just cause for evictions ordinance.</p>	<p>The Board of Supervisors approved a \$65,000 recommendation of CDBG funding for Fair Housing Advocates of Northern California to aid with public outreach and education at the May 10, 2022 meeting.</p> <p>Fair Housing Advocates of Northern California anticipates applying for additional County resources over the course of the year.</p>
<p>12. On an annual basis, for three years from the effective date of this Agreement, the County will provide to HUD a report and sufficient evidence supporting that it has carried out all actions identified pursuant to paragraph III.B. On an annual basis, for three years from the effective date of this Agreement, the County will report to HUD on any and all other actions it has taken to affirmatively further fair housing and increase the supply and availability of affordable housing.</p>	<p>Please see <i>Attachment 3: Family Rental Housing Outside Impacted Tracts</i> regarding County investment in new family units.</p> <p>In January 2022 the County issued an Affordable Housing Fund NOFA for over \$1 million (<i>Attachment 5: 2022 NOFA Materials</i>). The NOFA was designed to leverage funds from other local jurisdictions and the State’s Permanent Local Housing Allocation (PLHA) which is administered by the County.</p> <p>The NOFA resulted in family housing projects outside areas of minority concentration being recommended for a total allocation of \$1,696,956. This allocation includes \$1,018,027 in County Affordable Housing Funds, \$518,027 of PLHA funds, and \$160,902 from the City of Novato.</p> <p>The other projects that received funding recommendations through this NOFA are:</p> <ol style="list-style-type: none"> 1) Veteran and workforce housing project with 50 units (25 available to families). Total allocation: \$588,669, includes equal contribution of \$196,223 from County

Affordable Housing Fund, PLHA, and the City of Novato.

- 2) Project Homekey project for chronically homeless individuals with 40 units. Total allocation: \$1,071,375, includes equal contribution of \$357,125 from the County Affordable Housing Funds, PLHA, and the City of San Rafael.

Acquisition and rehabilitation of non-accessible rental units:

BRIDGE Housing – Centertown Apartments: 60-unit multifamily affordable housing complex in downtown San Rafael. The property was built by BRIDGE Housing Corporation (BRIDGE) and EAH Housing, Inc. (EAH) in 1992. Funding for the project is to support the resyndication (new award of tax credits) and rehabilitation of the Centertown Apartments. The Centertown Apartment project (Centertown II) will use low-income housing tax credits “LIHTC” and tax-exempt bonds to further support much needed rehabilitation and extend the affordability period of the property which is set to in 2022.

Bolinas Community Land Trust – 3755 Shoreline: 5-unit multifamily affordable housing complex in Stinson Beach. Acquired by the Bolinas Community Land Trust to preserve as affordable for low-income residents. Funding for the project is to support interior unit rehabilitation.

Community Land Trust of West Marin – 10 Cypress: Single-residential dwelling with accessory dwelling unit (ADU) and detached room unit in downtown Point Reyes Station. Acquired by the Community Land Trust of West Marin to preserve as affordable for moderate to low-income residents. Funding for the project is to support the acquisition and rehabilitation.

Community Land Trust Association of West Marin – Ocean Terrace apartments: 8-unit multifamily affordable housing complex in Stinson Beach. Acquired by the Community Land Trust of West Marin to preserve as affordable for low-income residents. Funding for the project is to support the roof replacement.

Homeward Bound of Marin – Casa Buena: 18 SRO units of affordable housing for formerly homeless in Corte Madera. Developed by Homeward Bound of Marin, this project converted a 2-story hotel into 18 units of permanent supportive housing through the State’s Homekey Program. Funding for the project is to support acquisition, rehabilitation, and ongoing operations.

	<p><u>Acquisition and rehabilitation of rental units for seniors:</u> Eden Housing – Vivalon Apartments: 67-unit affordable housing for low and very-low-income seniors in downtown San Rafael. Developed by Eden Housing in partnership with Vivalon, the mixed-use development will provide an active aging center on the first 2-floors and housing on 4-floors above. Funding for the project is to support acquisition. The Eden/Vivalon senior housing project will use other public funding sources, low-income housing tax credits “LIHTC” and tax-exempt bonds to further support costs of acquisition of the development and constructions.</p> <p>San Rafael Rotary Manor: 97-unit affordable housing for low-income seniors in downtown San Rafael. Rotary Manor was built 40 years ago. Funding for this project is to support balcony safety inspections and repairs, replacement of safety signage, and asphalt upgrades to minimize trip hazards.</p>
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III.C (1)(b) & III.C (3)

For all CDBG/HOME funded units of affordable housing developed subject to the provisions of paragraph III.A.3.³ above, the County agrees to contractually obligate the developer, owner, management agent or other individual responsible for advertising or marketing of the property to:

b. Report to the County, on an annual basis, demographic information about the current tenants of all units created pursuant to paragraph III.A.3 above, including at a minimum the head-of-household member's race, ethnicity, sex, presence of minor children, presence of any household member with a disability, and if the household resides in an accessible unit.

Table 3. Demographics of Housing Beneficiaries

Due to quantity of data this is provided as an attachment. See *Attachment 4: Demographics of Housing Beneficiaries*.

III.C (2)

Subject to sufficient federal funding, the County agrees to monitor on at least an annual basis, those housing developments subject to the affirmative outreach and monitoring provisions outlined above, to ensure data was accurately collected, that the need for affirmative outreach and monitoring was analyzed and undertaken.

All organizations receiving Federal Grant and Affordable Housing Trust funds are required to submit an Affirmative Marketing Plan, and to provide an analysis of their outreach efforts and

³ During the 3-year term of this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children. Consistent with County's intention to provide funding for affordable housing on a multi-jurisdictional basis, these units may be located in the unincorporated county, cities, and towns in Marin.

changes in demographics of clients/residents served on an annual basis. This data is used to identify modifications for approved plans to better reach target populations. Beginning in March 2019, the County has partnered with Fair Housing Advocates of Northern California to provide annual training on affirmative marketing. This year's annual training took place on June 8 and 16, 2022. The training was attended by 36 participants representing nonprofit service providers, childcare centers, local government, and affordable housing developers and providers.

Over the course of the VCA period, nonprofit housing and service providers have grown in their overall knowledge of Affirmatively Furthering Fair Housing and Affirmative Marketing practices.

Target populations - The majority of partners are working to reach the following populations: African American, Asian, Hispanic, Families with Children, and Persons with Disabilities.

Mode of Outreach – Project sponsors have implemented the use of translated materials, most often in Spanish with some projects also including Vietnamese. There is a heavy focus on social media/internet, newspaper ads, and posted notices and fliers. During deep COVID outreach and referrals were largely limited to resource sites like the food pantry. As COVID-19 restrictions lift and people are more comfortable with in-person outreach, organizations are redeploying in-person engagement in the community, faith-based events, and through case-management.

Public service and community infrastructure project sponsors largely target outreach efforts in County to specific neighborhoods and through trusted community convenors such as churches and nonprofits. Housing sponsors have broadened their outreach to the East Bay and North Bay.

There is minimal use of radio or tv ads, however we see more targeted radio outreach for the Hispanic community.

Data – Project sponsors are broadening their data collection and have been effective in using data to make measured changes to their outreach plans and activities. Most sponsors indicate that shifts in their outreach have resulted in increases in inquiries from those targeted populations.

COVID-19 – The pandemic changed the populations that some projects receive requests for services from. People who previously never required public assistance are now in need. COVID-19 also destigmatized receiving support resources for many who avoided accessing services in the past, but actually needed them.

Outcomes - Most public service providers indicate that the requests for aid are coming from a higher percentage of minority populations and they are serving a higher number of clients who represent a racial or ethnic minority. The majority of housing organizations have residents and waitlists with a large minority representation, beyond the demographic percentages of Marin's population. The biggest challenges are largely staff capacity.

Engaging in Affirmative Marketing is resulting in project sponsors establishing more and deeper relationships with community groups, partner organizations, and the school districts.

III.F (3)(a)

Submit to HUD reports that contain information regarding the number of persons who attended, and/or consultations conducted (naming the agencies), pursuant to the goals identified in paragraph III.F.1.a. (1.-3.)

(1.) AI,

(2.) Consolidated Plan, and

(3.) Successive Annual Action Plans

Between the time period of May 20, 2021 and May 19, 2022, the County of Marin conducted outreach and consultation for the 2022-23 Annual Action Plan. Outreach and consultation for the Assessment of Fair Housing was scaled back to prioritize community outreach and engagement on the 2023-2030 Housing Element.

2023-2030 Housing Element Outreach and Consultation

For the Marin County Housing Element update, County staff engaged with individuals and community organizations that represent the interests of populations that are not typically part of the public process, including families with lower incomes, people of color, individuals with disabilities, people experiencing homelessness, and agricultural workers and their families. Staff gathered feedback from these groups through several methods throughout each stage of this process, including community workshops, focus groups, roadshow presentations, and a Housing Needs survey. In total, the County hosted over 40 meetings and workshops, which were attended by 800 participants. Further approximately 800 survey responses and 900 public comments were received. Additionally, staff convened and consulted with a Housing Element stakeholder group composed of members of the protected classes.

The individuals consulted through this process include representatives from the following agencies:

Aging Action Initiative
Bayside MLK School
Bollinas Community Land Trust (BCLT)
Community Action Marin
Community Land Trust Association of West Marin (CLAM)
Fair Housing Advocates of Northern California (FHANC)
Habitat for Humanity Greater San Francisco
Housing Crisis Action Group
Legal Aid of Marin
Lifehouse
Marin Center for Independent Living
Marin Community Foundation

Marin County Employee Affinity Groups (MCOLE, MAPLE, COMAEA)
Marin County Free Library
Marin Environmental Housing Collaborative (MEHC)
Marin Organizing Committee
San Geronimo Valley Affordable Housing Association (SGVAHA)
West Marin Collaborative
West Marin Community Services
West Marin Senior Services
Venetia Valley K-8
Vivalon (formerly Whistlestop)

Assessment of Fair Housing Outreach and Consultation

Staff maintain the AFH steering and oversight committees and anticipates ramping up engagement in the coming year. The committees consist of representatives from the following agencies:

- | | |
|-------------------------------------|--------------------------------------|
| Bayside MLK School | MC Arts and Culture |
| Canal Collaborative | MC Community Services District |
| Canal Community Resiliency | MC Cooperation Teams |
| City of Novato | MC Health and Wellness Center |
| Community Land Trust of West Marin | MC Ministerial Alliance |
| Hannah Freedom School | Parent Services Project |
| Hope Housing | Performing Stars of Marin |
| Integrated Community Services | Sausalito-Marin City School District |
| ISOJI | Seniors on the Move |
| Manor Elementary School | Stand Up For Racial Justice |
| Marin Center for Independent Living | Tam High Team |
| Marin Coalition | The Spahr Center |
| Marin Community Foundation | Town of Fairfax |
| Marin County Parks and Open Space | West Marin Collaborative |
| Marin Organizing Committee | Vivalon |

2022-23 Annual Action Plan

Staff conducted community and nonprofit outreach between May 2021 and May 2022 to encourage funding applications and community participation in public hearings informing the 2022-23 Annual Action Plan. Outreach was conducted through Local newspaper outlets, social media, partner organizations, the County’s list serv with nearly 900 subscribers.

Community Engagement

Public Hearing/Priority Setting	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.
Bidders Conference	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.
Public Meeting/ Application Workshop	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.
Public Hearing	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.

Public Hearing	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.
Public Hearing	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. The public hearing provided oral interpretation in Spanish.
Listserv Digital Outreach	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.
Newspaper Ad	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.

Over 80 agencies were consulted during this time period, including the following:

- | | |
|---|---|
| Aging Action Initiative | EAH Housing |
| Bambini Yoga Project – Marin County | Eden Housing |
| Cooperation Team | Episcopal Community Services |
| Bayside MLK School | ExtraFood.org |
| Belvedere-Tiburon Joint Recreation | Fair Housing Advocates of Northern California |
| Committee | Fairfax-San Anselmo Children's Center |
| Bolinas Community Land Trust | Family and Children's Law Center |
| Bridge the Gap College Prep | First 5 Marin |
| Buckelew Programs | First Missionary Baptist Church |
| Canal Alliance | Galilee Harbor |
| Center for Employment Opportunities, Inc. | Golden Gate Village Resident Council |
| Center for Domestic Peace | Habitat for Humanity Greater San Francisco, Inc. |
| City of Alameda | Hannah Project Partnership for Academic Achievement |
| City of Belvedere | Homeward Bound of Marin |
| City of Larkspur | Hope Housing of Marin |
| City of Napa | InSpirit |
| City of Mill Valley | ISOJI |
| City of Novato | Legal Aid of Marin |
| City of Redding | Marin Asian Advocacy Project |
| City of San Rafael | Marin Center for Independent Living |
| City of Sausalito | Marin City Community Development Corporation |
| Commission on Aging | Marin City Community Services District |
| Community Action Marin | Marin City Health & Wellness Center |
| Community Land Trust of West Marin | |
| Covia Foundation | |
| Downtown Street Team | |

Marin City Ministerial Alliance
Marin Community Foundation
Marin County Administrator's Office
Marin County Board of Supervisors
Marin County Dental Care Foundation
Marin County Free Library
Marin County Racial Equity Action Team
Marin County Education Office
Marin County Whole Person Care
Marin County Health and Human Services
Department
Marin Horizon Community School
Marin Housing Authority
Marin Organizing Committee
Multicultural Center of Marin
North Bay Children's Center
North Marin Community Services
Opening Doors Marin
Performing Stars of Marin

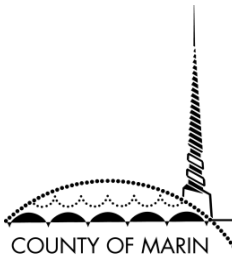
Petaluma Health Center, DBA Costal Health
Alliance
Pickleweed Preschool
San Geronimo Valley Affordable Housing
Association
San Geronimo Valley Community Center
Shoreline Unified School District
Systems Thinking Marin
Tomales Town Hall
Town of Corte Madera
Town of Fairfax
Town of San Anselmo
Town of Tiburon
Vivalon (formerly Whistlestop)
West Marin Collaborative
West Marin Community Services
West Marin Fund
West Marin Senior Services
Wise Choices for Girls

III.F (3)(b)

Submit to HUD reports that contain information if actual attendees or consultations missed goals, to provide a statement of actions taken to improve participation in subsequent meetings.

Attached are Zoom meeting attendee spreadsheets for the Public Hearings on November 11, 2020, September 30, 2021, November 4, 2022, February 22, 2022, and April 7, 2022 and Bidders Conferences on January 11, 2022 (*Attachment 6: PSC Meeting Attendee list May 2021-May 2022*). Due to virtual hearing limitations, County staff were unable to track attendees for meetings hosted by Cooperating Jurisdictions and the Board of Supervisors. While the pandemic has presented challenges conducting in person meetings, turnout for public meetings remains better than past in person meetings and the County is seeing new people participating.

*See attached spreadsheets of demographics of housing beneficiaries and deed restricted affordable family units outside impacted census tracts acquired, entitled, and/or permitted during the VCA period; as well as overall housing developments with entitlements or permits for extremely low through moderate income residents during the VCA period.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Thomas K. Lai
DIRECTOR

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

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

www.marincounty.org/cda

September 30, 2022

Nathanael R. Hill
Equal Opportunity Specialist
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
One Sansome Street
Suite 1200
San Francisco, CA 94104-4430

SUBJECT: County VCA – Certifying Letters

Dear Mr. Hill:

Under the County's VCA, the County of Marin is required to submit 18 certifying letters during the three-year period. This letter serves as certification that the County met the objectives set forth in the VCA and detailed in the document titled: *VCA Monitoring Grid Marin*, updated by HUD 11-2020.

III.A (3)	Affordable Housing- Take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children.
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During the 3-year term of the VCA, the County has taken the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children:

- The County has committed over \$11 million of general funds for the construction or acquisition of affordable rental housing for families with children outside areas of minority concentration. These funds are leveraging resources including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Permanent Local Housing Allocation (PLHA), and matches from local jurisdictions, Marin Community Foundation, and Tam Pacific Foundation contributions.
- The County has transferred over \$16 million from the County's General Fund to the Housing Trust Fund to assist in creating new affordable housing units.
- The County and the Marin Community Foundation maintain a joint funding partnership for construction and acquisition of affordable housing.
- The County issued a Notice of Funding Availability (NOFA) prioritizing affordable rental housing available to families with children on October 24, 2018 and February 1, 2022.
 - The 2018 NOFA did not result in a fundable project.
 - The 2022 NOFA resulted in three family housing projects outside areas of minority concentration being recommended for a total allocation of

\$1,696,956. This allocation includes \$1,018,027 in County Affordable Housing Funds, \$518,027 of PLHA funds, and \$160,902 from the City of Novato. Two of the three projects are leveraging additional resources through Measure W, CDBG, and HOME.

- The NOFA included the following to encourage submission of competitive housing applications:
 - Identification of housing site inventories located outside areas of minority concentration that are included in the current 2015-2023 Housing Elements and were adopted respectively by the County and cities in towns in Marin.
 - Statement(s) that application processing will be expedited, which will be accomplished by dedicating sufficient staff resources, proactively managing the review process with other reviewing agencies, and implementing state permit streamlining laws for housing.
 - Statement(s) that there will be a waiver or reduction in the application processing fees proportionate to the percentage of proposed dwelling units which meet the County criteria for low and very low-income levels, and which exceed the County's inclusionary housing requirement.
- CDBG, HOME, and PLHA funding have all prioritized family housing in their allocation process.

In addition, the County is working with affordable housing developers in varying stages of acquisition, entitlement, permitting, and development of 339 units of family housing outside areas of minority concentration. Staff are working very closely with project developers on two substantial projects that will secure 161 units of family housing—the Coast Guard site in unincorporated Marin County (Point Reyes Station) and Terra Linda Manor and Northview Apartments in the City of San Rafael.

- Coast Guard site – The County purchased this site in 2019 for \$4.1 million. The site consists of 36 units of family housing with 2-4 bedrooms. The County selected a developer partner in 2020 and has been working closely with Eden Housing and the Community Land Trust of West Marin to entitle the project. The Developers have submitted their application which is under review. An extension was granted because the Coastal Commission requested additional materials. County staff and the Developers are working with the local water district to codify plans for the on-site wastewater treatment facility. This is a detailed process as there is a well on-site that provides water to the community. The design must ensure there is no risk of contamination. The County has weekly meetings with the project developers to pre-emptively address issues. In addition, County staff meet monthly to collaborate on and address issues that come up. Currently staff are working with counsel to streamline the CEQA process and address comments received from the Water Board and Coastal Commission.
- Terra Linda Manor and Northview Apartments – On September 27, 2022 the County committed \$6.25 million to support the acquisition of 125 market rate apartments in a high resource community in the City San Rafael to preserve as

affordable. These properties are 68% 2- and 3-bedroom apartments occupied by a significant number of lower-income, mostly Latinx families. The property was marketed in June 2022, with 11 for-profit bidders and one nonprofit (BRIDGE). BRIDGE’s bid was accepted by the seller on August 19, 2022.

County staff are working to encourage both the City of San Rafael to contribute to the project and the Marin Community Foundation to increase the \$2.5 million contribution under consideration.

III.B (1)	AFFH - Implement recently adopted code amendments that provide greater flexibility for parking requirements applicable to affordable multifamily housing, special needs housing, and second units.
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The approved code change repealing and replacing parking standards in Chapter 24.04 Division III, Parking and Loading, was completed to encourage and reduce barriers to developing a variety of housing types. This was done as a joint effort by Public Works and the Community Development Agency.

While the new code is in place and applicable to projects, the County has received very few applications for affordable multifamily housing or special needs housing to date.

County staff have provided consultation to a number of projects exploring design and feasibility, with the new parking regulations providing key opportunities for projects to move forward.

Two affordable multifamily housing developments have been approved by the County since the revised parking standards were adopted. One project consists of 74 units in Marin City and the other is 9 units in Bolinas.

III.B (2)	Present and recommend the adoption of Development Code amendments to expedite permit processing of affordable and special needs housing projects, including processes for fast-tracking and establishment of milestones for expedited permit processing for affordable housing projects.
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In January 2021 the Board of Supervisors adopted code amendments expediting affordable housing projects and by limiting the number of public hearings and establishing specific timelines for providing determinations about project eligibility for waivers of standards and other concessions. These code changes are codified in Chapter 22.40.065, Limit on Public Hearings.

III.B (3)	Publish the aforementioned expedited permit processing in all NOFAs for affordable housing
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County staff include applicable language on the Limit on Public Hearings in all NOFAs for Affordable Housing, including the NOFA issued in January 2022.

III.B (4)	Evaluate existing multifamily Land Use Designations within the unincorporated county to determine whether zoning is appropriate to allow for additional affordable housing development beyond existing areas of racial or ethnic concentration.
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The Multifamily Land Use Designations study was completed in November 2020. The study evaluates the County's land use policy and zoning conditions affecting the location of multifamily housing within the unincorporated areas of the County. The housing study evaluates whether multifamily zoning is appropriately located and the zoning impediments to fair housing choice by: (1) providing an overview of the County's historical and current policy and regulatory framework for housing development; (2) identifying areas of minority concentration and their zoning characteristics; and (3) identifying development constraints related to environmental hazards.

III.B (5)	Report the outcome of the evaluation, including any recommendations, to the Planning Commission and Board of Supervisors.
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The Multifamily Land Use Designations study was presented to the Board of Supervisors on January 12, 2021. Moving forward the housing study is intended to provide an objective analysis of existing policy, regulatory, and siting constraints on housing development in Marin County and serves as a background to the update of the Countywide Plan's Housing Element by informing the development of updated policies and regulations for the Housing Element update which begun in 2021, for the 2023-2030 time period. The study's recommendations are included in proposed changes to the Countywide Plan through the Housing Element adoption process slated for January 2023. This will aid in removing barriers to developing affordable housing in areas of opportunity.

III.B (6)	Fund the contract that supports the Landlord Partnership Program, through at least 2020, which takes steps to encourage expanded landlord partnership in the Housing Choice Voucher program
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The County's support of the Landlord Partnership was continued by Board action in September of 2021 with the approval of a 2-year contract in the amount of \$450,000.

III.B (7)	Work with Marin Cities and Towns to encourage all municipalities in the county to adopt source of income protection ordinances prohibiting landlords from rejecting prospective tenants based solely on the use of a housing choice voucher.
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Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protections including Source of Income. Through these efforts the City of Novato, City of San Rafael, Town of Fairfax, and Town of San Anselmo adopted Source of Income ordinances.

While County staff have stopped pursuing encouraging additional jurisdictions to adopt source of income ordinances following the State of California’s passage of SB 329, a statewide Source of Income protection, the County has worked steadfast with other jurisdictions to support renters throughout the COVID-19 pandemic. The County has been the lead agency ensuring housing stabilization across the County through countywide eviction moratoriums, provision of rental assistance, and rent increase moratoriums. The County continues to provide guidance and leadership to local jurisdictions on a myriad of tenant protection activities including rent stabilization under consideration in two towns.

III.B (8)	Work with Marin Cities and Towns to encourage all municipalities in the county to adopt a mandatory mediation ordinance requiring mediation of rent increases greater than 5% upon request of either the tenant or landlord.
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Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protects including Rental Housing Dispute Resolution (Mandatory Mediation) for rent increases of 5% or more. Through these efforts the City of San Rafael and Town of Fairfax have adopted these ordinances.

County staff have stopped pursuing encouraging additional jurisdictions to adopt this ordinance following the State of California’s passage of AB 1482 Tenant Protection Act of 2019. AB 1482 provides statewide protections and limitations of allowable rent increases for eligible units. County staff continue to collaborate with cities and towns to include tenant protections as programs in the Housing Element updates.

III.B (9)	Work with the City of San Rafael and City of Novato to consider aligning their respective multi-family housing inspection programs with the program enhancements approved by the Board of Supervisors in 2018.
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The County inspects properties on a biennial basis and routinely inspects 20%-30% of units within each building. Under the 2018 program enhancements, County inspections increased to 100% of rental units within a building, with a corresponding increase in inspection fees, when significant code compliance issues occur (i.e., more than one major violation within the same building and/or landlord delay in bringing unit into compliance).

Following the Board of Supervisors approval of the County’s enhanced multi-family housing program, County staff met with staff from the cities of Novato and San Rafael to discuss program similarities and differences in the context of possible future collaboration and alignment.

The City of Novato’s housing inspection program is similar to the County’s insofar as properties that receive high marks for compliance on regular basis are inspected on a biennial basis and the City routinely inspects approximately 20%-30% of the units

within a multifamily building. Properties with compliance issues are inspected on an annual basis.

The City of San Rafael inspects all multi-family rental housing units on properties permitted under their program, although the frequency of rental property inspections is approximately 5 years due to the larger volume of units inspected. In comparing the County with San Rafael, the basic tradeoff is number of rental units per building inspected versus frequency of rental property inspections.

The County has also initiated a partnership with Marin Housing Authority to address issues and concerns raised by residents related to inspections of MHA’s public housing units:

- The County is working with MHA to transfer oversight of the contract with the third-party inspection program to the County. This will give the County the ability to evaluate the effectiveness of the program and find areas where the County’s housing program can be complementary without duplicating efforts which are prevented under state law.
- The County will also participate as an observer in MHA’s housekeeping inspections and at the HUD REAC inspection, where permitted.

Starting in Fiscal Year 2023-24, the County will develop an inspection program that is tailored to Golden Gate Village that complements existing inspections, while addressing additional areas required under state law to ensure that both MHA and residents are provided with inspection services that ensure compliance with County and state requirements for safe and sanitary housing.

III.B (10)	Sponsor a workshop on Fair Housing and the County’s Assessment of Fair Housing for Board of Supervisors and City Council members.
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In Fall 2021, County staff contacted all cities and towns and presented to eight of the Marin County City Councils on the State of California’s Fair Housing Assessment (AB686) requirement and the County’s Restrictive Covenants Program. Under recent state legislation, AB 686, the Housing Element is required to incorporate an assessment of fair housing to address barriers to fair housing choice and identify sites and programs that provide housing opportunity for lower income families and individuals near high quality schools, employment opportunities and public transportation. Each jurisdiction in Marin County has initiated the 6th Cycle of the Housing Element (2023-2031), a required element of the General Plans of the cities and towns and the Countywide Plan. The Housing Element is required to be updated every eight years and must be approved by the California Housing and Community Development Department (HCD). Staff and hired consultants are assisting each jurisdiction with the assessment of fair housing, incorporating the Analysis of Impediments to Fair Housing Choice conducted by County staff, state and federal data, and outreach to protected classes and Community Based Organizations. The Marin County Restrictive Covenants Program allows homeowners to identify any illegal or unlawful restrictive covenants in their property deeds, to affirmatively further fair housing laws, and to assert that such covenants are illegal and inconsistent with the County’s commitment to racial equity for potential homebuyers. The City Council presentations outlined the requirements of AB686 and the intent of the Restrictive Covenants Program. Staff discussed how they would support jurisdictions in this

work. Additionally, staff presented housing data on each jurisdiction including tenure by race and household income distribution by race.

In 2018, staff hosted two workshops for the Board of Supervisors on Fair Housing and the County's Assessment of Fair Housing. Additional workshops on continued efforts to develop the Assessment of Fair Housing are expected in the coming two years.

III.B (11)	Continue to provide funding to Fair Housing Advocates of Northern California for assistance with public outreach and education regarding tenant protection measures, such as the source of income protection ordinance, mandatory mediation program and just cause for evictions ordinance.
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The Board of Supervisors approved a \$65,000 recommendation of CDBG funding for Fair Housing Advocates of Northern California to aid with public outreach and education at the May 10, 2022 meeting.

Fair Housing Advocates of Northern California anticipates applying for additional County resources over the course of the year.

III.C (1)	Affirmative Marketing- For all units of affordable housing developed subject to the provisions of paragraph III.A.3 above, the County agrees to contractually obligate the developer, owner, management agent or other individual responsible for advertising or marketing of the property to:
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All organizations receiving Federal Grant and Affordable Housing Trust funds are required to submit an Affirmative Marketing Plan, and to provide an analysis of their outreach efforts and changes in demographics of clients/residents served on an annual basis. This data is used to identify modifications for approved plans to better reach target populations. Beginning in March 2019, the County has partnered with Fair Housing Advocates of Northern California to provide training on affirmative marketing. This year's annual training took place on June 8 and 16, 2022. The training was attended by 36 participants representing nonprofit service providers, childcare centers, local government, and affordable housing developers and providers.

III.C (1)(a)	Affirmatively market the property to protected classes that analysis suggests would be least likely to apply or benefit from the housing without affirmative outreach and marketing. The county may prescribe use of HUD Form 935.2A "Affirmative Fair Housing Marketing Plan (AFHMP) – Multifamily Housing" or something similar, and will include a requirement that the completed form be submitted to the County for review and approval prior to commencement of advertising or marketing of the completed housing
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The County utilized HUD Form 935.2A “Affirmative Fair Housing Marketing Plan (AFHMP) – Multifamily Housing” for housing projects. For Public Service and Community Infrastructure projects funded through CDBG, the County has developed a modified form to meet the specific needs of these types of projects. All forms are available of the Federal Grants webpage under the [Affirmative Marketing](#) tab.

III.F (1)	<p>Community Participation- Take the following actions to promote increased participation by “low- and moderate-income persons...particularly those living in slum and blighted areas and in areas where CDBG funds are likely to be used, and by residents of predominately low- and moderate-income neighborhoods as defined by the jurisdiction...(and including) “actions that are appropriate to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities” (see also 24 CFR §91.105) and the advocacy groups representing their interests (24 CFR §5.158), in the planning and funding processes related to CDBG/HOME-funded activities, including:</p>
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The County has supplied detailed reporting in each of the annual reports detailing actions taken by the County to address these requirements.

III.F (1)(a)	<p>Establish community participation goals as to the minimum number of participants at public meetings and/or consultations during the three-year term of this VCA leading to the adoption of the County’s:</p> <ol style="list-style-type: none"> 1. AI 2. Consolidated Plan 3. Successive Annual Action Plans
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County staff have set participation goals for the minimum number of participants at public meetings and/or consultations as follows:

- AI (250)
- Consolidated Plan (50)
- Successive Annual Action Plans (30)

III.F (1)(b)	<p>Undertake outreach to low- and moderate-income persons and members of the protected classes at least 30 days prior to meetings, and to work with community-based organizations and to provide translated materials in those languages identified in the County’s Language Access Plan as vital documents subject to translation requirements</p>
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The County issues public notice in the local newspaper and through a list serv of over 1,000 subscribers for all public hearings. Notice is provided with at least 30 days’ notice. Notice materials and staff reports are translated into Spanish and Vietnamese. The County is pleased to provide oral interpretation and Communication Access Realtime Translation Services (CART) for all meetings. The County requests five days’

notice to secure these services. Spanish translation and CART are available at all Board of Supervisors hearings.

III.F (1)(c)	Post meeting announcements in locations frequently accessed by low- and moderate-income persons, such as libraries, laundromats, community-based organizations, and local news outlets.
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County staff regularly post flyers and notices in community centers, laundromats, community bulletin boards, on social media, and in local news outlets. The County has developed a strong working relationship with the County’s library system and Health and Human Services’ satellite office staff, as well as community-based organizations to transmit flyers and notices to the public.

The detailed information provided herein combined with the submitted annual reports demonstrates the County’s successful completion of the requirements set forth in the 2019 VCA.

Sincerely,



Leelee Thomas
Deputy Director

Cc: Thomas K. Lai, Molly Kron

Attachement 3: County Funded Affordable Family Rental Housing Outside Impacted Tracts*

Address	Jurisdiction	APN	Census Tract	# of Units	Development Stage	Funding Date	Funding Source	Affordability Level	Notes
100 Commodore Webster Drive, Point Reyes Station	County	119-240-73	1330	36	Acquisition	43725	Housing Trust	At or below 60% AMI	County purchase of former Coast Guard Housing Facility, offer to purchase approved on 9/17/19
3755 Shoreline Highway, Stinson Beach	County	195-132-30	1321	5	Acquisition Rehab	43802	Housing Trust Measure W	At or below 60% AMI	County funded acquisition. Board approved funds on 12/3/19
430 Aspen Road, Bolinas	County	192-102-22	1321	2	Acquisition Rehab	43794	CDBG Measure W	At or below 80% AMI	County funded acquisition and rehab of existing homes. CDBG contract signed on 11/25/19
10 Cypress Road, Point Reyes Station	County	119-082-35	1330	1	Acquisition	1026/2021	Measure W	At or below 90% AMI	Singe Residential Dwelling with opportunity for legal ADU/JADU - 100% Affordable
31 Wharf Road, Bolinas	County	193-061-03	1321	9	Permitted	44696	Housing Trust, HOME, Measure W	At or below 60% AMI	Multiple Family Residential - 100% Affordable Housing
Sir Francis Drake, San Quentin	County	018-152-12	1212	115	Permitting through State	44696	CDBG/Housing Trust	At or below 60% AMI	Multiple Family Residential - 100% Affordable Housing
1 Hamilton Drive	Mill Valley	030-250-01	1262	45	Permitting through City	44705	Housing Trust	At or below 60% AMI	Multiple Family Residential - 100% Affordable Housing
35 3rd Street, Point Reyes Station	County	119-224-02	1330	1	Acquisition	44782	Measure W	At or below 80% AMI	Acquisition of market rate home to preserve as affordable
101 Nova Albion Way 845 Las Gallinas Avenue	San Rafael	021-17175-021	1082	125	Acquisition	44831	Housing Trust	At or below 80% AMI	Acquisition of market rate housing to preserve as affordable

Total units to date 339

*To comply with the terms of the VCA, as stated in provision - 3. *During the 3-year term of the this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children*, the County is providing this list of deed restricted affordable housing available for families that was acquired or permitted during the reporting period.

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
51 Chickasaw Ct	CORTE MADERA	024-051-13	1	ADU	Permitted	11/23/2021	Very Low
111 Orange St (Aka 113)	MARIN COUNTY	018-093-03	1	ADU	Permitted	10/19/2021	Very Low
22 Leona Drive	MARIN COUNTY	180-251-04	1	ADU	Permitted	10/7/2021	Very Low
1591 Casa Buena Dr units 101-1	CORTE MADERA	025-182-13	18	MFD (5+ units per stru	Permitted	9/15/2021	Very Low
16 Tamal Vista Blvd	CORTE MADERA	024-052-07	1	ADU	Permitted	9/12/2021	Very Low
106 Valley Circle	MILL VALLEY	030-081-02	1	ADU	Permitted	8/27/2021	Very Low
706 ALICE ST	NOVATO	153-141-15	1	ADU	Permitted	8/16/2021	Very Low
19 Myrtle Lane, Unit A	SAN ANSELMO	007-172-06	1	ADU	Permitted	8/9/2021	Very Low
164 Bayview Dr	MARIN COUNTY	186-092-06	1	ADU	Permitted	7/20/2021	Very Low
21 KRISTY CT	NOVATO	140-360-11	1	ADU	Permitted	7/16/2021	Very Low
81 Inverness Dr	MARIN COUNTY	186-071-05	1	ADU	Permitted	7/14/2021	Very Low
17 PRESIDIO AVE	MILL VALLEY	028-222-12	1	ADU	Permitted	6/29/2021	Very Low
14 OAK VALLEY DR	NOVATO	125-271-08	1	ADU	Permitted	6/8/2021	Very Low
85 ETHEL AVE	MILL VALLEY	028-101-12	1	ADU	Permitted	6/1/2021	Very Low
5 Linda Ave #A	MARIN COUNTY	179-312-12	1	ADU	Permitted	5/27/2021	Very Low
40 Jordan Ave., Unit A	SAN ANSELMO	006-12-09	1	ADU	Permitted	5/21/2021	Very Low
997 SIMMONS LN	NOVATO	141-061-02	1	ADU	Permitted	5/20/2021	Very Low
50 RYAN AVE	MILL VALLEY	030-062-21	1	ADU	Permitted	5/19/2021	Very Low
25 ONYX STREET	LARKSPUR	021-085-68	1	ADU	Entitled	4/27/2021	Very Low
475 Gage Ln	MARIN COUNTY	146-340-55	1	ADU	Permitted	4/27/2021	Very Low
33 Walnut Ave	MILL VALLEY	028-233-31	1	ADU	Permitted	4/21/2021	Very Low
10 OAK PARK DR	NOVATO	153-031-43	1	ADU	Entitled	4/14/2021	Very Low
332 Mesa Rd (Was 330)	MARIN COUNTY	119-161-11	1	ADU	Permitted	4/14/2021	Very Low
31 Wharf Rd	MARIN COUNTY	193-061-03	9	MFD (5+ units per stru	Entitled	4/12/2021	Very Low
17 Plaza Loma	NOVATO	140-211-18	1	ADU	Entitled	4/7/2021	Very Low
12 Olema Bolinas Road	MARIN COUNTY	193-072-02	1	ADU	Permitted	3/22/2021	Very Low
106 Woodland Avenue, Unit A	SAN ANSELMO	007-222-24	1	ADU	Permitted	3/15/2021	Very Low
460 Indian Springs Rd	MARIN COUNTY	146-340-56	1	ADU	Permitted	3/12/2021	Very Low
33 PICO VISTA	NOVATO	132-112-05	1	ADU	Permitted	3/10/2021	Very Low
120 CIRCLE AVE	MILL VALLEY	029-125-37	1	ADU	Permitted	3/10/2021	Very Low
504 SAN MARIN DR	NOVATO	141-051-02	1	ADU	Permitted	3/4/2021	Very Low
6 PIMLOTT LN	MILL VALLEY	028-166-01	1	ADU	Permitted	3/4/2021	Very Low
16 AZALEA DR	MILL VALLEY	033-122-04	1	ADU	Permitted	2/24/2021	Very Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
14 FERN AVE	MILL VALLEY	028-224-03	1	ADU	Permitted	2/19/2021	Very Low
50 HALF MOON RD	NOVATO	146-211-25	1	ADU	Permitted	2/10/2021	Very Low
1379 JOYCE ST	NOVATO	152-091-08	1	ADU	Permitted	2/1/2021	Very Low
9 SANTIAGO CT	NOVATO	140-021-27	1	ADU	Permitted	2/1/2021	Very Low
190 Mill Street	SAN RAFAEL	014-192-12	32	MFD (5+ units per stru	Permitted	1/28/2021	Very Low
12 MARGORY CT	NOVATO	140-082-44	1	ADU	Permitted	1/27/2021	Very Low
1 MEISNER DR	NOVATO	132-331-01	1	ADU	Permitted	1/25/2021	Very Low
659 LOVELL AVE	MILL VALLEY	027-106-37	1	ADU	Permitted	1/25/2021	Very Low
195 Oak Dr	MARIN COUNTY	186-153-04	1	ADU	Permitted	12/23/2020	Very Low
25 Sidney	MILL VALLEY	029-213-07	1	ADU	Permitted	12/18/2020	Very Low
221 San Carlos	SAUSALITO	065-062-09	1	ADU	Entitled	12/16/2020	Very Low
66 Sea View Ave	MARIN COUNTY	016-052-22	1	ADU	Permitted	12/7/2020	Very Low
740 OLIVE AVE A	NOVATO	143-022-19	1	ADU	Permitted	12/4/2020	Very Low
38 Pacific Queen Psg A	CORTE MADERA	026-173-14	1	ADU	Entitled	11/25/2020	Very Low
2 REDBUD CT	NOVATO	125-432-13	1	ADU	Permitted	11/23/2020	Very Low
419 Redwood Rd., Unit A	SAN ANSELMO	007-141-12	1	ADU	Permitted	11/18/2020	Very Low
1 Underhill	MILL VALLEY	033-142-05	1	ADU	Permitted	11/17/2020	Very Low
40 Corte De Sabla	MARIN COUNTY	070-211-01	1	ADU	Permitted	11/12/2020	Very Low
484 Throckmorton	MILL VALLEY	027-213-07	1	ADU	Permitted	11/4/2020	Very Low
853 CYPRESS AVE	NOVATO	140-051-13	1	ADU	Permitted	10/29/2020	Very Low
27 Laurel Ave., Unit A	SAN ANSELMO	007-117-29	1	ADU	Permitted	10/28/2020	Very Low
40 Jordan Ave., Unit A	SAN ANSELMO	006-12-09	1	ADU	Entitled	10/6/2020	Very Low
11 Alta Way A	CORTE MADERA	025-201-07	1	ADU	Permitted	9/29/2020	Very Low
232 Saunders Avenue, Unit A	SAN ANSELMO	006-044-09	1	ADU	Permitted	9/10/2020	Very Low
1420 BUCHANAN ST	NOVATO	151-085-02	1	ADU	Permitted	8/20/2020	Very Low
1 Heuters	MILL VALLEY	028-111-25	1	ADU	Permitted	8/18/2020	Very Low
60 Hazel Avenue	LARKSPUR	021-073-18	1	ADU	Permitted	8/10/2020	Very Low
60 Hazel Avenue	LARKSPUR	021-073-18	1	ADU	Permitted	8/10/2020	Very Low
112 Cypress Drive	FAIRFAX	003-163-78	1	ADU	Permitted	8/8/2020	Very Low
86 Berens Drive	MARIN COUNTY	074-112-25	1	ADU	Permitted	8/6/2020	Very Low
720 Lovell	MILL VALLEY	027-103-01	1	ADU	Permitted	7/31/2020	Very Low
106 Woodland Avenue, Unit A	SAN ANSELMO	007-222-24	1	ADU	Entitled	7/28/2020	Very Low
9 ANDREAS CIR	NOVATO	124-202-22	1	ADU	Permitted	7/13/2020	Very Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
9 ANDREAS CIR A	NOVATO	124-202-22	1	ADU	Permitted	7/13/2020	Very Low
19 Myrtle Lane, Unit A	SAN ANSELMO	007-172-06	1	ADU	Entitled	6/22/2020	Very Low
73 Tamalpais Road	FAIRFAX	001-123-02	1	ADU	Permitted	6/20/2020	Very Low
200 Tamalpais Road	FAIRFAX	001-052-28	1	ADU	Permitted	6/13/2020	Very Low
202 Eastman Ave A	CORTE MADERA	025-053-20	1	ADU	Permitted	6/4/2020	Very Low
77 Bulkley	SAUSALITO	065-124-04	1	ADU	Entitled	6/2/2020	Very Low
11 Ridge Ct A	CORTE MADERA	034-420-41	1	ADU	Entitled	5/27/2020	Very Low
599 Magnolia Avenue	LARKSPUR	020-252-05	1	ADU	Entitled	5/1/2020	Very Low
599 Magnolia Avenue	LARKSPUR	020-252-05	1	ADU	Entitled	5/1/2020	Very Low
84 The Alameda, Unit A	SAN ANSELMO	005-102-25	1	ADU	Entitled	4/26/2020	Very Low
1412 PARK AVE	NOVATO	141-272-06	1	ADU	Permitted	4/9/2020	Very Low
190 Mill Street	SAN RAFAEL	014-192-12	32	MFD (5+ units per str)	Entitled	4/6/2020	Very Low
720 Lovell	MILL VALLEY	027-103-01	1	ADU	Permitted	3/9/2020	Very Low
715 SUTRO AVE A	NOVATO	146-020-02	1	ADU	Permitted	2/14/2020	Very Low
880 Butterfield Road	MARIN COUNTY	177-031-22	1	ADU	Permitted	2/7/2020	Very Low
80 Elm Avenue	LARKSPUR	021-223-46	1	ADU	Permitted	11/27/2019	Very Low
13 Jefferson Avenue #A	MARIN COUNTY	179-171-07	1	ADU	Permitted	11/26/2019	Very Low
88 Central Ave	SAUSALITO	065-202-07	1	ADU	Permitted	10/18/2019	Very Low
88 Central Ave	SAUSALITO	065-202-07	1	ADU	Permitted	10/18/2019	Very Low
111 Bonita Street	SAUSALITO	065-082-03	1	ADU	Entitled	10/14/2019	Very Low
111 Bonita Street	SAUSALITO	065-082-03	1	ADU	Entitled	10/14/2019	Very Low
501 Cascade Dr	MILL VALLEY	046-030-19	1	ADU	Permitted	9/30/2019	Very Low
267 Golden Hind Psg A	CORTE MADERA	026-211-23	1	ADU	Entitled	9/6/2019	Very Low
20 Liberty Way	LARKSPUR	021-202-13	1	ADU	Permitted	8/26/2019	Very Low
60 Viento Way	MARIN COUNTY	119-182-25	1	ADU	Permitted	8/20/2019	Very Low
275 San Carlos Wy	NOVATO	124-042-13	1	ADU	Permitted	8/16/2019	Very Low
1718 Center Rd	NOVATO	140-102-14	1	ADU	Permitted	8/13/2019	Very Low
45 Buena Vista Ave A	CORTE MADERA	025-011-22	1	ADU	Entitled	7/29/2019	Very Low
14 Lomita Drive	MARIN COUNTY	033-072-14	1	ADU	Permitted	7/18/2019	Very Low
311 Summit DrA	CORTE MADERA	021-163-28	1	ADU	Permitted	6/25/2019	Very Low
20 Fairview Ave A	CORTE MADERA	025-216-13	1	ADU	Permitted	6/18/2019	Very Low
2 Galloway Ln #A	NOVATO	143-511-05	1	ADU	Permitted	6/11/2019	Very Low
98 Pico Vista #A	NOVATO	132-104-26	1	ADU	Permitted	6/6/2019	Very Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
18 Jefferson Avenue #A	MARIN COUNTY	179-172-28	1	ADU	Permitted	6/5/2019	Very Low
21 Key Largo Crs A	CORTE MADERA	026-171-14	1	ADU	Permitted	12/15/2021	Low
209A SOLANO ST	SAN RAFAEL	1006312	1	ADU	Permitted	12/13/2021	Low
1670 CENTER RD	NOVATO	140-111-48	1	ADU	Permitted	12/9/2021	Low
1607 CENTER RD	NOVATO	140-191-57	1	ADU	Permitted	12/2/2021	Low
10 ROSE CT	NOVATO	143-121-30	1	ADU	Entitled	12/1/2021	Low
5491 Paradise Dr B	CORTE MADERA	025-073-01	1	ADU	Permitted	11/22/2021	Low
5491 Paradise Dr A	CORTE MADERA	026-073-01	1	ADU	Permitted	11/22/2021	Low
80 MATILDA AVE	MILL VALLEY	030-042-03	1	ADU	Permitted	11/22/2021	Low
11A PALM AVE	SAN RAFAEL	1520115	1	ADU	Permitted	11/11/2021	Low
21A BAY WAY	SAN RAFAEL	1630221	1	ADU	Permitted	11/10/2021	Low
103 Redwood Rd.	FAIRFAX	001-023-08	1	ADU	Permitted	11/8/2021	Low
55 ELDRIDGE AVE	MILL VALLEY	029-033-04	1	ADU	Permitted	11/5/2021	Low
105 Rocca Dr.	FAIRFAX	001-215-17	1	ADU	Permitted	10/29/2021	Low
40A CENTER ST	SAN RAFAEL	1018121	1	ADU	Permitted	10/29/2021	Low
681 CHERRY ST A	NOVATO	143-083-48	1	ADU	Permitted	10/22/2021	Low
280 OAKDALE AVE	MILL VALLEY	029-114-27	1	ADU	Permitted	10/21/2021	Low
767 DIABLO AVE # A	NOVATO	140-191-43	1	ADU	Permitted	10/20/2021	Low
38 Pacific Queen Psg A	CORTE MADERA	026-173-14	1	ADU	Permitted	10/18/2021	Low
1337 San Anselmo Avenue, Unit	SAN ANSELMO	007-052-13	1	ADU	Permitted	10/11/2021	Low
45A MANDERLY RD	SAN RAFAEL	1612106	1	ADU	Permitted	10/11/2021	Low
90 CORTE TOLUCA	LARKSPUR	070-241-54	1	ADU	Entitled	10/6/2021	Low
28 Carlson Court, Unit A	SAN ANSELMO	005-063-46	1	ADU	Permitted	10/5/2021	Low
325 PINE ST	SAUSALITO	065-055-08	1	ADU	Permitted	9/24/2021	Low
215 MOLINO AVE	MILL VALLEY	028-112-09	1	ADU	Permitted	9/22/2021	Low
152 W BLITHEDALE AVE	MILL VALLEY	029-043-19	1	ADU	Permitted	9/20/2021	Low
7 WOLFE AVE	SAN RAFAEL	1227108	1	ADU	Permitted	9/15/2021	Low
170 THROCKMORTON AVE	MILL VALLEY	028-023-05	1	ADU	Permitted	9/8/2021	Low
1108 VALLEJO AVE	NOVATO	141-243-15	1	ADU	Permitted	9/1/2021	Low
19 MOUNTAIN VIEW AVE	MILL VALLEY	028-023-05	1	ADU	Permitted	9/1/2021	Low
673 PLUM ST	NOVATO	143-032-05	1	ADU	Permitted	8/31/2021	Low
678 PEACH ST	NOVATO	143-032-60	1	ADU	Entitled	8/30/2021	Low
219 Morningside Dr A	CORTE MADERA	025-028-04	1	ADU	Permitted	8/30/2021	Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
809 Smith Rd. Aka 811	MARIN COUNTY	049-228-02	1	ADU	Permitted	8/26/2021	Low
227A SOUTHERN HEIGHTS BLVD	SAN RAFAEL	1223228	1	ADU	Permitted	8/19/2021	Low
58 Madrone Avenue, Unit A	SAN ANSELMO	006-082-25	1	ADU	Permitted	8/16/2021	Low
36 CORRILLO DR	SAN RAFAEL	17909129	1	ADU	Permitted	8/16/2021	Low
144 HILLSIDE AVE	MILL VALLEY	029-133-17	1	ADU	Permitted	8/12/2021	Low
1832 NOVATO BLVD B	NOVATO	141-142-32	1	ADU	Permitted	8/10/2021	Low
1036 LEA DR	SAN RAFAEL	17514526	1	ADU	Permitted	8/5/2021	Low
84 HILLSIDE AVE	MILL VALLEY	029-102-34	1	ADU	Permitted	8/2/2021	Low
251 CORTE MADERA AVE	MILL VALLEY	027-122-08	1	ADU	Permitted	7/29/2021	Low
11 Ridge Ct A	CORTE MADERA	034-420-41	1	ADU	Permitted	7/26/2021	Low
14 WYWORRY CT	NOVATO	140-161-78	1	ADU	Permitted	7/14/2021	Low
1 Westward Dr A	CORTE MADERA	038-254-23	1	ADU	Permitted	7/7/2021	Low
1621 CENTER RD	NOVATO	140-191-52	1	ADU	Entitled	6/28/2021	Low
98 GROVE LN	NOVATO	140-031-67	1	ADU	Permitted	6/14/2021	Low
1316 MONTE MARIA AVE	NOVATO	150-234-05	1	ADU	Permitted	6/3/2021	Low
63 Quisisana Dr, AKA 65	MARIN COUNTY	071-111-30	1	ADU	Permitted	5/26/2021	Low
671 MIDWAY BLVD	NOVATO	150-132-15	1	ADU	Permitted	5/19/2021	Low
2108 VINEYARD RD	NOVATO	132-291-54	1	ADU	Permitted	5/13/2021	Low
98 Mc Allister Ave	MARIN COUNTY	074-113-24	1	ADU	Permitted	5/13/2021	Low
65 BOGEY LN	NOVATO	160-112-21	1	ADU	Permitted	5/12/2021	Low
28 Rutherford, Unit A	SAN ANSELMO	005-126-09	1	ADU	Permitted	5/12/2021	Low
19 HIGHLAND COURT	LARKSPUR	021-071-31	1	ADU	Entitled	5/5/2021	Low
719 SUN LN	NOVATO	132-291-23	1	ADU	Permitted	4/7/2021	Low
73 Tamalpais Rd.	FAIRFAX	002-123-02	1	ADU	Permitted	4/1/2021	Low
45 Mohawk Ave B	CORTE MADERA	024-122-10	1	ADU	Permitted	3/29/2021	Low
230 MCNEAR DR	SAN RAFAEL	18649404	1	ADU	Permitted	3/24/2021	Low
35 Salinas Ave., Unit A	SAN ANSELMO	005-203-09	1	ADU	Permitted	3/23/2021	Low
30 Hillcrest Court, Unit A	SAN ANSELMO	005-091-12	1	ADU	Permitted	3/19/2021	Low
1690 Hill RD	NOVATO	140-261-73	1	ADU	Entitled	3/3/2021	Low
1014 MACHIN AVE Unit C	NOVATO	153-045-20	1	ADU	Permitted	2/24/2021	Low
69 Scenic Avenue, Unit A	SAN ANSELMO	007-081-10	1	ADU	Permitted	2/23/2021	Low
258 Redwood Road, Unit A	SAN ANSELMO	007-095-05	1	ADU	Permitted	2/19/2021	Low
848A TAMARACK DR	SAN RAFAEL	17509301	1	ADU	Entitled	2/17/2021	Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
325 Tamalpais Dr A	CORTE MADERA	025-042-05	1	ADU	Permitted	2/3/2021	Low
1491 INDIAN VALLEY RD	NOVATO	146-130-20	1	ADU	Permitted	1/25/2021	Low
216 Laurel Avenue, Unit A	SAN ANSELMO	007-115-16	1	ADU	Permitted	1/21/2021	Low
75 Wood Lane	FAIRFAX	002-062-02	1	ADU	Permitted	1/10/2021	Low
122A TAMAL VISTA DR	SAN RAFAEL	1025203	1	ADU	Permitted	1/7/2021	Low
66 Sea Way	SAN RAFAEL	009-052-03	1	ADU	Permitted	12/23/2020	Low
66 Sea Way	SAN RAFAEL	009-052-03	1	ADU	Entitled	12/18/2020	Low
11 Bonita	SAUSALITO	065-202-38	1	ADU	Entitled	12/14/2020	Low
2081 CENTER RD	NOVATO	132-222-24	1	ADU	Permitted	12/14/2020	Low
2081 CENTER RD A	NOVATO	132-222-24	1	ADU	Permitted	12/14/2020	Low
240 Elm	MILL VALLEY	030-034-15	1	ADU	Permitted	12/9/2020	Low
594 Heather Way	SAN RAFAEL	178-041-69	1	ADU	Permitted	12/9/2020	Low
594 Heather Way	SAN RAFAEL	178-041-69	1	ADU	Entitled	12/4/2020	Low
40 Madrone Road	FAIRFAX	003-132-06	1	ADU	Permitted	12/4/2020	Low
93 LAMBERT WAY	NOVATO	141-022-01	1	ADU	Entitled	11/30/2020	Low
145 Calumet Ave. Unit A	SAN ANSELMO	06-072-25	1	ADU	Entitled	11/9/2020	Low
88 Canyon Road	FAIRFAX	003-031-23	1	ADU	Permitted	10/30/2020	Low
152 San Francisco Blvd., Unit A	SAN ANSELMO	006-022-07	1	ADU	Entitled	10/28/2020	Low
673 PLUM ST	NOVATO	143-032-05	1	ADU	Entitled	10/26/2020	Low
14 WYWORRY CT	NOVATO	140-161-78	1	ADU	Entitled	10/26/2020	Low
35 Ross Valley Drive	SAN RAFAEL	012-015-05	1	ADU	Entitled	10/14/2020	Low
48 Valley Circle	MILL VALLEY	030-062-38	1	ADU	Permitted	10/6/2020	Low
124 S Dream Farm Rd	MARIN COUNTY	114-350-04	1	ADU	Permitted	10/5/2020	Low
55 de Ford Drive	SAN RAFAEL	175-231-16	1	ADU	Permitted	10/4/2020	Low
25 Bella Vista, Unit A	SAN ANSELMO	006-082-35	1	ADU	Permitted	10/1/2020	Low
430 Aspen Rd	MARIN COUNTY	192-102-22	1	ADU	Permitted	10/1/2020	Low
78 Bay Road	FAIRFAX	001-098-21	1	ADU	Permitted	9/30/2020	Low
2725 Heatherstone Dr	MARIN COUNTY	164-152-07	1	ADU	Permitted	9/24/2020	Low
120 Bulkeley	SAUSALITO	065-071-23	1	ADU	Entitled	9/21/2020	Low
8 Morelos Ave	MARIN COUNTY	169-022-04	1	ADU	Permitted	9/21/2020	Low
342 Sycamore	MILL VALLEY	030-065-14	1	ADU	Permitted	9/14/2020	Low
71 Atwood	SAUSALITO	065-202-38	1	ADU	Permitted	9/5/2020	Low
26 Glen	MILL VALLEY	029-151-04	1	ADU	Permitted	8/28/2020	Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
49 Berkeley Avenue, Unit A	SAN ANSELMO	005-163-06	1	ADU	Permitted	8/25/2020	Low
120 Del Oro Lagoon AKA 122	MARIN COUNTY	157-540-21	1	ADU	Permitted	8/25/2020	Low
9 Iron Springs Road	FAIRFAX	001-093-22	1	ADU	Permitted	8/19/2020	Low
1927A Las Galinas Ave	SAN RAFAEL	165-102-25	1	ADU	Permitted	8/13/2020	Low
15 Morning Sun Avenue	MARIN COUNTY	048-132-02	1	ADU	Permitted	7/30/2020	Low
197 Corte Madera	MILL VALLEY	029-041-06	1	ADU	Permitted	7/27/2020	Low
5 Wolfback Ridge Road	SAUSALITO	2020-00056	1	ADU	Entitled	7/23/2020	Low
28A Marina Street	SAN RAFAEL	012-181-28	1	ADU	Permitted	7/23/2020	Low
55 de Ford Drive	SAN RAFAEL	175-231-16	1	ADU	Entitled	7/22/2020	Low
262 Harvard Drive	LARKSPUR	020-103-09	1	ADU	Entitled	7/14/2020	Low
262 Harvard Drive	LARKSPUR	020-103-09	1	ADU	Entitled	7/14/2020	Low
1491 INDIAN VALLEY RD	NOVATO	146-130-20	1	ADU	Entitled	7/9/2020	Low
260 SHEVELIN RD	NOVATO	150-441-01	1	ADU	Permitted	7/7/2020	Low
260 SHEVELIN RD	NOVATO	150-441-01	1	ADU	Permitted	7/7/2020	Low
314 Coleman Way	SAN RAFAEL	011-032-02	1	ADU	Permitted	7/7/2020	Low
210 D Steet	SAN RAFAEL	012-223-21	1	ADU	Permitted	7/7/2020	Low
210 D Street	SAN RAFAEL	012-223-21	1	ADU	Entitled	7/1/2020	Low
60 Marina Court Drive #A	MARIN COUNTY	016-064-44	1	ADU	Permitted	7/1/2020	Low
258 Redwood Road, Unit A	SAN ANSELMO	007-095-05	1	ADU	Entitled	6/29/2020	Low
330 Ethel	MILL VALLEY	028-184-26	1	ADU	Entitled	6/23/2020	Low
69 Scenic Avenue, Unit A	SAN ANSELMO	007-081-10	1	ADU	Entitled	6/16/2020	Low
15 Allyn Avenue, Unit A	SAN ANSELMO	007-095-66	1	ADU	Permitted	6/9/2020	Low
267 Golden Hind Psg A	CORTE MADERA	026-211-23	1	ADU	Permitted	5/28/2020	Low
387 Ocean Parkway AKA #385	MARIN COUNTY	190-181-18	1	ADU	Permitted	3/31/2020	Low
999 Third Street	SAN RAFAEL	011-265-01	68	MFD (5+ units per stru	Entitled	3/23/2020	Low
28 Carlson Court, Unit A	SAN ANSELMO	005-063-46	1	ADU	Entitled	3/8/2020	Low
45 Buena Vista Ave A	CORTE MADERA	025-111-22	1	ADU	Permitted	3/3/2020	Low
241 FAIRWAY DR A	NOVATO	160-322-09	1	ADU	Permitted	2/28/2020	Low
1285 YUKON WAY A	NOVATO	152-012-02	1	ADU	Permitted	2/24/2020	Low
556 Ethel Avenue	MARIN COUNTY	048-011-05	1	ADU	Permitted	2/22/2020	Low
11 Teaberry Lane	MARIN COUNTY	058-091-25	1	ADU	Permitted	2/20/2020	Low
35 Toussin Avenue AKA #33	MARIN COUNTY	071-121-31	1	ADU	Permitted	2/10/2020	Low
424 Johnson Street	SAUSALITO	065-056-09	1	ADU	Permitted	2/7/2020	Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
29 Strawberry Circle AKA #A	MARIN COUNTY	043-083-09	1	ADU	Permitted	2/6/2020	Low
309 Lowell Avenue	MARIN COUNTY	050-112-28	1	ADU	Permitted	1/24/2020	Low
41 Nelson	MILL VALLEY	030-061-17	1	ADU	Permitted	1/17/2020	Low
17 Tower Drive	MARIN COUNTY	033-082-12	1	ADU	Permitted	1/2/2020	Low
215 Belle Avenue	SAN RAFAEL	1406505	1	MFD (5+ units per stru	Entitled	11/26/2019	Low
216 Laurel Avenue, Unit A	SAN ANSELMO	007-115-16	1	ADU	Entitled	11/19/2019	Low
16 Second Street	SAUSALITO	065-272-16	1	ADU	Permitted	11/1/2019	Low
16 Second Street	SAUSALITO	065-272-16	1	ADU	Permitted	11/1/2019	Low
51A Grove Street	SAN RAFAEL	1222218	1	ADU	Permitted	11/1/2019	Low
424 Johnson Street	SAUSALITO	065-056-09	1	ADU	Entitled	10/14/2019	Low
339 D Street	SAN RAFAEL	1218103	1	ADU	Entitled	10/7/2019	Low
311 Belle Avenue	SAN RAFAEL	1406401	1	ADU	Entitled	10/2/2019	Low
806 Lamont Ave #A	NOVATO	153-121-14	1	ADU	Permitted	9/30/2019	Low
495 E Blithedale	MILL VALLEY	030-021-32	1	ADU	Permitted	9/18/2019	Low
11 Escalon Dr	MILL VALLEY	033-192-04	1	ADU	Permitted	9/17/2019	Low
6 Bayview Terrace #A	MARIN COUNTY	043-051-15	1	ADU	Permitted	9/11/2019	Low
75 Blossom Drive	SAN RAFAEL	1316134	1	ADU	Entitled	9/9/2019	Low
47 Conifer Way	MARIN COUNTY	172-191-47	1	ADU	Permitted	8/27/2019	Low
30 GLEN DR.	FAIRFAX	174-170-03	1	ADU	Permitted	8/26/2019	Low
18 Mtn. View Road	FAIRFAX	002-011-34	1	ADU	Permitted	8/19/2019	Low
9 IRON SPRINGS	FAIRFAX	001-093-22	1	ADU	Permitted	8/19/2019	Low
15 Middle Ct	MILL VALLEY	033-162-07	1	ADU	Permitted	8/19/2019	Low
214 FRUSTUCK AVE.	FAIRFAX	003-192-07	1	ADU	Permitted	8/16/2019	Low
111 Central Ave	SAUSALITO	065-253-19	1	ADU	Permitted	8/1/2019	Low
111 Central Ave	SAUSALITO	065-253-19	1	ADU	Permitted	8/1/2019	Low
14 Lomita Drive	MARIN COUNTY	033-072-14	1	ADU	Permitted	7/18/2019	Low
716A Monteciillo Road	SAN RAFAEL	17814220	1	ADU	Permitted	7/2/2019	Low
290 CASCADE DR	FAIRFAX	003-121-06	1	ADU	Permitted	7/1/2019	Low
33 Strawberry Circle	MARIN COUNTY	043-083-07	1	ADU	Permitted	6/26/2019	Low
3 Shannon Lane	SAN RAFAEL	1035101	1	ADU	Permitted	6/20/2019	Low
76 Alta Vista	MILL VALLEY	030-012-36	1	ADU	Permitted	6/12/2019	Low
7A Simons Way	MILL VALLEY	048-134-60	1	ADU	Permitted	6/7/2019	Low
5A Simons Way	MILL VALLEY	048-134-60	1	ADU	Permitted	6/7/2019	Low

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
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Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
137 Spring Grove Avenue	SAN RAFAEL	1202408	1	ADU	Entitled	6/4/2019	Low
7090 Sir Francis Drake Boulevard	MARIN COUNTY	168-174-02	1	ADU	Permitted	5/20/2019	Low
444 Laurel Avenue, Unit A	SAN ANSELMO	007-121-86	1	ADU	Permitted	12/15/2021	Moderate
38 LOWER CRESCENT AVE	SAUSALITO	065-231-32	1	ADU	Permitted	12/1/2021	Moderate
6 ESCALON DR	MILL VALLEY	033-191-04	1	ADU	Permitted	11/29/2021	Moderate
500 NORTH ST	SAUSALITO	065-202-33	1	ADU	Permitted	11/1/2021	Moderate
615 Oak Manor Dr.	FAIRFAX	174-070-71	1	ADU	Permitted	10/29/2021	Moderate
21 Buena Vista Ave A	CORTE MADERA	026-111-04	1	ADU	Permitted	10/21/2021	Moderate
122 Buena Vista Ave A	CORTE MADERA	025-113-10	1	ADU	Permitted	9/12/2021	Moderate
16 STANTON WAY	MILL VALLEY	033-152-08	1	ADU	Permitted	8/26/2021	Moderate
128 Dominga Ave.	FAIRFAX	002-023-30	1	ADU	Permitted	8/20/2021	Moderate
20 WALNUT AVE	MILL VALLEY	028-032-05	1	ADU	Permitted	8/16/2021	Moderate
97 Forrest Ave.	FAIRFAX	002-192-23	1	ADU	Permitted	8/13/2021	Moderate
303 Dawn Ct	MARIN COUNTY	049-171-18	1	ADU	Permitted	8/4/2021	Moderate
388 Laurel Ave (Was 390)	MARIN COUNTY	157-135-35	1	ADU	Permitted	7/9/2021	Moderate
0 Robin Dr	CORTE MADERA	038-011-48 to 68	1	ADU	Permitted	7/1/2021	Moderate
623 Neveada	SAUSALITO	064-343-49	1	ADU	Permitted	6/16/2021	Moderate
110 Olema Rd.	FAIRFAX	001-103-19	1	ADU	Permitted	6/15/2021	Moderate
77 BULKLEY AVE Unit E	SAUSALITO	065-124-04	1	ADU	Permitted	6/10/2021	Moderate
28 FILBERT AVE	SAUSALITO	064-211-15	1	ADU	Permitted	5/10/2021	Moderate
5 WOLFBACK RIDGE RD	SAUSALITO	064-276-10	1	ADU	Permitted	5/3/2021	Moderate
143 Carson Rd	MARIN COUNTY	172-271-28	1	ADU	Permitted	4/21/2021	Moderate
82 WALNUT AVE	MILL VALLEY	028-221-11	1	ADU	Permitted	4/19/2021	Moderate
2 Inyo Ave.	FAIRFAX	002-123-37	1	ADU	Permitted	4/16/2021	Moderate
295 Cascade dr.	FAIRFAX	003-122-44	1	ADU	Permitted	4/16/2021	Moderate
63 Live Oak Ave.	FAIRFAX	001-236-81	1	ADU	Permitted	4/16/2021	Moderate
20 Coree Ln.	FAIRFAX	002-022-39	1	ADU	Permitted	4/10/2021	Moderate
45 Nymph Rd	MARIN COUNTY	191-261-25	1	ADU	Permitted	4/7/2021	Moderate
609 SUMMIT AVE	MILL VALLEY	027-066-68	1	ADU	Permitted	4/6/2021	Moderate
42 JUANITA AVE	MILL VALLEY	030-036-10	1	ADU	Permitted	3/29/2021	Moderate
11 MARION AVE UNIT B	SAUSALITO	065-311-22	1	ADU	Permitted	3/24/2021	Moderate
84 Willw Ave.	FAIRFAX	001-205-16	1	ADU	Permitted	2/26/2021	Moderate
292 MILLER AVE	MILL VALLEY	028-213-04	1	ADU	Permitted	2/26/2021	Moderate

Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
101 CORONET AVE	MILL VALLEY	029-103-48	1	ADU	Permitted	2/24/2021	Moderate
18 Napa Ave.	FAIRFAX	002-122-10	1	ADU	Permitted	2/2/2021	Moderate
74 Central Ave	SAUSALITO	065-202-04	1	ADU	Permitted	1/11/2021	Moderate
12 School St.	FAIRFAX	002-113-13	4	ADU	Permitted	1/10/2021	Moderate
10 School St.	FAIRFAX	002-112-13	3	ADU	Permitted	1/10/2021	Moderate
25 Wreden Ave.	FAIRFAX	002-013-07	1	ADU	Permitted	1/10/2021	Moderate
232 Olema Rd.	FAIRFAX	001-272-09	1	ADU	Permitted	1/10/2021	Moderate
623 Drake Ave	MARIN COUNTY	052-130-19	1	ADU	Permitted	11/18/2020	Moderate
5 Sunshine	SAUSALITO	065-201-22	1	ADU	Permitted	11/17/2020	Moderate
13 Escalon	MILL VALLEY	033-101-51	1	ADU	Permitted	11/2/2020	Moderate
26 Vendola Dr	MARIN COUNTY	180-033-07	1	ADU	Permitted	11/2/2020	Moderate
321 Cypress Drive	FAIRFAX	003-153-29	1	ADU	Permitted	10/30/2020	Moderate
102 Acacia Avenue	LARKSPUR	021-175-02	1	ADU	Entitled	10/21/2020	Moderate
102 Acacia Avenue	LARKSPUR	021-175-02	1	ADU	Entitled	10/21/2020	Moderate
38 Oak Knoll Ave., Unit A	SAN ANSELMO	005-154-23	1	ADU	Permitted	10/13/2020	Moderate
134 Scenic Avenue, Unit A	SAN ANSELMO	007-063-10	1	ADU	Permitted	10/7/2020	Moderate
112 Edgewood	MILL VALLEY	028-162-08	1	ADU	Permitted	10/1/2020	Moderate
8 Heavenly Way	MARIN COUNTY	050-061-57	1	ADU	Permitted	10/1/2020	Moderate
96 A Avenue del Norte, Unit A	SAN ANSELMO	006-181-42	1	ADU	Permitted	9/29/2020	Moderate
15 Wellington, Unit A	SAN ANSELMO	006-192-44	1	ADU	Permitted	9/22/2020	Moderate
84 Hillside	MILL VALLEY	029-102-34	1	ADU	Entitled	9/9/2020	Moderate
234A Cazneau	SAUSALITO	064-152-27	1	ADU	Permitted	9/9/2020	Moderate
311 Cape Ct	MARIN COUNTY	047-124-35	1	ADU	Permitted	9/8/2020	Moderate
62 Lagoon Rd	BELVEDERE	060-063-14	1	ADU	Permitted	9/3/2020	Moderate
62 Lagoon Rd	BELVEDERE	6006314	1	ADU	Permitted	9/3/2020	Moderate
50 Birch	MILL VALLEY	028-165-08	1	ADU	Entitled	8/11/2020	Moderate
75 Mtn. View Road	FAIRFAX	001-063--39	1	ADU	Permitted	8/8/2020	Moderate
213 San Rafael Ave	BELVEDERE	060-113-05	1	ADU	Permitted	8/3/2020	Moderate
213 San Rafael Ave	BELVEDERE	6023207	1	ADU	Permitted	8/3/2020	Moderate
15 Dutton Court	MARIN COUNTY	052-130-31	1	ADU	Permitted	7/20/2020	Moderate
57 Elm Avenue, Unit A	SAN ANSELMO	007-052-40	1	ADU	Entitled	7/14/2020	Moderate
465 Gage Lane	MARIN COUNTY	146-340-54	1	ADU	Permitted	7/2/2020	Moderate
120 San Gabriel Drive	FAIRFAX	001-261-81	1	ADU	Permitted	6/13/2020	Moderate

**Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements**

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
38 Lower Crescent	SAUSALITO	065-231-32	1	ADU	Entitled	6/2/2020	Moderate
40-42 Marion Avenue	SAUSALITO	065-292-19	1	ADU	Entitled	5/20/2020	Moderate
203 Broadway	FAIRFAX	001-149-03	1	ADU	Permitted	2/24/2020	Moderate
45 Nymph Rd	MARIN COUNTY	191-261-25	1	ADU	Permitted	2/14/2020	Moderate
100 Hilldale Drive, Unit A	SAN ANSELMO	006-155-24	1	ADU	Permitted	2/12/2020	Moderate
16 Stanton	MILL VALLEY	033-152-08	1	ADU	Permitted	1/17/2020	Moderate
20A Crescent Ave	SAUSALITO	065-253-19	1	ADU	Permitted	12/18/2019	Moderate
20A Crescent Ave	SAUSALITO	065-253-19	1	ADU	Permitted	12/18/2019	Moderate
100 Hilldale Drive, Unit A	SAN ANSELMO	006-155-24	1	ADU	Entitled	12/10/2019	Moderate
28 Rutherford, Unit A	SAN ANSELMO	005-126-09	1	ADU	Entitled	12/10/2019	Moderate
206 Hawthorne Avenue #A	MARIN COUNTY	047-222-07	1	ADU	Permitted	12/9/2019	Moderate
1 Deer Trail	MARIN COUNTY	146-310-50	1	ADU	Permitted	12/9/2019	Moderate
48 Vineyard, Unit A	SAN ANSELMO	007-265-05	1	ADU	Permitted	11/12/2019	Moderate
1 Spring Road	MARIN COUNTY	074-132-08	1	ADU	Permitted	10/24/2019	Moderate
424 Pine Street	SAUSALITO	065-054-10	1	ADU	Permitted	10/15/2019	Moderate
106 Valley Circle	MILL VALLEY	030-081-02	1	ADU	Permitted	10/10/2019	Moderate
3 Santa Barbara, Unit A	SAN ANSELMO	005-211-02	1	ADU	Permitted	9/23/2019	Moderate
144 E Blithedale	MILL VALLEY	028-024-19	1	ADU	Permitted	9/9/2019	Moderate
17 VISTA WAY	FAIRFAX	003-191-03	1	ADU	Permitted	8/28/2019	Moderate
50A Sunnycrest	MILL VALLEY	045-233-04	1	ADU	Permitted	8/20/2019	Moderate
416 Napa Street	SAUSALITO	064-151-17	1	ADU	Entitled	6/26/2019	Moderate
416 Napa Street	SAUSALITO	064-151-17	1	ADU	Entitled	6/26/2019	Moderate
300 Bella Vista Ave	BELVEDERE	6021404	1	ADU	Permitted	6/26/2019	Moderate
31 Woodruff	SAN ANSELMO	006-181-20	1	ADU	Permitted	6/24/2019	Moderate
216 Ethel	MILL VALLEY	028-177-15	1	ADU	Permitted	6/15/2019	Moderate
159 Prince Royal Dr A	CORTE MADERA	038-274-01	1	ADU	Permitted	6/4/2019	Moderate
56 Indian Rock Unit A	SAN ANSELMO	005-165-73	1	ADU	Permitted	5/23/2019	Moderate
104 Shaver Street	SAN RAFAEL	011-245-40	7	MFD (5+ units per str)	Entitled	6/1/2020	Above Moderate, 1-Low
703 3rd Street	SAN RAFAEL	1127802	120	MFD (5+ units per str)	Entitled	10/7/2019	9 units Very Low, 3 units Moderate, 108 units Above Moderate
6, 8, 10 & 12 School Street Plaza	FAIRFAX	002-111-13	12	Mobile Home Unit	Permitted	11/20/2020	9 units Moderate, 3 units Above Moderate
Landing Court Homes	NOVATO	153-162-70	32	MFD (2-4 units per str)	Entitled	4/16/2020	4 units Very Low, 3 units Low, 25 units Above Moderate
Landing Court Homes	NOVATO	153-162-70	7	MFD (5+ units per str)	Entitled	4/16/2020	4 units Very Low, 3 units Low
815 B Street	SAN RAFAEL	011-256-12	41	MFD (5+ units per str)	Permitted	1/23/2020	4 units Very Low, 2 units Low, 35 units Above Moderate

**Attachement 3: Rental Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements**

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
1628 5TH AVE units 1-9	SAN RAFAEL	1119306	9	MFD (5+ units per str)	Permitted	5/6/2021	1 unit Low, 8 units Above Moderate

751

Moderate-income units **115**
 Very low through low-income units **451**

**Attachement 3: Ownership Housing 5/20/2019 to 5/19/2022
Countywide Approved Building Permits and Planning Entitlements**

Address	Jurisdiction	APN	# of Units	Unit Category	Development Stage	Entitlement or Permitting Date	Affordability Level
7 Upper Ames	ROSS	073-201-01	1	ADU	Permitted	8/13/2021	Very Low
365 Corte Madera Ave A	CORTE MADERA	025-094-56	1	ADU	Permitted	8/4/2021	Very Low
3 Allen Lane	ROSS	073-261-10	1	ADU	Permitted	6/1/2021	Very Low
23 COTTAGE LN	NOVATO	157-860-11	1	SFD	Permitted	3/13/2020	Very Low
7 Charles Van Damme Dock	MARIN COUNTY	980-020-38	1	Mobile Home Unit	Permitted	9/3/2019	Very Low
801 AVIATION LN	NOVATO	157-970-03	1	MFD (2-4 units per str	Permitted	7/13/2021	Low
901 ROCKVIEW ROAD	NOVATO	157-970-03	1	MFD (2-4 units per str	Permitted	7/13/2021	Low
202 RUNWAY LN	NOVATO	157-970-03	1	MFD (2-4 units per str	Permitted	6/10/2021	Low
119 ROCKVIEW RD	NOVATO	157-970-03	1	MFD (2-4 units per str	Permitted	6/10/2021	Low
24 El Camino Bueno	ROSS	072-163-02	1	ADU	Permitted	4/1/2021	Low
24 COTTAGE LN Lot 3	NOVATO	157-860-10	1	SFD	Permitted	11/10/2020	Low
49 Glenwood	ROSS	071-051-05	1	ADU	Permitted	8/18/2020	Low
1 Winding Way	ROSS	072-111-10	1	ADU	Permitted	5/12/2020	Low
191 Lagunitas	ROSS	072-211-06	1	ADU	Permitted	10/1/2019	Low
1010 Northgate Drive	SAN RAFAEL	17924021	136	MFD (5+ units)	Entitled	7/23/2019	14 units Low, 14 units Moderate, 108 units Above Mode
802 STATE ACCESS RD	NOVATO	157-970-03	44	MFD (5+ units per str	Entitled	2/3/2020	7 units Moderate, 37 units Above Moderate
6 and 8 Simons Way	MILL VALLEY	048-134-61	2	MFD (2-4 units)	Permitted	3/1/2021	1 unit Moderate, 1 unit Above Moderate
10 and 12 Simons Way	MILL VALLEY	048-134-62	2	MFD (2-4 units)	Permitted	3/1/2021	1 unit Moderate, 1 unit Above Moderate
122 Walnut Ave A	CORTE MADERA	024-062-29	1	ADU	Permitted	12/28/2021	Moderate
3 Taylor Ln A	CORTE MADERA	024-097-32	1	ADU	Permitted	12/17/2021	Moderate
123 ROCKVIEW RD	NOVATO	157-970-03	1	MFD (5+ units per str	Permitted	11/1/2021	Moderate
321 ROCKVIEW RD	NOVATO	157-970-03	1	MFD (5+ units per str	Permitted	11/1/2021	Moderate
301 ROCKVIEW RD	NOVATO	157-970-03	1	MFD (5+ units per str	Permitted	11/1/2021	Moderate
325 ROCKVIEW RD	NOVATO	157-970-03	1	MFD (5+ units per str	Permitted	11/1/2021	Moderate
6 Woodhaven	ROSS	073-022-01	1	ADU	Permitted	12/22/2019	Moderate

Moderate-income units **27**
 Very-low through low-income units **24**



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County of Marin - News Releases - Affordable Housing



NEWS RELEASE

www.marincounty.org/news

For Immediate Release
February 02, 2022

Contact:

Aline Tanielian
Planner, Housing & Federal Grants
Division
Community Development Agency

3501 Civic Center Drive
Suite 303
San Rafael, CA 94903
(415) 473-3547

[Email: Aline Tanielian
Planning](#)

County and State Team Up on Housing Funds

Affordable housing developers have until February 17 to apply for special funding

San Rafael, CA – More money is available for affordable housing developers to create new homes in Marin County and preserve existing affordable units. This year, the County of Marin anticipates receiving \$1,127,763 to distribute from a State of California fund that is helping local municipalities address high housing costs and a shortage of homes.

The [Marin County Community Development Agency](#) accepts application for local Affordable Housing Funds on an ongoing basis. The funds are boosted by an additional match through Marin's allocation of [State Permanent Local Housing Allocation](#) (PLHA) funds, fueled by money from real state recording fees. The matching PLHA funds will be awarded to eligible applications received through February 17.

In its ongoing recognition of a severe local shortage of local affordable housing, the Board of Supervisors has a track record of supporting the efforts through its Affordable Housing Fund. The Board decided in August 2020 to match future PLHA contributions from the state with local dollars from the County Affordable Housing Fund and funds from Marin cities and towns.

Marin has some of the highest home prices and development costs in the country. The median local price for a single-family detached home has hovered around \$1.2 million in recent years, and typical rents range from \$2,500 to \$3,400. During the COVID-19 pandemic, there has been increased concern about homelessness in Marin and how the [Housing First approach](#) is the best solution.



The former U.S. Coast Guard housing facility in Point Reyes Station is an example of a project that has benefited from the County's Affordable Housing Fund.

Kron, Molly

From: camarin
Sent: Wednesday, February 2, 2022 1:04 PM
To: Jones, Valentina; Kron, Molly; Zeiger, Jillian; WebTeam; Tucker, Thomas; Posylkin, Mikhail; Hall, Chelsea; Dorethy, Corissa; Tanielian, Aline; Mosher, Ana Hilda; Popova, Irina; Drumm, Kristin; Taylor, Tammy
Subject: Courtesy Copy: County and State Team Up on Housing Funds

This is a courtesy copy of an email bulletin sent by Aline Tanielian.

This bulletin was sent to the following groups of people:

Subscribers of Housing Update (3283 recipients)

County and State Team Up on Housing Funds

Affordable housing developers have until February 17 to apply for special funding



Photo caption: The former U.S. Coast Guard housing facility in Point Reyes Station is an example of a project that has benefited from the County's Affordable Housing Fund.

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Well before the public health emergency, the Supervisors made the preservation of affordable housing and prevention of displacement top priorities as more and more Marin residents expressed concern about being priced out of the county because of high rents and mortgages.

The local Affordable Housing Fund is a source of financial and technical assistance to help developers create and preserve affordable housing for low- and very-low-income households. The Affordable Housing Fund is designed to support projects in all jurisdictions in Marin, including towns and cities, but with a priority for multifamily projects in unincorporated areas that house those earning at or below 60% of the area median income, or about \$109,000 for a household of four. Affordable Housing Fund allocations must be approved by the Board of Supervisors.

In the past five years, the County has invested nearly \$11,247,600 of Affordable Housing Fund money, which has directly led to the creation or preservation of about 300 affordable homes. [Recent examples](#) of Affordable Housing Fund allocations include projects in the works for the transformation of a former U.S. Coast Guard family housing development in Point Reyes Station, a Homeward Bound of Marin project in Novato's Hamilton area, and a Homeward Bound project in the Canal neighborhood of San Rafael.

The mission of the County's Affordable Housing Program, managed by the CDA, is to preserve and expand the range and supply of adequate, accessible, and affordable housing through housing policies, regulations and programs. The Board and CDA staff work in tandem to increase the local stock of affordable housing for the sake of enhancing socioeconomic balance in local communities. The effort has been assisted by PLHA money, which is anticipated to total \$4,353,426 over a five-year period.

Learn more by checking the Affordable Housing Fund implementation guide and funding application on the [County's Affordable Housing webpage](#). Questions may be directed toward Housing staff [by email](#) or by phone at (415) 473-7309



Not all events are sponsored by the County of Marin. County of Marin sponsored events are required to be accessible. If you are a person with a disability and require an accommodation to participate in a County program, service, or activity, requests may be made by calling (415) 473-4381 (Voice), Dial 711 for CA Relay, or by [email](#) at least five business days in advance of the event. We will do our best to fulfill requests received with less than five business days' notice. Copies of documents are available in alternative formats upon request.



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Notice of Funding Availability
For the Development or Acquisition of
Affordable Housing



RFP ISSUED: 1/31/22

RESPONSE DUE DATE: 2/17/22 at 5:00 pm

Contact:
Aline Tanielian
Planner, Housing and Federal Grants Division
County of Marin Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 3547 T
affordablehousing@marincounty.org

The County of Marin does not discriminate on the basis of sex, race, color, religion, age, sexual orientation, disability, marital status, or national origin in employment or in its educational programs and activities. Auxiliary aids and services are available upon request to individuals with disabilities. Alternative formats will be made available upon request.

Notice of Funding Availability
For the Development or Acquisition of Affordable Housing

INTRODUCTION

The County of Marin hereby announces the availability of grant funding to spur the creation of affordable housing. These funds are being made available through a commitment by the Marin County Board of Supervisors to encourage the development and preservation of affordable housing in both unincorporated and incorporated areas of the County. The County anticipates receiving \$1,127,763 to distribute from the State Permanent Local Housing Allocation (PLHA), fueled by money from real state recording fees. PLHA is a State of California fund helping local municipalities address high housing costs and a shortage of homes. The matching PLHA funds will be awarded to eligible applications received through February 17.

Successful applicants will be responsible for all entitlements, construction and long-term management of the housing. Community Development Agency staff in the Housing and Federal Grants Divisions will provide technical assistance on topics such as site analysis, assistance with fee waivers, and conducting public outreach.

Available Funding

The funding, made through a competitive process, will be available for one or more projects that meet the goals and selection criteria outlined in this Notice of Funding Availability (“NOFA”), subject to formal approval by the County. In addition to the funding described in this NOFA, the County and some the cities and towns in Marin also have other affordable housing funds. A description of additional potential funding sources is provided below.

Through this NOFA the County is seeking to identify and engage prospective nonprofit housing partners to construct new affordable units and/or to acquire market rate housing for conversion to affordable housing.

Allowable Locations

Proposed projects can be located within unincorporated areas or within the boundaries of the eleven incorporated cities and towns. The County desires to focus the new affordable housing in high resource areas as defined by the [California Tax Credit Commission's opportunity maps](#) . The County and the cities do not own land identified for affordable housing purposes. Consequently, this NOFA does not identify specific development sites. In order to support developers with site identification, Attachment A shows the housing opportunity sites identified

in the Housing Element of each Marin County jurisdiction. This list is intended as examples of possible sites, although funding for this NOFA is not limited to these sites.

SELECTION CRITERIA

All project applications are evaluated against PLHA criteria developed by the California Department of Housing and Community Development (HCD), against the Countywide Priority Setting Committee (PSC) approved program goals, and Affordable Housing Fund requirements.

HCD Project Criteria

- Project readiness: applicant must have site control for development projects, land use entitlements, environmental review, and commitments of other required funding and resources.
- Priority for projects supporting individuals and households earning 60% AMI or below.

PSC Approved Goals

- Family Housing
- Rental Housing – Acquisition, New Construction, Rehabilitation
- Homeowner Housing – Acquisition, New Construction, Rehabilitation
- Special Needs Housing
- Land trust in eastern Marin that provides home ownership opportunities, with specific inclusion for African Americans

Further, in alignment with the PSC's efforts on fair housing and equity, all applications include:

- A demographic assessment (race/ethnicity, people with disabilities, families) of the applicant's existing housing developments in Marin.
- Demographics of the applicant organization's staff and board members.

Affordable Housing Fund criteria:

- Nonprofit ownership and management.
- Units serving households at 60% of Area Median Income or below.
- Deed restriction in perpetuity or the maximum allowed by other public funding.
- Construction costs in line with, or below, similar development projects in Marin County.
- Ability to meet the Marin County Green Building Code requirements for [new construction, rehabilitation, and additions](#) to multifamily residential properties.
- Accessibility requirements of the Fair Housing Act
- Uniform Federal Accessibility Standards (UFAS)
- Title III of the Americans with Disabilities Act of 1990

Additional consideration will be given to proposals that exceed the minimum qualifications.

The following applications will not be accepted:

- applications from for-profit developers;
- applications for emergency shelters or temporary housing.

Submissions will be ranked based on selected criteria, including, but not limited to:

- Site control, which may be in a form of: executed deed; a contract of sale; option to purchase; a local Land Disposition Agreement; or a letter from a public agency or other

entity agreeing to convey the property, including the terms and conditions of such a transfer.

- Expertise and experience of the development entity and team in designing and constructing high-quality affordable housing projects.
- Financial and organizational capacity of the team to successfully complete the project, including the ability to secure financing and leverage other funding sources.
- Successful record of long-term management of affordable housing.
- Capacity to provide the greatest return on the County's investment by maximizing the number of affordable units created through the creative use of building designs, materials, construction techniques, etc.
- Lowest amount of subsidy per unit requested. The subsidy requests will be compared with current and past County-assisted housing developments.
- Ability to leverage other sources of funding, including Low-Income Housing Tax Credits. Marin County is located in the California Tax Credit Allocation Committee (TCAC) Northern California Region.

PROCUREMENT AND FUNDING APPROVAL PROCESS

PROPOSAL DEADLINE: Thursday, February 17, 2022 at 5:00 pm

Email submissions are due to affordablehousing@marincounty.org no later than February 17, 2022 at 5:00 pm.

Incomplete submissions or submissions that do not meet the minimum qualifications or otherwise do not conform to the requirements specified herein will not be considered.

Applicants are encouraged to contact Community Development staff with questions regarding this NOFA. All questions or clarifications should be submitted via email to the Aline Tanielian, Planner, Marin County Community Development Agency at affordablehousing@marincounty.org or (415) 473.3547.

Written responses to questions will be provided within 5 days of receipt and published periodically on the <https://www.marincounty.org/main/bids-and-proposals> as an addendum.

Timing

County staff anticipates the NOFA process will take approximately five months. Staff will provide recommendations of which projects to fund to the Countywide Priority Setting Committee and Board of Supervisors and request Board approval to negotiate the appropriate funding agreement.

Disclaimers

The County reserves the right to suspend, amend or modify the provisions of this NOFA, to extend the submission deadline, reject all proposals, to negotiate modifications of proposals, or to award less than the full amount of funding available.

While the dates and schedule stated in this NOFA represent the County's preferred timetable, it shall not be considered binding on the County. The submission of a response to this NOFA shall not be binding upon the County nor construed as a contract with or a commitment by the County. The County will not pay any costs incurred in the preparation of a response to this request. The County reserves the right to make decisions on which proposal it deems in the County's best interest, including rejecting all applicants or cancelling the process at any time prior to entering into a formal funding agreement.

All submissions shall be public records subject to public disclosure pursuant to the provisions of the Public Records Act (Government Code Section 6250 et seq.).

Minimum County Contracting Requirements

The County of Marin will enter into the appropriate funding agreement with the successful applicants. The funding agreement will require the organization to maintain insurance coverage for the organization and its employees and for the property funded by the County, as specified below. The County of Marin will require each organization to carry the following minimum insurance:

1. Commercial general liability insurance policy in the amount of \$1,000,000 (\$2,000,000 aggregate). The County of Marin shall be named as an additional insured on the commercial general liability policy;
2. Commercial automobile liability policy including non-owned and hired automobile, in the amount of \$1,000,000; and
3. Workers Compensation.

All of the above policies shall be payable on a per occurrence basis.

Contractor may also be required to carry errors & omissions, professional liability or malpractice insurance.

Environmental review and assessment

Before the final funding commitment, projects must be assessed in accordance with the California Environmental Quality Act (CEQA). If Federal funding is involved, the project must also be assessed in accordance with the National Environmental Policy Act (NEPA).

ADDITIONAL INFORMATION

Marin County

Marin County is located just north of San Francisco, across the Golden Gate Bridge. The County encompasses 520 square miles of land and has a population of about 261,000 people.

Most of the development in the County is located along the 101 Highway corridor and within the incorporated cities and towns:

Belvedere	Corte Madera	Fairfax
Larkspur	Mill Valley	Novato
Ross	San Anselmo	San Rafael
Sausalito	Tiburon	

The remainder of the County is under the jurisdiction of the County of Marin and is commonly referred to as the “unincorporated County.”

The County has about 4,200 affordable rental housing units owned by nonprofits and 296 units of public housing managed by Marin Housing Authority. The majority of these units were built prior to 1990. Apart from the reuse of the Hamilton field military base in Novato, the County has seen minimal large-scale housing developments over the past 20 years.

The County and the 11 cities and towns in Marin all have approved and certified housing elements as part of each jurisdiction’s general plan. The 2015-2023 Regional Housing Needs Assessment (RHNA) for the County, including both incorporated and unincorporated areas, is shown below:

Table 2: 2015-2023 Regional Housing Needs Assessment (RHNA) Marin County

	Very Low Income Units	Low Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
Belvedere	4	3	4	5	16
Corte Madera	22	13	13	24	72
Fairfax	16	11	11	23	61
Larkspur	40	20	21	51	132
Mill Valley	41	24	26	38	129
Novato	111	65	72	167	415
Ross	6	4	4	4	18
San Anselmo	33	17	19	37	106
San Rafael	240	148	181	438	1,007
Sausalito	26	14	16	23	79
Tiburon	24	16	19	19	78
Unincorporated	55	32	37	61	185

Funding Sources

In addition to the funds set forth in this NOFA, the following funding may be available:

[Community Development Block Grant \(CDBG\) and HOME Investment Partnerships Program \(HOME\) funds](#)

As an entitlement county, Marin County receives about \$1.6 Million per year in CDBG funding. A minimum of 30% of the net funding is allocated to housing. The Novato City Counsel and San

Rafael City Council make recommendations to the County Board of Supervisors on the funding allocations for housing applications in their respective jurisdictions.

Marin County also receives about \$800,000 in annual HOME funding.

Marin County Housing Trust Fund

Housing Trust funds are available to assist in the development or acquisition of affordable housing within the unincorporated areas of the County. The Housing Trust Fund is governed by the Marin County Board of Supervisors. CDA staff processes the applications and makes funding recommendations to the Board of Supervisors. The funding is usually structured as a long-term loan. The Housing Trust Fund has an open application period.

[California Low-Income Housing Tax Credits \(LIHTC\)](#)

Marin County is in the Northern California Region with Butte, Napa, Shasta, Solano and Sonoma Counties.

City Housing Funds

In addition to the Countywide funding sources discussed above, the cities of Novato, San Rafael, and Tiburon are housing successor agencies and may have affordable housing funds available from their former redevelopment agencies.

Several cities have also adopted in-lieu fees to fund affordable housing. Each city has different requirements and may include fees on new commercial development and/or on new residential development.

These funds are allocated by the City Council in each jurisdiction based on recommendations from their Community Development staff.

Other Funding Assistance

[The Marin Community Foundation](#) (“MCF”) provides loans and grants to projects that enhance the community’s quality of life, including the development, rehabilitation, or preservation of affordable housing. MCF staff works closely with the Marin County CDA staff to ensure cohesive affordable housing strategies and programs. Funding opportunities may also be available through [The West Marin Fund](#) and [The Tamalpais-Pacific Foundation](#). Fee waivers from local jurisdictions may also be available.

Limit on Public Hearings

Consistent with California Government Code Section 65905.5, if a proposed project that is subject to the Housing Accountability Act complies with the applicable objective Countywide Plan and zoning standards in effect at the time the application is deemed complete, then the County shall not conduct more than five public hearings in connection with the approval of the project subsequent to the application being deemed complete.

SUBMISSION REQUIREMENTS

All submissions must include specific information regarding the developer's experience with the development and management of affordable rental housing and clearly indicate the roles and responsibilities of each member of the development team.

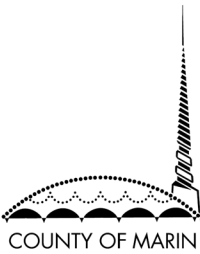
All submissions shall be concise and relevant to the proposed scope of services and shall include the following information and documents:

- i. Housing Trust Fund Application.
- ii. Cover letter summarizing the proposed project, including number of units, number of bedrooms/baths per unit, affordability levels, accessibility features.
- iii. Qualifications and experience of the entities that will be involved in the development and the roles of each firm. This should include company profile for each firm and identification of the Lead Consultant. Please include:
 - a. A brief description of each firm.
 - b. Information on all staff that will be working on the project including experience with similar projects.
 - c. List of similar work including client, property location, and number of units, type of financing (Federal, State, and local).
- iv. Preliminary development budget and financing plan including sources and uses.
- v. Proposed development schedule with major milestones.
- vi. Description of the proposed Affirmative Marketing Plan
- vii. Description of the proposed Community outreach plan (new developments only).
- viii. Long term rental management plan including operating pro-forma of at least 20 years.
- ix. Any other information that would help County staff and the selection committee understand and evaluate the development proposal.
- x. Resolution or some other form of authority, signed by a Chief Executive Officer, Corporate Secretary, or managing partners, which lists the specific Officers who are authorized to execute agreements on behalf of the firm.
- xi. Minimum of three (3) client references. References shall be nonprofit housing corporations, California cities or other large public-sector entities. Their references should include the following information:
 - a. A brief project description including number of units and populations served.
 - b. The designated person's name, title, organization, physical and email address, telephone number, and the project(s) that were completed under that client's direction.

ATTACHMENT A

A. Housing Opportunity Site Analysis and Map from Local Housing Elements

- County of Marin
[marin county site inventory-See App.F](#)
- Belvedere
[belvedere site inventory-See Table 38](#)
- Corte Madera
[corte madera site inventory](#)
- Fairfax
[fairfax site inventory-See H-4](#)
- Larkspur
[larkspur site inventory-See App. A](#)
- Mill Valley
[mill valley site inventory-See Tables C.1 &C.2](#)
- Novato
[novato site inventory-See Table 46 & App B](#)
- Ross
[ross site inventory-See Analysis Page 55](#)
- San Anselmo
[san anselmo site inventory-See Table 35](#)
- San Rafael
[san rafael site inventory- See B-3](#)
- Sausalito
[sausalito site inventory-See App. G](#)
- Tiburon
[tiburon site inventory-See App A](#)



COMMUNITY DEVELOPMENT AGENCY

Marin County Affordable Housing Fund

Application for Funding

Thomas K. Lai
DIRECTOR

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

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

www.marincounty.org/cda

The Marin County Affordable Housing Fund was created to increase the stock of permanently affordable homes in the County. The Housing Fund provides a local funding source for financial and technical assistance to help non-profit affordable housing developers and local public agencies produce and preserve affordable housing for low and very-low income households in Marin County. Projects anywhere in the County are eligible to apply for funding, however, projects in the unincorporated areas will be given priority over projects located within cities and towns.

Some projects may also be eligible for Permanent Local Housing Allocation (PLHA) funds. PLHA funds may be applied towards predevelopment, development, acquisition, and preservation of multi-family projects, with an emphasis on projects that house those that are at or under 60 percent Area Median Income (AMI). Visit <https://www.marincounty.org/depts/cd/divisions/housing/affordable-housing> and <https://www.hcd.ca.gov/grants-funding/active-funding/plha.shtml> to see if your project complies with PLHA guidelines. Projects eligible for PLHA funds will be notified by County staff if an application is accepted.

Application Process

- The Housing Fund application period is ongoing, and applicants may submit requests at any time.
- Applications submitted by February 17, 2022, will be considered for a PLHA match in 2022. Additional funds may become available, and applications are encouraged throughout the year.
- Applicants must contact staff by phone or e-mail **prior** to submitting an application.
- Staff will make a recommendation to the Marin County Board of Supervisors to approve or reject a funding request.
- Staff reserve the right to determine the reasonableness of all costs and fees associated with a project, including developer fees.

Reporting Requirements

Depending on the size and type of loan or grant requested, the following may be required:

- A written breakdown of expenditures funded with Housing Fund proceeds;
- Receipts, invoices and cancelled checks;
- Annual reports certifying ongoing affordability;
- Annual reports on project demographics and affirmative marketing plans;
- Annual written reports describing any changes in the project development, operations, or management; and/or
- Audited annual financial statements.

- Staff will be notified in writing of all major changes, financial or otherwise, relating to an application for financial assistance or an approved project.

For more information, please contact:

Leelee Thomas, Deputy Director of Housing and Federal Grants

(415) 473-6697 | lthomas@marincounty.org

PLHA Application Attachment

Permanent Local Housing Allocation (PLHA) Fund program goals are reviewed and confirmed by the Countywide Priority Setting Committee (PSC), which oversees the distribution of federal funds in the County. This committee is made up of representatives from all cities and towns and includes both elected officials and community members. Some members also represent the interest of protected classes.

In alignment with fair housing and equity work, on September 2, 2021, the PSC included the following requirements for any projects requesting PLHA funds:

1. An attachment to the application with demographics (race/ethnicity, people with disabilities, families) of households within similar existing Marin complexes as the project proposed, within the organization's purview;
2. To the extent possible – an attachment to the application with demographics on staff and board members for the organizations.

Application Checklist

A. Application Forms

1. A Completed Application Checklist
2. Completed Application, signed by authorized personnel of the applicant
3. Completed Application Excel Spreadsheet including each of the following tabs:
 - a. Rent Roll (if applicable)
 - b. Performance Schedule
 - c. Acquisition Sources and Uses
 - d. Permanent Sources and Uses
 - e. Completed 1-Year Operating Budget and (template provided) 20-Year Cash Flow.

B. Organizational Attachments (as applicable)

Applicant Co-Applicant

- | | | | |
|--------------------------|--------------------------|----|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 1. | Current year's operating budget |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. | Financial statements for last three fiscal years (audited preferred) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. | Names and Addresses of Board of Directors |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. | IRS Tax Exemption letter |

C. Required Attachments

The following attachments must be submitted with your application.

1. Documentation of site control (e.g. Purchase Contract, Option to Purchase, Grant Deed)
2. Board Resolution that authorizes site acquisition and application for MCHTF funds (if entity's governing body is a board)
3. Affirmative Marketing Plan (County template available)
4. Memorandum of Understanding between co-applicants or borrower and development consultant (if applicable)

D. Supplemental Attachments (as applicable):

The following additional attachments may be requested after the Application has been submitted.

1. Appraisal (including Fair Market Value and Value with Regard to Restrictions)
2. Preliminary Title Report
3. Capital Needs Assessment
4. Architectural Drawings
5. Property Inspection Reports
6. Survey and Analysis of Building Systems
7. Phase I Environmental Site Assessment
8. Phase II Environmental Site Assessment
9. Copies of applications for other funding and commitment letters
10. Tenant Income Certification Forms for no less than 50% of the existing residents
11. Proposed Temporary Relocation Plan

Applicant Information

Organization _____

Contact Name _____ Title _____

Address _____
 City _____ State _____ Zip _____

Phone _____ Email _____

Co-applicant Information (if applicable)

Organization _____

Contact Name _____ Title _____

Address _____
 City _____ State _____ Zip _____

Phone _____ Email _____

Development Information

Development Name _____

Development Address _____

APN (provide site map if applicable) _____

Number of anticipated units by income level and bedroom count

	Very-low	Low	Moderate	Market	Total
Studio					
1					
2					
3					
4					
Total					

1. Summary

Briefly summarize the request, including property description, proposed use of funds (and number of units involved).

2. Background/Applicant Experience

2.1. Property History. Please provide the property's history leading up to this request. Include when the sponsor acquired/will acquire the property, any previous requests for County funding, attempts to secure other financing, etc.

2.2. Applicant Profile. Please provide a profile of the applicant (and of the co-applicant, if applicable). Include a description of the organization, including its mission, how long it has been in existence, experience of staff, and characteristics of its Board of Directors. Describe any recent expansion or cutbacks in activities and/or budget, as well as the organization's standing with licensing or other "accreditation" authorities, if applicable.

2.3. Project Manager. Describe staff assigned to the proposed property, their experience with acquiring/owning/rehabilitating similar sites, their current availability, and what percentage of time they expect to work on the subject project. Indicate similar projects each staff member has successfully completed.

2.4. Property Manager. Please provide the name of the property management company that will be hired to manage the property (if applicable). Include the number of buildings and number of units the company currently manages that are affordable housing sites.

3. Site

3.1. Site Control. Please describe the type of site control that the applicant has for the proposed property and submit documentation in accordance with the Application Checklist. If this request includes funds for acquisition, summarize the acquisition terms, price, contingencies, conditions and deadlines. When available, please submit a copy of an appraisal of the property and of a Board Resolution that authorizes your organization to acquire the site.

3.2. Unusual Characteristics. Please describe any unusual characteristics of the site (e.g. slope, rock formations, etc.) and any easements or encroachments granted to or caused by adjacent parcels and improvements.

3.3. Existing developments - Building Inspection Report. Please describe any significant findings of building inspection reports and submit copies of any building inspection reports and surveys/analyses of any building systems, in accordance with the Application Checklist.

3.4. Adjacent Uses. Indicate land uses of other parcels within the immediate vicinity of the project.

3.5. Neighborhood Amenities. Describe any nearby amenities, such as parks, public transportation, grocery stores, health care facilities, schools, childcare, libraries, parks/open space, etc., that residents of the project are/would be able to use.

3.6. Environmental Issues/Site Suitability. Please explain the relevant environmental issues of the proposed project. Include any of the following items that are known.

- Flood zone
- Phase I/II Site Assessment Results
- Potential Hazards
- Environmentally sensitive area or species
- Cultural resources

If applicable and when available, submit a copy of the Phase I and Phase II Environmental Site Assessments.

3.7. State/Federal Environmental. Please describe how you plan to comply with state and federal requirements for environmental reviews, if any, including Section 106 review for historic preservation.

4. Development/Rehabilitation Plan

4.1. Proposed New Construction - Entitlements. For new construction, please describe in detail the permits that will be required, for example Design Review, Master Plan, Zone Change, General Plan Change, Coastal Permits, etc.

4.2. Proposed New Construction- Local Planning contact. Please describe any contact with the local planning staff and any specific feedback provided.

4.3. Proposed New Construction Population to be served. Describe the type of housing, family, senior, individuals with disabilities, etc.

4.4. Proposed Rehabilitation or Acquisition Scope. Describe the scope of the rehabilitation that is proposed for the property and how it will address specific conditions, i.e. replacement needs, deferred maintenance, existing building violations, required seismic upgrades, building or health codes problems. Please describe any other existing rehabilitation needs that are not included in the proposed scope of work and explain their exclusion.

Explain how the rehabilitation will be staged to minimize risk and inconvenience to the residents. If certain systems or parts of residents' units will be temporarily inoperable or unusable (e.g. kitchen or bathroom) during construction, state the estimated duration of such interruptions and what mitigations will be provided.

If applicable, submit a capital needs assessment and any corresponding architectural drawings, in accordance with the Application Checklist.

4.5. Proposed Rehabilitation or Acquisition Population to Be Served. Describe the demographics of the current tenants in the building.

4.6. Relocation. If applicable, describe in detail any temporary relocation of existing tenants at the site that will be necessitated by the proposed rehab scope. Include an explanation of the need for relocation, estimated duration, number of tenants that will be impacted, and which laws (local, state, federal) must be followed in carrying out the relocation.

4.7. Accessibility. Please identify all applicable laws and the specific accessibility requirements that must be met in the design of the proposed project. If existing, please describe the accessibility of the building and the extent to which that accessibility will be upgraded.

4.8. Community Support. Describe community engagement activities that have taken place and future plans that will take place.

5. Financing Plan (Sources and Uses)

5.1. Existing Financing. In the chart below, list any financing (loans and grants) previously received from all public and private sources for this building.

5.2. Proposed Financing: Sources & Uses Table. In the Excel file (“Excel Application.xls”) that was provided separately with this application, please enter the proposed sources and uses of funds for the project. Include both committed and anticipated sources. Provide a complete Sources and Uses Table for acquisition and for permanent sources.

5.3. Proposed Sources Narrative. For the sources shown in item 5.2, Sources & Uses Table, please indicate the following:

- the status of all proposed funding sources as of the date of this application
- the timing and likelihood for obtaining commitments of anticipated funding sources
- the alternatives that will be pursued in the event that any funding sources are not obtained or are committed at lower levels than requested

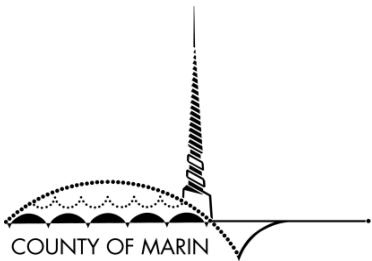
5.4. Proposed Uses Narrative. For the uses shown in item 5.2, Sources & Uses Table, please explain how the budgeted amount was derived for each of the uses that are applicable to the proposed project. State whether costs are estimated or bid, and provide any other relevant information which justifies the budgeted expense, such as cost per square foot, percentage of other costs (e.g. contingency), estimated number of work hours.

6. Project Operations

6.1. Annual Operating Budget. Using the Excel file provided, produce an operating budget. Include notes that explain how the budgeted costs were determined and other relevant information that justifies the budgeted expenses.

6.2. 20-Year Cash Flow. Using the Excel file provided, produce a 20-year cash flow budget. In the space below, provide a narrative of any notable occurrences during the 20-year period.

6.4. Section 8 Voucher Compliance. Please confirm that the property will be registered with the Marin Housing Authority as a site that will accept Section 8 vouchers.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

August 20, 2021

Nathanael R. Hill
Equal Opportunity Specialist
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
One Sansome Street
Suite 1200
San Francisco, CA 94104-4430

SUBJECT: Marin County VCA – Annual Reporting

Dear Nathanael:

Under the County's VCA we are required to report annually, covering May 20, 2020 – May 19, 2021, on the following items: III.A (7)(a), (b), (c); III.B (12); III.C (1)(b); III.C (2); III.C (3); III.F (1)(a), (b), (c); and III.F (3)(a), (b). As discussed, the timeline for this report is extended to better align with the County's ongoing project reporting schedule.

Sincerely,

Molly Kron
Planner

Cc: Thomas Lai, Director
Leelee Thomas, Planning Manager

*Attachments: Annual Report covering May 20, 2020 – May 19, 2021
PSC Meeting Attendee lists
Family Rental Housing Outside Impacted Tracts*

County of Marin VCA Annual Report covering May 20, 2020 – May 19, 2021

III.A (7)

On an annual basis, for three years from the effective date of this Agreement, the County will provide to HUD pursuant to paragraphs III.A.3.¹:

- a. The addresses of all units for which final certificates of occupancy have been issued during the preceding 12-month period, for very-low and low level of affordability units;
- b. The addresses of accessible housing units created or modified; and
- c. Eligibility criteria (i.e., income level, age, disability, other special category) of housing units created or modified.

Table 1. Housing Supported

<i>a. Units with Final Certificate of Occupancy</i>							
Address	# of Units	Type (Eligibility)	Tenure*	Income Level	Funding Source**	Amount	Counts Towards 100 Units*
BCLT - 430 Aspen Rd., Bolinas	1	<i>Family Housing</i>	<i>Rental rehab</i>	<i>Low-Income</i>	<i>CDBG</i>	<i>\$50,000</i>	<i>Yes</i>
BCLT – 425 Aspen Rd., Bolinas	1	<i>Family Housing</i>	<i>New rental</i>	<i>Very Low-Income</i>	<i>Measure W</i>	<i>\$150,000</i>	<i>Yes</i>
RCD - 2626 Sir Francis Drake Blvd., Fairfax	53	<i>Senior Housing</i>	<i>New rental</i>	<i>Extremely low- to Low Income</i>	<i>CDBG, HOME, Housing Trust, MHSA Funds</i>	<i>\$5,789,790</i>	<i>No</i>

<i>b. Accessible Housing Created or Modified</i>							
Address	# of Units	Type (Eligibility)	Tenure*	Income Level	Funding Source**	Amount	Counts Towards 100 Units*
Marin Housing Authority – 228 Barcelona, Novato, CA	1	<i>Disabled Adults</i>	<i>Rehabilitated Ownership</i>	<i>ELI</i>	<i>CDBG</i>	<i>\$25,000</i>	<i>N/A</i>
Marin Housing Authority – 2 Terrace Drive, Marin City, CA	1	<i>Disabled Adults</i>	<i>Rehabilitated Ownership</i>	<i>ELI</i>	<i>CDBG</i>	<i>\$10,000</i>	<i>N/A</i>

¹ During the 3-year term of this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children. Consistent with County's intention to provide funding for affordable housing on a multi-jurisdictional basis, these units may be located in the unincorporated county, cities and towns in Marin.

Marin Housing Authority – 995 Simmons Avenue, Novato, CA	1	Disabled Adult	Rehabilitated Ownership	ELI	CDBG	35,000	N/A
Marin Housing Authority – 139 Deer Hollow, San Anselmo, CA	1	Disabled Adult	Rehabilitated Ownership	LI	CDBG	\$35,000	N/A
Marin Housing Authority – 68 Wreden Ave., Fairfax, CA	1	Disabled Adult	Rehabilitated Ownership	VLI	CDBG	\$10,000	N/A
Marin Housing Authority – 26 Acacia Road, Fairfax, CA	1	Disabled Adult	Rehabilitated Ownership	VLI	CDBG	\$20,000	N/A

*Tenure = New Ownership, New Rental, Converted Ownership, Converted Rental, Rehabilitated Rental, and Rehabilitated Ownership

**Funding Source = CDBG, HOME, and Marin County Affordable Housing Fund

III.B (12)

Provide to HUD a report and sufficient evidence supporting that it has carried out all actions identified pursuant to paragraph III.B.²

Report to HUD on any and all other actions it has taken to affirmatively further fair housing and increase the supply and availability of affordable housing.

Table 2. Actions Supporting AFFH

Study or Process to Affirmatively Further Fair Housing	Progress
1. Implement recently adopted code amendments that provide greater flexibility for parking requirements applicable to affordable multifamily housing, special needs housing, and second units. An analysis and recommendations for revised parking standards were adopted by the Board of Supervisors in December 2018.	<p>The approved code change repealing and replacing parking standards in Chapter 24.04 Division III, Parking and Loading, was completed to encourage and reduce barriers to developing a variety of housing types. This was done as a joint effort by Public Works and the Community Development Agency.</p> <p>While the new code is in place and applicable to projects, the County has not received applications for affordable multifamily housing or special needs housing to date.</p>

² Studies and/or processes to affirmatively further fair housing that the County commits to undertaking within the term of this amended Agreement with the goal of increasing the supply or availability of affordable housing units outside areas of minority concentration

	<p>County staff have provided consultation to a number of projects exploring design and feasibility, with the new parking regulations providing key opportunities for projects to move forward.</p> <p>Two affordable multifamily housing developments have been approved by the County since the revised parking standards were adopted. One project consists of 74 units in Marin City and the other is 8 units in Bolinas. However, the project in Bolinas is currently being appealed by a neighboring property owner to the California Coastal Commission.</p>
2. Present and recommend the adoption of Development Code amendments to expedite permit processing of affordable and special needs housing projects, including processes for fast-tracking and establishment of milestones for expedited permit processing for affordable housing projects. The County will schedule this recommendation for a Board of Supervisors hearing by December 2020.	In January 2021 the Board of Supervisors adopted code amendments expediting affordable housing projects and by limiting the number of public hearings and establishing specific timelines for providing determinations about project eligibility for waivers of standards and other concessions. These code changes are codified in Chapter 22.40.065, Limit on Public Hearings.
3. Publish the aforementioned expedited permit processing in all NOFAs for affordable housing.	The County has not issued a NOFA for Affordable Housing since January 2021 when code amendments were adopted to expedite project processing. County staff are poised to include applicable language in all future NOFAs for Affordable Housing.
4. Evaluate existing Multifamily Land Use Designations within the unincorporated county to determine whether zoning is appropriate to allow for additional affordable housing development beyond existing areas of racial or ethnic concentration. The evaluation will be completed by July 2019.	The Multifamily Land Use Designations study was completed in November 2020. The study evaluates the County's land use policy and zoning conditions affecting the location of multifamily housing within the unincorporated areas of the County. The housing study evaluates whether multifamily zoning is appropriately located and the zoning impediments to fair housing choice by: (1) providing an overview of the County's historical and current policy and regulatory framework for housing development; (2) identifying areas of minority concentration and their zoning characteristics; and (3) identifying development constraints related to environmental hazards.
5. Within 6 months of the aforementioned evaluation of multifamily Land Use Designations, County staff will report the outcome of the evaluation, including any recommendations, to the Planning Commission and Board of Supervisors.	The Multifamily Land Use Designations study was presented to the Board of Supervisors on January 12, 2021. Moving forward the housing study is intended to provide an objective analysis of existing policy, regulatory, and siting constraints on housing development in Marin County and serves as a background to the update of the Countywide Plan's Housing Element by informing the development of updated policies and regulations for the Housing Element update which begun in 2021, for the 2023-2030 time period.
6. Through at least 2020, the County will fund the contract that supports the Landlord Partnership Program, which takes steps to encourage expanded	The County's support of the Landlord Partnership was continued by Board action in June 2020, when the current contract was extended to allow more time to expend

<p>landlord partnership in the Housing Choice Voucher program.</p>	<p>remaining funds. Staff are bringing a recommendation to the Board of Supervisors on September 14, 2021 to extend support to the Landlord Partnership Program and provide additional resources in the amount of \$450,000.</p>
<p>7. Work with Marin Cities and Towns to encourage all municipalities in the county to adopt source of income protection ordinances prohibiting landlords from rejecting prospective tenants based solely on the use of a housing choice voucher.</p>	<p>Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protects including Source of Income. Through these efforts the City of Novato, City of San Rafael, Town of Fairfax, and Town of San Anselmo adopted Source of Income ordinances.</p> <p>County staff have stopped pursuing encouraging additional jurisdictions adopt these ordinance, following the State of California’s passage of SB 329 a statewide Source of Income protection.</p>
<p>8. Work with Marin Cities and Towns to encourage all municipalities in the county to adopt a mandatory mediation ordinance requiring mediation of rent increases greater than 5% upon request of either the tenant or landlord.</p>	<p>Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protects including Rental Housing Dispute Resolution (Mandatory Mediation) for rent increases of 5%. Through these efforts the City of San Rafael and Town of Fairfax have adopted these ordinances.</p> <p>County staff have stopped pursuing encouraging additional jurisdictions adopt these ordinances, following the State of California’s passage of AB 1482 Tenant Protection Act of 2019. AB 1482 provides statewide protections and limitations of allowable rent increases for eligible units.</p>
<p>9. Work with the City of San Rafael and City of Novato to consider aligning their respective multi-family housing inspection programs with the program enhancements approved by the Board of Supervisors in 2018.</p>	<p>The County inspects properties on a biennial basis and routinely inspects 20%-30% of units within each building. Under the 2018 program enhancements, County inspections increase to 100% of rental units within a building, with a corresponding increase in inspection fees, when significant code compliance issues occur (i.e., more than one major violation within the same building and/or landlord delay in bringing unit into compliance).</p> <p>Following the Board of Supervisors approval of the County’s enhanced multi-family housing program, County staff met with staff from the cities of Novato and San Rafael to discuss program similarities and differences in the context of possible future alignment.</p> <p>The City of Novato’s housing inspection program is similar to the County’s insofar as properties that receive high marks for compliance on regular basis are inspected on a biennial basis and the City routinely inspects approximately 20%-30% of the units within a multifamily building. Properties with compliance issues are inspected on an annual basis.</p>

	<p>The City of San Rafael inspects all multi-family rental housing units on properties permitted under their program, although the frequency of rental property inspections is approximately 5 years due to the larger volume of units inspected. In comparing the County with San Rafael, the basic tradeoff is number of rental units per building inspected versus frequency of rental property inspections.</p> <p>County staff anticipate reengaging San Rafael and Novato staff to update the status of their inspection programs and continue discussions about further program alignments in the coming year (Community Development Agency 2020-2021 Performance Plan). Previous efforts to do so have been delayed due to pandemic response and the retirements of the Marin County Community Development Agency Director and Environmental Health Services Director.</p>
<p>10. Sponsor a workshop on Fair Housing and the County's Assessment of Fair Housing for Board of Supervisors and City Council members.</p>	<p>In 2018, staff hosted two workshops for the Board of Supervisors on Fair Housing and the County's Assessment of Fair Housing. Additional workshops on continued efforts to develop the Assessment of Fair Housing are expected in the coming two years.</p> <p>County staff are currently scheduling workshops with each City and Town Council in Marin. The workshops will be focused on educating Councils on historical policies impacting housing choice and the value and responsibility of all jurisdictions to conduct an Assessment of Fair Housing in conjunction with their Housing Element as required by AB 686. Workshops will be conducted through the second half of 2021.</p>
<p>11. Continue to provide funding to Fair Housing Advocates of Northern California for assistance with public outreach and education regarding tenant protection measures, such as the source of income protection ordinance, mandatory mediation program and just cause for evictions ordinance.</p>	<p>The Board of Supervisors approved a \$64,441 recommendation of CDBG funding for Fair Housing Advocates of Northern California to provide assistance with public outreach and education at the May 4, 2021 meeting.</p> <p>Fair Housing Advocates of Northern California anticipates applying for additional County resources over the course of the coming year.</p>
<p>12. On an annual basis, for three years from the effective date of this Agreement, the County will provide to HUD a report and sufficient evidence supporting that it has carried out all actions identified pursuant to paragraph III.B. On an annual basis, for three years from the effective date of this Agreement, the County will report to HUD on any and all other actions it has taken to affirmatively further fair housing and increase the supply and availability of affordable housing.</p>	<p>Please see attachment: <i>Family Rental Housing Outside Impacted Tracts</i> regarding County investment in units not completed by May 2021.</p> <p><u>Rehabilitation of non-accessible rental units</u> Artworks Downtown – Deed restricted affordable apartments and art center located in downtown San Rafael. Built in 1878 as Gordon’s Opera House in 1999 the building was converted to 17 affordable housing units for very low-income residents. Between May 2020 and</p>

	<p>May 2021. AWD completed electrical upgrades from an inadequate 400-amp service to 1,200- amp service, capable of handling the power needs of the historic 40,000 square foot building.</p> <p>Community Land Trust Association of West Marin – Blue and Yellow House: deed restricted single-family home built in 1920 and accessory dwelling unit built in 2010 located at 11560 State Route 1, Point Reyes Station, CA and home to 9 low-income residents. Between March and May of 2021 CLAM completed exterior improvements to extend the life of the structures including entry door replacement, exterior paint, and high-efficiency windows replacement.</p> <p>Community Land Trust Association of West Marin – Mesa Apartments: a 1964 4-unit building with (3) two-bedroom units and (1) 1-bedroom apartment. Between May 2020 and May 2021 CLAM completed weatherization upgrades including siding repair and painting.</p> <p>Community Land Trust Association of West Marin – Ocean Terrace apartments: an approximately 30-year-old building with 8 studios and 1-bedroom apartments. Residents are extremely- and very-low income, ranging in age from seniors to young single persons and families. Between May 2020 and May 2021 CLAM replaced sliding glass doors.</p>
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III.C (1)(b) & III.C (3)

For all units of affordable housing developed subject to the provisions of paragraph III.A.3.³ above, the County agrees to contractually obligate the developer, owner, management agent or other individual responsible for advertising or marketing of the property to:

b. Report to the County, on an annual basis, demographic information about the current tenants of all units created pursuant to paragraph III.A.3 above, including at a minimum the head-of-household member's race, ethnicity, sex, presence of minor children, presence of any household member with a disability, and if the household resides in an accessible unit.

Table 3. Demographics of Housing Beneficiaries

Address	Unit #	# of Tenants	Race*	Ethnicity*	Sex*	Minor Children	Disability	Accessible Unit
Marin Housing Authority – 228 Barcelona, Novato, CA	1	1	White	Non-Hispanic	Female	No	Yes	No
Marin Housing Authority – 2 Terrace Drive, Marin City, CA	1	1	White	Non-Hispanic	Female	No	Yes	No
Marin Housing Authority – 995 Simmons Avenue, Novato, CA	1	1	White	Non-Hispanic	Female	No	Yes	No
Marin Housing Authority – 139 Deer Hollow, San Anselmo, CA	1	3	White	Non-Hispanic	Female	No	Yes	No
Marin Housing Authority – 68 Wreden Ave., Fairfax, CA	1	2	White	Non-Hispanic	Female/Male	No	Yes	No

* must include head of household at minimum

³ During the 3-year term of this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children. Consistent with County's intention to provide funding for affordable housing on a multi-jurisdictional basis, these units may be located in the unincorporated county, cities, and towns in Marin.

III.C (2)

Subject to sufficient federal funding, the County agrees to monitor on at least an annual basis, those housing developments subject to the affirmative outreach and monitoring provisions outlined above, to ensure data was accurately collected, that the need for affirmative outreach and monitoring was analyzed and undertaken.

All organizations receiving Federal Grant and Affordable Housing Trust funds are required to submit an Affirmative Marketing Plan, and to provide an analysis of their outreach efforts and changes in demographics of clients/residents served on an annual basis. This data is used to identify modifications for approved plans in order to better reach target populations.

In addition, on April 15, 2021, the County partnered with Fair Housing Advocates of Northern California to provide training on affirmative marketing. The training was attended by 50 participants representing nonprofit service providers, childcare centers, local government, and affordable housing developer and providers.

III.F (3)(a)

Submit to HUD reports that contain information regarding the number of persons who attended, and/or consultations conducted (naming the agencies), pursuant to the goals identified in paragraph III.F. 1.a. (1.-3.)
(1.) AI,
(2.) Consolidated Plan, and
(3.) Successive Annual Action Plans

Between the time period of May 20, 2020 and May 19, 2021, the County of Marin conducted outreach and consultation for the 2021-22 Annual Action Plan. Outreach for ongoing work around the Assessment of Fair Housing was scaled back considerably as staff prioritized pandemic related public health and rental assistance outreach.

Assessment of Fair Housing Outreach and Consultation

Staff met and consulted with over 300 individuals representing 90 community organizations through one-on-one meetings, community meetings hosted by community-based organizations and coalitions, and County led public hearings, steering committee, and community advisory group meetings. Due to the pandemic meetings were largely conducted over the phone and video conference.

The individuals consulted through the steering and oversight committees include representatives from the following agencies:

- | | |
|-------------------------------------|-----------------------------------|
| Bayside MLK School | Marin County Parks and Open Space |
| City of Novato | Marin Organizing Committee |
| Hannah Freedom School | Performing Stars |
| ISOJI | Seniors on the Move |
| Manor Elementary School | The Spahr Center |
| Marin Center for Independent Living | Tam High Team |
| Marin Coalition | West Marin Collaborative |
| Marin Community Foundation | Vivalon (formerly Whistlestop) |

2021-22 Annual Action Plan

Staff conducted community and nonprofit outreach between May 2020 and May 2021 to encourage funding applications and community participation in public hearings informing the 2021-22 Annual Action Plan. Outreach was conducted through Local newspaper outlets, social media, partner organizations, the County's list serv with over 600 contacts.

Community Engagement

Public Hearing	County held a session identifying priorities for CDBG-CV funds and reviewing the upcoming Annual Action cycle on 11/12/2020. 9 community members attended.
Application Outreach	Due to a limited application for housing projects only, beginning on 1/25/2021 staff conducted targeted outreach to affordable housing developers and conducted 1-on-1 technical assistance calls for potential applicants. This outreach resulted in 5 housing applications.
Community Meeting	On 2/5/2021 staff presented at the virtual ISOJI community meeting. This were all intended to inform the public and prospective applicants about the opportunity to apply for funding, elicit project ideas, to discuss eligibility requirements, and inform the community about the broader Annual Action Plan process.
Application Workshop	On 2/18/2021 the County held a workshop to review applications, hear from applicants, and provide staff with direction on recommendations. 26 community members attended.
Public Hearing	On 3/15/2021 and 3/23/2021 Cooperating Jurisdiction's reviewed Annual Action Plan goals and year two 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.
Public Hearing	County held a session regarding finalizing the Consolidated Plan report on 4/1/2021. Due to COVID-19 the meeting was held virtually, and 14 community members attended.
Public Hearing	County held a session approving the Consolidated Plan report on 5/4/2021. Due to COVID-19 the meeting was held virtually, and it is unknown how many community members attended. Spanish oral interpretation was provided.

Over 60 agencies were consulted during this time period, including the following:

Adopt A Family
 Aging Action Initiative
 Artworks Downtown
 Bayside MLK School
 Bolinas Community Land Trust
 Bridge Housing
 Bridge the Gap
 Buckelew Programs

Canal Alliance
 Center for Domestic Peace
 City of Belvedere
 City of Fairfax
 City of Novato
 City of San Rafael
 Coastal Health Alliance
 Commission on Aging

Community Action Marin	Marin County Homeless Team
Community Land Trust Association of Marin	Marin County Whole Person Care
Downtown Street Team	Marin Economic Forum
EAH Housing	Marin Health and Human Services Department
Eden Housing	Marin Horizon Community School
Fair Housing Advocates of Northern California	Marin Housing Authority
Fairfax San Anselmo Children's Center	Marin Organizing Committee
Family and Children Law Center	North Bay Children's Center
First 5 Marin	North Marin Community Services
Galilee Harbor	Opening Doors Marin
Golden Gate Village Resident Council	Performing Stars of Marin
Habitat for Humanity Greater San Francisco, Inc.	Petaluma Health Center
Hannah Project Partnership for Academic Achievement	Pickleweed Preschool
Homeward Bound of Marin	Ritter Center
Hope Housing of Marin	RotaCare Bay Area
ISOJI	San Geronimo Valley Affordable Housing Association
Legal Aid of Marin	San Geronimo Valley Community Center
Marin Asian Advocacy Project	San Rafael Rotary Manor
Marin Center for Independent Living	Spahr Center
Marin Childcare Council	St Vincent de Paul
Marin City Community Development Corporation	Tomales Town Hall
Marin City Community Services District	Town of Fairfax
Marin City Health & Wellness Center	Town of San Anselmo
Marin Community Foundation	Vivalon (formerly Whistlestop)
Marin County Administrators Office	West Marin Collaborative
Marin County Board of Supervisors	69. West Marin Community Services
Marin County Free Library	

III.F (3)(b)

Submit to HUD reports that contain information if actual attendees or consultations missed goals, to provide a statement of actions taken to improve participation in subsequent meetings.

Attached are Zoom meeting attendee spreadsheet for the November 11, 2020, February 20, 2021, and April 1, 2021 Public Hearings. Due to COVID 19 and the transition to virtual hearings, County staff were unable to track attendees for meetings hosted by Cooperating Jurisdictions and the Board of Supervisors. While the pandemic has presented challenges conducting in person meetings, turnout for public meetings has been better than in the past and the County is seeing new people participating.

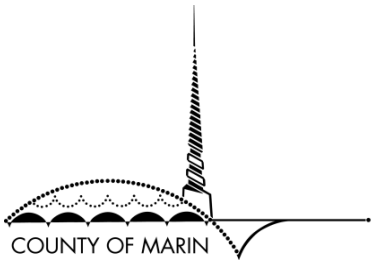
Moving forward staff will continue working to develop outreach strategies that fulfill the goals of reaching low-income residents and members of the protected classes, within the context of COVID-19.

*See attached spreadsheet of the deed restricted affordable units available to families with children outside impacted census tracts which were permitted or acquired since the beginning of the VCA.

Affordable Family Rental Housing Outside Impacted Tracts*

<u>Address</u>	<u>Jurisdiction</u>	<u>APN</u>	<u>Census Tract</u>	<u># of Units</u>	<u>Development Stage</u>	<u>Funding Date</u>	<u>Funding Source</u>	<u>Affordability Level</u>	<u>Notes</u>
100 Commodore Webster Drive, Point Reyes Station	County	119-240-73	1330	36	Acquisition	9/17/2019	Housing Trust	At or below 60% AMI	County purchase of former Coast Guard Housing Facility, offer to purchase approved on 9/17/19
3755 Shoreline Highway, Stinson Beach	County	195-132-30	1321	5	Acquisition	12/3/2019	Housing Trust	At or below 60% AMI	County funded acquisition. Board approved funds on 12/3/19
430 Aspen Road, Bolinas	County	192-102-22	1321	2	Acquisition	11/25/2019	CDBG	At or below 80% AMI	County funded acquisition and rehab of existing homes. CDBG contract signed on 11/25/19
431 Golden Gate Ave., Belvedere	Belvedere	060-232-07	1230	1	Permitted	N/A	None	At or below 80% AMI	Deed restricted ADU. Planning permits approved 5/2020 per City of Belvedere
703 3rd St., San Rafael	San Rafael	011-278-02	1110	9	Permitted	N/A	Inclusionary	At or below 60% AMI	Multiple Family Residential, 9 inclusionary units in larger project
211-215 Belle Ave., San Rafael	San Rafael	014-065-05	1101	1	Permitted	N/A	Inclusionary	At or below 60% AMI	Multiple Family Residential - inclusionary unit
104 Shaver St., San Rafael	San Rafael	011-245-40	1110	1	Permitted	N/A	Inclusionary	At or below 60% AMI	Multiple Family Residential - inclusionary unit
Total units to date				55					
Remaining balance from 100 units				45					

*To comply with the terms of the VCA, as stated in provision - 3. *During the 3-year term of the this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children*, the County is providing this list of deed restricted affordable housing available to families that was acquired or permitted during the reporting period.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

August 18, 2020

Nathanael R. Hill
Equal Opportunity Specialist
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
One Sansome Street
Suite 1200
San Francisco, CA 94104-4430

SUBJECT: Marin County VCA – Annual Reporting

Dear Mr. Hill:

Under the County’s VCA we are required to report annually, covering May 20, 2019 – May 19, 2020, on the following items: III.A (7)(a), (b), (c); III.B (12); III.C (1)(b); III.C (2); III.C (3); III.F (1)(a), (b), (c); and III.F (3)(a), (b). As discussed, the timeline was extended this year and this report is due August 15, 2020. We appreciate HUDs understanding as the County responds to the COVID 19 pandemic.

Sincerely,

 Recoverable Signature

X 

Signed by: lthomas@marincounty.org

Leelee Thomas
Planning Manager

Cc: Brian Crawford

Attachment: Annual Report covering May 20, 2019 – May 19, 2020

County of Marin VCA Annual Report covering May 20, 2019 – May 19, 2020

III.A (7)

On an annual basis, for three years from the effective date of this Agreement, the County will provide to HUD pursuant to paragraphs III.A.3.¹:

- a. The addresses of all units for which final certificates of occupancy have been issued during the preceding 12-month period, for very-low and low level of affordability units;
- b. The addresses of accessible housing units created or modified; and
- c. Eligibility criteria (i.e., income level, age, disability, other special category) of housing units created or modified.

Table 1. Housing Supported

<i>a. Units with Final Certificate of Occupancy</i>							
Address	# of Units	Type (Eligibility)	Tenure*	Income Level	Funding Source**	Amount	Counts Towards 100 Units*

<i>b. Accessible Housing Created or Modified</i>							
Address	# of Units	Type (Eligibility)	Tenure*	Income Level	Funding Source**	Amount	Counts Towards 100 Units*
Lifeshouse – 16 Porteous Ave., Fairfax	6	<i>Disabled Adults</i>	<i>Rehabilitated Group Home</i>	<i>ELI</i>	<i>CDBG</i>	<i>37,527</i>	<i>N/A</i>
Lifeshouse – 48 Golden Hinde Blvd., San Rafael	5	<i>Disabled Adults</i>	<i>Rehabilitated Group Home</i>	<i>ELI</i>	<i>CDBG</i>	<i>20,000</i>	<i>N/A</i>
Marin Center for Independent Living – 16 Haverhill Court, Novato	1	<i>Disabled Adult</i>	<i>Rehabilitated Ownership</i>	<i>ELI</i>	<i>CDBG</i>	<i>15,000</i>	<i>N/A</i>
Marin Center for Independent Living – 45	1	<i>Disabled Adult</i>	<i>Rehabilitated Ownership</i>	<i>ELI</i>	<i>CDBG</i>	<i>9,200</i>	<i>N/A</i>

¹ During the 3-year term of this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children. Consistent with County's intention to provide funding for affordable housing on a multi-jurisdictional basis, these units may be located in the unincorporated county, cities and towns in Marin.

Terrace, Sausalito							
Marin Housing Authority – 96 Willow Ave., Fairfax	1	Disabled Adult	Rehabilitated Ownership	ELI	CDBG	45,000	N/A
San Geronimo Valley Affordable Housing Association – 7, 11, 15 Sage Lane, Forest Knolls	6	Senior Housing	Rehabilitated Rentals	ELI	CDBG	67,140	N/A

*Tenure = New Ownership, New Rental, Converted Ownership, Converted Rental, Rehabilitated Rental, and Rehabilitated Ownership

**Funding Source = CDBG, HOME, and Marin County Affordable Housing Fund

III.B (12)

Provide to HUD a report and sufficient evidence supporting that it has carried out all actions identified pursuant to paragraph III.B.²

Report to HUD on any and all other actions it has taken to affirmatively further fair housing and increase the supply and availability of affordable housing.

Table 2. Actions Supporting AFFH

Study or Process to Affirmatively Further Fair Housing	Progress
1. Implement recently adopted code amendments that provide greater flexibility for parking requirements applicable to affordable multifamily housing, special needs housing, and second units. An analysis and recommendations for revised parking standards were adopted by the Board of Supervisors in December 2018.	<p>The approved code change repealing and replacing parking standards in Chapter 24.04 Division III, Parking and Loading, was completed to encourage and reduce barriers to developing a variety of housing types. This was done as a joint effort by Public Works and the Community Development Agency.</p> <p>While the new code is in place and applicable to projects, the County has not received applications for affordable multifamily housing or special needs housing to date.</p> <p>County staff have provided consultation to a number of projects exploring design and feasibility, with the new parking regulations providing key opportunities for projects to move forward.</p>
2. Present and recommend the adoption of Development Code amendments to expedite permit processing of affordable and special needs housing projects, including processes for fast-tracking and establishment	Staff have begun meeting to develop recommendations for expediting permit processing of affordable and special needs housing projects.

² Studies and/or processes to affirmatively further fair housing that the County commits to undertaking within the term of this amended Agreement with the goal of increasing the supply or availability of affordable housing units outside areas of minority concentration

of milestones for expedited permit processing for affordable housing projects. The County will schedule this recommendation for a Board of Supervisors hearing by December 2020.	This project is on track to move forward to the Board of Supervisors in late 2020.
3. Publish the aforementioned expedited permit processing in all NOFAs for affordable housing.	This will be addressed when expedited permit processing is established.
4. Evaluate existing multifamily Land Use Designations within the unincorporated county to determine whether zoning is appropriate to allow for additional affordable housing development beyond existing areas of racial or ethnic concentration. The evaluation will be completed by July 2019.	The Multifamily Land Use Designations study and subsequent actions have faced a number of delays over the course of the past year. The County's February 2020 update to HUD identified a March 2020 milestone of presenting the study to the Board of Supervisors in conjunction with the County's Housing Element update. Unfortunately, both presentations were postponed, and the finalization of the study report has been further delayed due to the County's response to COVID-19. As staff return to their roles and relinquish their posts as Disaster Service Workers, it is anticipated that a final report will be completed by the end of 2020.
5. Within 6 months of the aforementioned evaluation of multifamily Land Use Designations, County staff will report the outcome of the evaluation, including any recommendations, to the Planning Commission and Board of Supervisors.	This will be addressed following completion of the final study and report.
6. Through at least 2020, the County will fund the contract that supports the Landlord Partnership Program, which takes steps to encourage expanded landlord partnership in the Housing Choice Voucher program.	The County's support of the Landlord Partnership was continued by Board action in June 2020, when the current contract was extended to allow more time to expend remaining funds. Staff anticipate bringing a recommendation to the Board of Supervisors to provide additional resources in the amount of \$150,000 later in the budget cycle.
7. Work with Marin Cities and Towns to encourage all municipalities in the county to adopt source of income protection ordinances prohibiting landlords from rejecting prospective tenants based solely on the use of a housing choice voucher.	Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protects including Source of Income. Through these efforts the City of Novato, City of San Rafael, Town of Fairfax, and Town of San Anselmo adopted Source of Income ordinances. County staff have stopped pursuing encouraging additional jurisdictions adopt these ordinance, following the State of California's passage of SB 329 a statewide Source of Income protection.
8. Work with Marin Cities and Towns to encourage all municipalities in the county to adopt a mandatory mediation ordinance requiring mediation of rent increases greater than 5% upon request of either the tenant or landlord.	Over the past few years County staff have worked with elected officials and staff from all local jurisdictions to encourage adoption of rental protects including Rental Housing Dispute Resolution (Mandatory Mediation) for rent increases of 5%. Through these efforts the City of San Rafael and Town of Fairfax have adopted these ordinances. County staff have stopped pursuing encouraging additional jurisdictions adopt these ordinance, following the State of California's passage of AB 1482 Tenant

	<p>Protection Act of 2019. AB 1482 provides statewide protections and limitations of allowable rent increases for eligible units.</p>
<p>9. Work with the City of San Rafael and City of Novato to consider aligning their respective multi-family housing inspection programs with the program enhancements approved by the Board of Supervisors in 2018.</p>	<p>The County inspects properties on a biennial basis and routinely inspects 20%-30% of units within each building. Under the 2018 program enhancements, County inspections increase to 100% of rental units within a building, with a corresponding increase in inspection fees, when significant code compliance issues occur (i.e., more than one major violation within the same building and/or landlord delay in bringing unit into compliance).</p> <p>Following the Board of Supervisors approval of the County's enhanced multi-family housing program, County staff met with staff from the cities of Novato and San Rafael to discuss program similarities and differences in the context of possible future alignment.</p> <p>The City of Novato's housing inspection program is similar to the County's insofar as properties that receive high marks for compliance on regular basis are inspected on a biennial basis and the City routinely inspects approximately 20%-30% of the units within a multifamily building. Properties with compliance issues are inspected on an annual basis.</p> <p>The City of San Rafael inspects all multi-family rental housing units on properties permitted under their program, although the frequency of rental property inspections is approximately 5 years due to the larger volume of units inspected. In comparing the County with San Rafael, the basic tradeoff is number of rental units per building inspected versus frequency of rental property inspections.</p> <p>County staff will reengage San Rafael and Novato staff to update the status of their inspection programs and continue discussions about further program alignments (Community Development Agency 2020-2021 Performance Plan).</p>
<p>10. Sponsor a workshop on Fair Housing and the County's Assessment of Fair Housing for Board of Supervisors and City Council members.</p>	<p>In 2018, staff hosted two workshops for the Board of Supervisors on Fair Housing and the County's Assessment of Fair Housing. Additional workshops on continued efforts to develop the Assessment of Fair Housing are expected in the coming two years.</p> <p>County staff have not yet conducted workshops with City Council members. However, given the recent collaboration between the County and Marin's cities and towns, to address COVID-19, there is opportunity to engage cities and towns in new ways including providing workshops on the Assessment of Fair Housing. Timing to engage in these discussions has yet to be determined.</p>

<p>11. Continue to provide funding to Fair Housing Advocates of Northern California for assistance with public outreach and education regarding tenant protection measures, such as the source of income protection ordinance, mandatory mediation program and just cause for evictions ordinance.</p>	<p>The Board of Supervisors approved a \$64,000 recommendation of CDBG funding for Fair Housing Advocates of Northern California to provide assistance with public outreach and education at the May 14, 2020 meeting.</p> <p>Fair Housing Advocates of Northern California anticipates applying for additional County resources over the course of the year.</p>
<p>12. On an annual basis, for three years from the effective date of this Agreement, the County will provide to HUD a report and sufficient evidence supporting that it has carried out all actions identified pursuant to paragraph III.B. On an annual basis, for three years from the effective date of this Agreement, the County will report to HUD on any and all other actions it has taken to affirmatively further fair housing and increase the supply and availability of affordable housing.</p>	<p>Please see attachment: <i>Family Rental Housing Outside Impacted Tracts</i> regarding County investment in units not completed by May 2020.</p> <p><u>Rehabilitation of non-accessible rental units</u> Community Land Trust Association of West Marin – Mesa Apartments: a 1964 4-unit building with (3) two-bedroom units and (1) 1-bedroom apartment. Between May 2019 and May 2020 CLAM initiated weatherization and energy efficiency upgrades including the installation of new electric meters, replacing 21 windows with double paned windows in January, and crawl space insulation installed in May 2020. Mesa Apartments residents include one senior that was a resident when CLAM purchased the building in 2011. Newer residents include those who joined CLAM’s waiting list through their affirmative marketing efforts to those least likely to apply. Residents include 13 residents, including 7 children; approximately 80% identify as Hispanic.</p> <p>Community Land Trust Association of West Marin – Ocean Terrace apartments: an approximately 30-year old building with 8 studios and 1-bedroom apartments. Residents are extremely- and very-low income, ranging in age from seniors to young single persons and families. Between May 2019 and May 2020, fire ladders were installed.</p> <p><u>Acquisition and development of rental units for seniors</u> Resources for Community Development – Victory Village: a new 54-unit apartment complex for seniors with up to 50% Area Median Income, located west of downtown Fairfax. 20% of the units are set aside for people experiencing homelessness. Between May 2019 and May 2020 construction included structural steel and structural concrete, foundation, waterproofing, plumbing, mechanical, electric, HVAC, soil preparation, stormwater mitigation, grading and paving, and the development of water and sewer lines.</p>

III.C (1)(b) & III.C (3)

For all units of affordable housing developed subject to the provisions of paragraph III.A.3.³ above, the County agrees to contractually obligate the developer, owner, management agent or other individual responsible for advertising or marketing of the property to:

b. Report to the County, on an annual basis, demographic information about the current tenants of all units created pursuant to paragraph III.A.3 above, including at a minimum the head-of-household member's race, ethnicity, sex, presence of minor children, presence of any household member with a disability, and if the household resides in an accessible unit.

Table 3. Demographics of Housing Beneficiaries

Address	Unit #	# of Tenants	Race*	Ethnicity*	Sex*	Minor Children	Disability	Accessible Unit
Lifehouse – 16 Porteous Ave., Fairfax	1	6	6 White		6 M		Yes	No
Lifehouse – 48 Golden Hinde Blvd., San Rafael	1	6	5 White, 1 Pacific Islander		3 F, 3 M		Yes	Yes
Marin Center for Independent Living – 16 Haverhill Court, Novato	1	2	White		1 F, 1 M		Yes	Yes
Marin Center for Independent Living – 45 Terrace, Sausalito	1	1	African American		F		Yes	Yes
Marin Housing Authority – 96 Willow Ave., Fairfax	1	1	Asian		F		Yes	Yes
San Geronimo Valley Affordable Housing Association – 7 Sage Lane, Forest Knolls	1	2	White		2 M		Yes	Yes

³ During the 3-year term of this VCA, the County commits to take the following actions to encourage and facilitate an increase of at least 100 affordable housing units outside areas of minority concentration that are available to families with children. Consistent with County's intention to provide funding for affordable housing on a multi-jurisdictional basis, these units may be located in the unincorporated county, cities and towns in Marin.

San Geronimo Valley Affordable Housing Association – 11 Sage Lane, Forest Knolls	1	2	White		1 F, 1 M		0	Yes
San Geronimo Valley Affordable Housing Association – 15 Sage Lane, Forest Knolls	1	2	White		2 F		1	Yes

** must include head of household at minimum*

III.C (2)

Subject to sufficient federal funding, the County agrees to monitor on at least an annual basis, those housing developments subject to the affirmative outreach and monitoring provisions outlined above, to ensure data was accurately collected, that the need for affirmative outreach and monitoring was analyzed and undertaken.

All organizations receiving Federal Grant and Affordable Housing Trust funds are required to submit an Affirmative Marketing Plan, and to provide an analysis of their outreach efforts and changes in demographics of clients/residents served on an annual basis. This data is used to identify modifications for approved plans in order to better reach target populations. In March 2019, the County partnered with Fair Housing Advocates of Northern California to provide training on affirmative marketing and will again this funding cycle.

III.F (3)(a)

Submit to HUD reports that contain information regarding the number of persons who attended, and/or consultations conducted (naming the agencies), pursuant to the goals identified in paragraph III.F. 1.a. (1.-3.)

- (1.) AI,*
- (2.) Consolidated Plan, and*
- (3.) Successive Annual Action Plans*

Between the time period of November 20, 2019 and May 19, 2020, the County of Marin conducted extensive outreach and consultation for the Analysis of Impediments to Fair Housing Choice and the 2020-24 Consolidated Plan.

Analysis of Impediments to Fair Housing Choice Outreach and Consultation

Staff met and consulted with 393 individuals through one-on-one meetings, community meetings hosted by community-based organizations and coalitions, and County led public hearings, steering committee and community advisory group meetings.

The individuals consulted include representatives from the following agencies:

- | | |
|-------------------------------------|-----------------------------------|
| Bayside MLK School | Marin County Parks and Open Space |
| City of Novato | Marin Organizing Committee |
| Hannah Freedom School | Performing Stars |
| ISOJI | Seniors on the Move |
| Manor Elementary School | The Spahr Center |
| Marin Center for Independent Living | Tam High Team |
| Marin Coalition | West Marin Collaborative |
| Marin Community Foundation | Whistlestop |

2020-24 Consolidated Plan

Staff conducted community and nonprofit outreach between November 2019 and May 2020 to encourage funding applications and community participation in public hearings informing the 2020-24 Consolidated Plan. Outreach was conducted through Local newspaper outlets, social media, partner organizations, the County’s list serv with over 600 contacts.

Community Engagement

Public Hearing	County held a session identifying the Consolidated Plan priorities on 12/5/2019. 5 community members attended.
Community Meeting	On 1/3/2020 the County attended ISOJI to inform organizations serving Marin City of funding opportunities. Approximately 35 attendees were engaged.
Bidders Conference	On 1/15/2020 the County held 2 information sessions regarding the application process and eligible projects. 34 community members attended.
Community Meeting	On 1/22/2020 the County attended the West Marin Collaborative to inform organizations in rural Marin of funding opportunities. Approximately 20 attendees were engaged.
Application Workshop	On 2/20/2020 the County held a workshop to review applications, hear from applicants, and provide staff with direction on recommendations. 16 community members attended.
Public Hearing	On 03/23/2020, 04/06/2020, and 04/14/2020 Cooperating Jurisdiction's reviewed Consolidated Plan goals and year one 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. 8 public comments were received in support of projects.
Public Hearing	County held a session regarding finalizing the Consolidated Plan report on 5/07/2020. Due to COVID-19 the meeting was held virtually, and 25 community members attended. 15 public comments were received in support of projects.
Public Hearing	County held a session approving the Consolidated Plan report on 5/12/2020. Due to COVID-19 the meeting was held virtually, and it is unknown how many community members attended. 2 written comments were received in support of projects.

Over 60 agencies were consulted during this time period, including the following:

10,000 Degrees	Marin Center for Independent Living
Bolinas Community Land Trust	Marin City Community Development Corporation
Bridge Housing	Marin City Community Services District
Bridge the Gap	Marin Horizon Community School
Canal Alliance	Marin Housing Authority
City of Belvedere	Marin Organizing Committee
City of Larkspur	North Bay Children's Center
City of Mill Valley	North Marin Community Services
City of Novato	Opening the World
City of San Rafael	Performing Stars of Marin
City of Sausalito	Petaluma Health Center
Community Action Marin	Pickleweed Preschool
Community Land Trust Association of Marin	Project Avary
Covia Foundation	RotaCare Bay Area
Early Vibes Inc.	Rotary Manor San Rafael
Ecumenical Association of Housing	San Geronimo Valley Affordable Housing Association
Eden Housing	San Geronimo Valley Community Center
Empowerment Clubhouse	San Rafael Rotary Manor
Fair Housing Advocates of Northern California	Side by Side
Fairfax San Anselmo Children's Center	Spahr Center
Family and Children Law Center	Town of Corte Madera
Galilee Harbor	Tomales Town Hall
Habitat for Humanity Greater San Francisco, Inc.	Town of Fairfax
Hannah Project Partnership for Academic Achievement	Town of San Anselmo
Homeward Bound of Marin	Town of Tiburon
House of Life Ministries	West Marin Collaborative
ISOJI	West Marin Community Land Trust
Kids Cooking for Life	Wisdom International
Legal Aid of Marin	Women's Rights and Peace Bay Area
Legion of Angels	YMCA of Marin and San Francisco

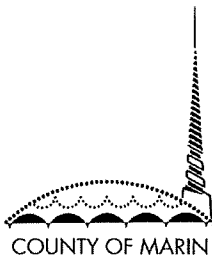
III.F (3)(b)

Submit to HUD reports that contain information if actual attendees or consultations missed goals, to provide a statement of actions taken to improve participation in subsequent meetings.

Attached are sign-in sheets for the December 5, 2019 Public Hearing, January 15, 2020 Bidders Conference, February 20, 2020 Application Workshop, and attendee spreadsheet for the May 7, 2020 Public Hearing. Due to COVID 19 and the transition to virtual hearings, County staff were unable to track attendees for meetings hosted by Cooperating Jurisdictions and the Board of Supervisors.

Moving forward staff are working to develop outreach strategies that fulfill our goals of reaching low-income residents and members of the protected classes, within the context of COVID-19.

*See attached spreadsheet of the deed restricted affordable units available to families with children outside impacted census tracts which were permitted or acquired during the reporting period.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Brian C. Crawford
DIRECTOR

December 12, 2019

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

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

www.marincounty.org/cda

Nathanael R. Hill
Equal Opportunity Specialist
U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity
One Sansome Street
Suite 1200
San Francisco, CA 94104-4430

SUBJECT: Marin County VCA – Bi-annual Consultation Reporting

Dear Mr. Hill:

Under the County's VCA we are required to report on item III.F (3)(a) *Submit to HUD reports that contain information regarding the number of persons who attended, and/or consultations conducted (naming the agencies), pursuant to the goals identified in paragraph III.F. 1.a. (1.-3.)*

- (1.) AI,
- (2.) Consolidated Plan, and
- (3.) Successive Annual Action Plans; or

III.F (3)(b) *Submit to HUD reports that contain information if actual attendees or consultations missed goals, to provide a statement of actions taken to improve participation in subsequent meetings.*

Between the time period of May 20, 2019 and November 20, 2019 The County of Marin conducted extensive outreach and consultation for the Analysis of Impediments to Fair Housing Choice and the 2020-24 Consolidated Plan.

Analysis of Impediments to Fair Housing Choice Outreach and Consultation

Staff met and consulted with 972 individuals through one-on-one meetings, community meetings hosted by community-based organizations and coalitions, and County led public hearings, steering committee and community advisory group meetings.

The individuals consulted include representatives from the following 40 agencies:

- | | |
|---|--|
| Aging in Action | Marin Center for Independent Living |
| Bayside MLK School | Marin Childcare Council |
| Canal Alliance | Marin City Community Services District |
| City of Fairfax | Marin City Health & Wellness |
| City of Novato | Marin City Seniors on the Go |
| City of San Rafael | Marin City Teen Center |
| Commission on Aging | Marin Community Foundation |
| County of Marin Staff | Marin County Career Explorers |
| County’s DREAM Affinity Group | Marin County Free Library |
| Environmental Justice | Marin Housing Authority |
| Fair Housing Advocates of Northern California | Marin Lutheran Church |
| Golden Gate Village Residence Council | Marin Promise |
| Hannah Freedom School | Marin Transit |
| Homeward Bound of Marin | MC Census Subcommittee |
| Human Rights Commission | MC Fatherhood Group |
| Integrated Community Services | MLK Advisory Group |
| ISOJI | Performing Stars |
| Legal Aid of Marin | Town of Fairfax |
| Marin Asian Advocacy Project | West Marin Collaborative |
| Marin Asian-American Public Local Employees | YWCA of San Francisco and Marin |

2020-24 Consolidated Plan

Staff conducted a multi-strategy outreach campaign between June and November of 2019 to inform the 2020-24 Consolidated Plan. Staff engaged the community using a community survey, service provider survey, community meetings, and interviews. A summary of each methods engagement is detailed below:

Community Survey

Online and paper surveys available in English, Spanish, and Vietnamese were used to gather community input to inform funding priorities. Surveys were disseminated in partnership with local nonprofit service and housing providers and County departments including Health and Human Services and the Marin County Free Library. To enhance and encourage participation staff attended numerous community events, including weekly Health Hubs organized through the Marin Community Clinics in both Novato and San Rafael, the Canal Alliance food pantry, and events put together by local organizations, including Community Action Marin, the Marin Organizing Committee, and Performing Stars. A total of 322 surveys were collected, with 229 in English, 92 in Spanish, and one (1) in Vietnamese.

Services Provider Survey

An online service provider survey was distributed to over 50 organizations in Marin County. Twenty-five (25) surveys were completed by organizations that provide a

wide range of services including childcare, senior, parent support, case management, basic health, and food security services. Survey respondents were asked about their biggest demand for services, funding gaps, and demographic information about their service population.

Community Meetings

In collaboration with Marin County Health and Human Services, over the course of four (4) months staff lead seven (7) community meetings and focus groups to gather data. The meetings were held across the County including in Marin City, Kentfield, Novato, San Rafael, West Marin and one meeting in the Canal Neighborhood of San Rafael was held entirely in Spanish. Nearly 300 people participated in these meetings.

Interviews

Staff reached out to 15 local government entities in Marin for interviews to garner insights into client and service trends, funding available, and demand for services. Of the interviews requested staff were able to conduct 11 interviews—two (2) cities, eight (8) County departments/divisions, and one (1) community service district.

In addition, staff did outreach to nine (9) neighboring jurisdictions that administer federal grant programs similar to Marin’s. Of those, five (5) neighboring jurisdictions were interviewed to identify trends and practices that could be applied to Marin’s program.

Over 100 agencies were consulted through this process include the following:

- | | |
|-------------------------------------|---|
| Adopt A Family | Dance Palace |
| Aging Action Initiative | Dominican University of California |
| Alameda County | Downtown Street Team |
| Allen, Glaessner, Hazelwood & Werth | Empowerment Clubhouse |
| Artworks Downtown | Enterprise Center |
| Audubon Canyon Ranch | ExtraFood |
| Bridge the Gap | Fair Housing Advocates of Northern California |
| Bucklew Programs | Fairfax San Anselmo Children's Center |
| Canal Alliance | Family and Children Law Center |
| Casa Rene | First 5 Marin |
| Center for Domestic Peace | Galilee Harbor |
| City and County of San Francisco | Gilead House |
| City of Belvedere | Golden Gate Regional Center |
| City of Napa | Golden Gate Village Resident Council |
| City of Novato | Homeward Bound of Marin |
| City of Oakland | Huckleberry Youth Programs |
| City of San Rafael | ISOJI |
| Coastal Health Alliance | Jewish Family and Children Services |
| Community Action Marin | Legal Aid of Marin |
| Covia Foundation | |

Lifeshouse, Inc.
Mainstreet Moms
Marin Asian Advocacy Center
Marin Center for Independent Living
Marin Childcare Commission
Marin City Community Development Corporation
Marin City Community Services District
Marin City Family Resource Center
Marin City Health and Wellness Center
Marin Community Clinics
Marin Community Foundation
Marin County Administrators Office
Marin County Behavioral Health and Recovery Services
Marin County Children and Family Services Division
Marin County Community Health and Prevention Division
Marin County Employment and Training Division
Marin County Fatherhood Council
Marin County Free Library
Marin County Homeless Team
Marin County Public Assistance Division
Marin County West Marin Service Center
Marin County Youth Commission
Marin Hoarding Alliance
Marin Horizon Community School
Marin Housing Authority
Marin Interfaith Council and Marin Organizing Committee
Marin Promise
Marin PTA
Marin Youth Court
Mental Health Advocates of Marin

Multicultural Center of Marin
Nicasio Preschool
North Bay Children's Center
North Marin Community Services
Novato Unified School District
Operation Access
Parent Services Project
Performing Stars of Marin
Pickleweed Preschool
Point Reyes National Sea Shore
Ritter Center
RotaCare
San Geronimo Valley Affordable Housing Association
San Geronimo Valley Community Center
San Mateo County
San Rafael City Schools
Sausalito Marin City School District
Seneca Family of Agencies
SF Marin Food Bank
Shoreline Acres
Shurig Center
Spahr Center
St Vincent de Paul
Surviving The Odds Project
Sutter Health
Tomales Bay Youth Center
Town of Fairfax
Town of San Anselmo
West Marin Community Land Trust
West Marin Community Services
West Marin Senior Services
Whistlestop
Wise Choices for Girls
YMCA of Marin and San Francisco
Youth Leadership Institute
YWCA of Marin and San Francisco

Sincerely,



Moll Kron
Planner

Cc: Brian Crawford, Leelee Thomas



U.S. Department of Housing and Urban Development

San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430

www.hud.gov
espanol.hud.gov

November 8, 2022

Via Electronic Transmission Only

Mr. Thomas K. Lai, Director
Community Development Agency
County of Marin
3501 Civic Center Drive, Room 308
San Rafael, CA 94903-4157

SUBJECT: Voluntary Compliance Agreement (VCA)
County of Marin
Community Development Block Grant (CDBG) and HOME Program
Case Numbers: 09-09-R003-9 (Section 109)
09-09-R008-6 (Title VI)
09-09-R009-4 (Section 504)

Dear Mr. Lai:

This office is in receipt of the reports submitted by the County of Marin to comply with the monitoring and reporting requirements set forth in the 2019 VCA. All reports were received in accordance with the terms of the VCA.

For the reporting period covered by the VCA, this office reviewed the corrective actions taken and determined that the County is in compliance with the VCA provisions. Monitoring of the VCA by this office is officially concluded. The County has successfully complied with the provisions in the 2019 VCA.

We want to thank you and your staff for their cooperation in submitting the reports with the level of detail required for our review. If you have any further questions, please contact Nathanael Hill at nathanael.r.hill@hud.gov.

Sincerely,

Kenneth J. Carroll
Regional Director
Office of Fair Housing and Equal Opportunity