

*County of Marin
Federal Grants Division
Consolidated Plan
Amendments
2016 Annual Action Plan*



Including Project Budgets for:

- *Community Development Block Grant Program*
(Federal Fiscal Year 2016)
(Local Program Year July 1, 2016-June 30, 2017)
- *HOME Investment Partnerships Program*
(Federal Fiscal Year 2016)
(Local Program Year July 1, 2016-June 30, 2017)

Prepared by the Marin County Community Development Agency,
Federal Grants Division

Reviewed by the Marin County Board of Supervisors, May 3, 2016



Executive Summary

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

1. Introduction

The 2016-2017 Consolidated Plan Amendments or Annual Action Plan addresses the goals established in the 2015-2019 Consolidated Plan and represents the annual implementation plan for the second year of the 2015-2019 Consolidated Plan. The Action Plan identifies specific programs and projects that have been recommended for funding for the 2016-2017 program year with CDBG and HOME funds.

The Annual Action Plan is submitted to HUD annually and constitutes an application for funds under the Federal Funding programs. Please refer to the 2015-2019 Consolidated Plan for background information,

including demographic data, an analysis of community development and housing needs, and the plan for meeting those needs as they relate to hcommunity development and housing.

The Office of Community Planning and Development (CPD) of the U.S. Department of Housing and Urban Development (HUD) requires that jurisdictions consolidate goals for all of its CPD programs into one strategic plan, called the Consolidated Plan. The federal grant programs included in Marin's Consolidated Plan are the Community Development Block Grant (CDBG) program, and the HOME Investment Partnerships (HOME) program. Marin County's current Consolidated Plan is a five-year strategic plan that covers the time period of July 1, 2015 through June 30, 2020.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

In the use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, Marin County focuces on four major areas:

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

Marin County's priority for the use of HOME funds is the rehabilitation and construction of affordable housing serving a broad spectrum of people.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Overall, the community development and affordable housing activities that were implemented during the previous Consolidated Plan served the identified needs. The five-year performance measures matrix and the one-year annual performance measures matrix in each of the County's Consolidated Annual Performance and Evaluation Reports (CAPERs) show how the County performed against the goals that were set in the five-year strategic plan and the one-year action plan. The comparison of accomplishment

data to goals indicate that the Consolidated Plan activities made a positive impact on the identified needs.

However, due to the complexity and extent of the needs in the County, the identified needs are still significant. This is particularly true of affordable housing activities. Marin County is an extremely expensive housing market and our resources available through the federal grants division are not sufficient to make significant impacts into the housing affordability crisis.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two informational workshops were held on November 4 and 5, 2015 to inform the public about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements.

Eight local area public hearings were held on March 3, 7, 10, 14, 16, 17, 21, and 22, 2016 to elicit public comment and make decisions about the use of CDBG and HOME funds.

Four countywide public hearings were held on November 2, 2015, January 21, 2016, March 28, 2016, and May 3, 2016 to obtain public comment and make decisions about the use of CDBG and HOME funds.

Although public services are limited to 15% of available CDBG grant funds, a disproportionate portion of public comments were devoted to public services, with much interest in expanding funding for new public service providers. When it became apparent that the San Rafael Planning Area would be using less than its full share of the authority to spend its funds on public services, the Novato and Richardson Bay Planning Areas were able to increase public service funding beyond their “fair share” amounts. The San Rafael City Council struggled with how much of its CDBG allocation to devote to a multi-year disabled accessibility improvements program and how much to spend for housing, ultimately deciding to increase the proportion of its CDBG allocation used for housing. In response to public testimony, the Richardson Bay Local Area Committee decided to fund Wise Choices for Girls.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comment from the hearings is summarized below:

- Public support was expressed for the current CDBG allocation system where each planning area gets its own allocation; concerned that any change will leave rural West Marin at a disadvantage.
- Representatives of the sponsoring organizations expressed support for funding for Buckelew Novato House, Equal Voice, Fair Housing of Marin, the Gates Cooperative, Lifehouse Laurel House, Marin City Community Garden Greenhouse, Marin City Collective Impact Task Team, Marin City Healthy Food Access, North Bay Children’s Center, Novato Independent Elders, Novato Youth Center, Oma Village, Peace Village, Performing Stars, the Rehabilitation Loan Program, Sage Lane Senior Housing, San Geronimo Valley Community Center, Senior Access, Stockstill House, Walnut Place Senior Housing, West Marin Senior Services, Whistlestop Senior Housing, and Wise Choices for Girls.

Following is a summary of comments from Countywide Priority Setting Committee members at the hearings:

- CDBG and HOME funds should be used primarily for projects serving minorities. County general funds should be made available for projects serving other populations, and for affordable housing in general.
- Would like to see multi-area public service proposals combined and addressed as countywide applications or be addressed in a more coordinated way, rather than being considered separately in each planning area where they applied.
- Fair housing services should be a high priority.
- Would like to see more CDBG public service projects sponsored by newly emerging community groups.
- When applicants show up at the hearings, they increase their likelihood of being funded.
- Would like more information about staffing for the Rehabilitation Loan Program, and would like to see County provide general funds to support it.
- Appreciative that County made non-federal County funds available to purchase the Piper Court Apartments in Fairfax, which are not in the unincorporated area.
- Would like to see County general funds cover a portion of the administrative costs for CDBG.
- Would like to see coordination between CDBG and the County’s other funding programs.
- Rent increases in the private market are creating housing insecurity for long-time renters.

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

Not applicable, all comments were accepted.

7. Summary

Marin County continues to involve the community in the planning and funding processes related to Federal Grants and other County programs. The limited amount of funding available, the extensive

restrictions on those funds and the ever changing types and numbers of applicants make it challenging to meet all of the needs of the community.

Included in the Action Plan is an amended Citizen Participation Plan, which will be used as the basis of much of the County's future work on the Assessment of Fair Housing (AFH) planning process.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative (optional)

In Marin County, the Community Development Agency (CDA) is the lead agency responsible for the consolidated planning process and for submitting the Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports to HUD. CDA administers all of the CDBG and HOME activities.

Consolidated Plan Public Contact Information

Leelee Thomas, Community Development Agency

415.473.6697 lthomas@marincounty.org

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

1. Introduction

The Marin County Citizen Participation Plan and Fiscal Year (FY) 2015-19 Consolidated Plan were developed by the Marin County Community Development Agency and are the product of broad-based consultation with adjacent units of government (including the Counties of Contra Costa, San Francisco, Sonoma, and Solano, and the Cities of Petaluma, Richmond, and Vallejo and city and town governments within Marin County); affordable housing advocates; nonprofit housing developers; public and nonprofit social service providers; and staffs of governmental departments throughout Marin County, including but not limited to: various divisions of the Marin County Department of Health and Human Services, and the Marin County Community Development Agency Environmental Health Services Division, in accordance with Section 91.100(a)(1).

In preparing the portion of this plan concerning lead-based paint hazards, Marin County Community Development Agency Federal Grants Division staff consulted with the State of California Department of Health Services regarding potential sources of environmental lead. Staff also interviewed staff of the Marin County Community Development Agency Environmental Health Services Division and the Marin County Department of Health and Human Services in order to learn more about blood lead level testing programs, the number of cases where high blood levels of lead were detected, and the County's procedure for addressing incidents of high blood lead levels in accordance with section 91.100(a)(2).

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

This Consolidated Plan constitutes the Housing Assistance Plan for Marin County.

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

Marin county is serviced by a wide range of private non-profit organizations who use CDBG, HOME, and other funding sources to provide affordable housing and services to people in need. Private for-profit firms provide goods and services and perform rehabilitation and construction to implement housing and community development projects. The strength of this system can be credited to the many nonprofit agencies that specialize in each aspect of housing and community development activities, the many volunteers associated with local nonprofit organizations, and the excellent quality staff in the nonprofit sector.

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

The County's Department of Health and Human Services coordinates the Continuum of Care (CoC) funding for homeless services and housing. The goals are:

- Promote a community-wide commitment to the goal of ending homelessness
- Provide and coordinate funding for efforts to assist homeless individuals and families
- Promote access to and effective use of mainstream programs
- Optimize self-sufficiency among individuals and families experiencing homelessness

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

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

- The *Shelter Plus Care (S + C) Program* – long-term rental assistance and supportive services for homeless individuals who have a serious mental illness (and who may also have a substance abuse problem and/or HIV/AIDS). Services are provided by Marin Housing case managers and an array of community-based partner agencies.
- The *Housing Opportunities for People with AIDS (HOPWA) Long-Term Rental Assistance Program* – long-term rental assistance and coordination of services for individuals and families who are living with HIV or AIDS. In the HOPWA program, rental assistance is provided to individuals and families where the head of household or another family member is HIV-positive or has AIDS. Due to the loss of income and medical expenses that come with a terminal illness, these clients are at risk of homelessness. HOPWA program participants lease privately-owned apartments and receive a rental subsidy based on their income level and family composition. The Housing Authority has designed this program to be flexible and highly client-friendly, with particular attention given to protecting the confidentiality of the participants.

- *Family-Self Sufficiency (FSS) Program* – case management services for families in the Section 8 program and residents of the Marin City public housing complex who are working to achieve educational and employment goals and becoming independent of public assistance.
- Service Coordinators providing on site case management services at the Senior/Disabled sites to assist in maintaining independent living and coordination of mainstream services.

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

Marin County does not receive ESG funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	County of Marin
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation. Homelessness is increasing across the County and particularly in the downtown areas of San Rafael. Shelter and supportive housing are key to addressing the needs of this population.
2	Agency/Group/Organization	MARIN HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless HOPWA Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation. Key needs for residents are education (academic support, afterschool, adult education, and onsite child care), mental health and substance abuse, workforce, housing counseling, health and wellness
3	Agency/Group/Organization	CITY OF SAN RAFAEL
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
4	Agency/Group/Organization	CITY OF NOVATO
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through the Priority Setting Committee process.
5	Agency/Group/Organization	BUCKELEW PROGRAMS
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination on housing and services
6	Agency/Group/Organization	Fair Housing of Marin
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing policy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation. Improved coordination and increased awareness of fair housing issues through multiple meetings and sponsorship of the Fair Housing conference.
7	Agency/Group/Organization	MARIN CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Disability services and housing access
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Coordination and consultation around housing and services for people with disabilities.
8	Agency/Group/Organization	NOVATO YOUTH CENTER
	Agency/Group/Organization Type	Services-Children Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation

9	Agency/Group/Organization	MARIN CITY COMMUNITY SERVICES DISTRICT
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation around outreach and delivery of services
10	Agency/Group/Organization	CANAL ALLIANCE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation on service needs and outreach strategies in the Canal neighborhood, comprised primarily of immigrants.

11	Agency/Group/Organization	WEST MARIN COMMUNITY RESOURCE CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff coordination on local services needs and outreach strategies in rural west Marin, especially with primarily Latino farm workers and their families.
12	Agency/Group/Organization	Grassroots Leadership Network of Marin
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consultation relating to civic and community engagement, especially reaching members of the protected classes

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

Not applicable

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Department of Health and Human Services	Both the Action Plan and CoC identify housing as a critical need.
Housing Element	Community Development Agency	The County's Housing Element is a comprehensive documentation of housing need in the County as well as strategies for addressing barriers which aligns well with the Con Plan.
Marin Countywide Plan	Community Development Agency	Addresses land use issues in the unincorporated areas of the County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Health and Human Services acts as the Lead Agency for the CoC. The CoC's primary decision making body is the Homeless Policy Steering group which is made up of service and housing providers, city officials, faith based groups and county representatives. Each year HHS leads a community process to prepare the Consolidated Continuum of Care application that helps the county maintain approximately \$2.4 million in annual funding for transitional and permanent supported housing projects. Projects are reviewed each year to evaluate performance and ranked for their inclusion in the Continuum of Care application, the amount Marin receives each year helps to maintain units. Any reallocation of funds would mean the elimination of units for one project to create new projects. The County will continue to make housing assistance for extremely low income persons who are homeless or at risk of homelessness a priority over the next five years. If resources are available, the County's CDBG program will continue to participate in supportive programs that prevent homelessness and address the unmet needs of extremely low income families and individuals. Section 8 vouchers and public housing will be provided for those capable of independent living, and housing with supportive services will be provided for those not capable of living independently.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Two informational workshops were held on November 4 and 5, 2015 to inform the public about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements. Eight local area public hearings were held on March 3, 7, 10, 14, 16, 17, 21, and 22, 2016 to elicit public comment and make decisions about the use of CDBG and HOME funds. Four countywide public hearings were held on November 2, 2015, January 21, 2016, March 28, 2016, and May 3, 2016 to obtain public comment and make decisions about the use of CDBG and HOME funds. Although public services are limited to 15% of available CDBG grant funds, a disproportionate portion of public comments were devoted to public services, with much interest in expanding funding for new public service providers. When it became apparent that the San Rafael Planning Area would be using less than its full share of the authority to spend its funds on public services, the Novato and Richardson Bay Planning Areas were able to increase public service funding beyond their “fair share” amounts. The San Rafael City Council struggled with how much of its CDBG allocation to devote to a multi-year disabled accessibility improvements program and how much to spend for housing, ultimately deciding to increase the proportion of its CDBG allocation used for housing. In response to public testimony, the Richardson Bay Local Area Committee decided to fund Wise Choices for Girls.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Representatives of the sponsoring organizations expressed support for funding. Community needs continue to be significant and funding shortages for critical community services. Attendance is detailed in the Attachment "Citizen Participation Comments".</p>	<p>Following is a summary of comments from the public at the hearings: Supports the current CDBG allocation system where each planning area gets its own allocation; concerned that any change will leave rural West Marin at a disadvantage.</p>	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Attendees included applicants and PSC members	Comments from Countywide Priority Setting Committee members at the hearings included preferences for future funding priorities, how County General Funds should be allocated and support for specific projects. These comments are detailed in the Attachment "Citizen Participation Comments".	None. However, it should be noted that the use of County General Funds is outside the purview of the Priority Setting Committee and the Federal Grants Division.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The CDBG *expected amount available Year 2 program income* column and the *expected amount available remainder of ConPlan* column totals include an estimated \$450,000 in annual income from the Rehabilitation Loan Program managed by Marin Housing Authority that will remain within that program.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,302,255	450,000	255,229	2,007,484	5,386,752	Assumes steady CDBG funding

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	578,379	14,280	320,304	912,963	1,698,672	Assumes steady HOME funding

Table 5 - Expected Resources – Priority Table

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

With whatever resources are available, Marin County will continue to leverage Federal, State, and local funds, in order to support the acquisition, rehabilitation, and new construction of affordable housing and to offer rental assistance to lower income households. Funding sources include local County Housing Trust funds, local community foundations, and State housing funds, including the cap and trade funds.

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

During the Housing Element process, County owned land was evaluated and vetted for possible affordable housing development. Most of the publicly owned land in Marin County is protected as parkland or designated open space, which typically is in remote areas and does not have sewer or water utilities available. There would be serious public opposition to selling designated open space for affordable housing development.

Discussion

Marin County will continue to leverage local, State, Federal and private philanthropic dollars to maximize the effectiveness of HUD funds. The County strategically leverages other sources that support its strategies of preservation and development of affordable housing and community revitalization. For example, the County is working closely with partners at the Marin Community Foundation, local cities and towns, other local funding groups, and community organizations to address housing and service needs. Currently there is a focus on ways to preserve existing affordable housing, ways to do this include the acquisition and permanent preservation of market rate housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - New Construction	2015	2019	Affordable Housing	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity	Extremely low and very low income rental housing Low and moderate income rental housing	HOME: \$555,126	Rental units constructed: 11 Household Housing Unit
2	Rental Housing - Rehabilitation	2015	2019	Affordable Housing	Countywide Countywide, with emphasis on high-need neighborhoods	Extremely low and very low income rental housing Low and moderate income rental housing	CDBG: \$302,700 HOME: \$590,269	Rental units rehabilitated: 16 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Homeowner Housing-Rehabilitation	2015	2019	Affordable Housing	Countywide Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Homeownership housing	CDBG: \$288,000	Homeowner Housing Rehabilitated: 18 Household Housing Unit
4	Special Needs Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	CDBG: \$91,250	Rental units rehabilitated: 14 Household Housing Unit
5	Homeless Shelters	2015	2019	Homeless	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership housing	CDBG: \$28,000	Homeless Person Overnight Shelter: 70 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Supportive Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing Public Services	CDBG: \$9,429	Other: 2 Other
7	Fair Housing Services	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership housing	CDBG: \$52,500	Other: 5 Other
8	Accessibility Improvements	2015	2019	Non-Housing Community Development	Countywide Countywide, with emphasis on high-need neighborhoods	Homeownership housing Community facilities Public Services	CDBG: \$95,937	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
9	Child Care Centers	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Countywide Countywide, with emphasis on high-need neighborhoods	Community facilities Public Services	CDBG: \$42,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Public Services	2015	2019	Non-Housing Community Development	Countywide Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Public Services	CDBG: \$195,958	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 4 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing -New Construction
	Goal Description	New construction frequently takes multiple years, both to accumulate the necessary funding and to complete the review process, including the lengthy CEQA review. Therefore, new construction projects are often funded over multiple years and it can be challenging to report on when the units will be completed.
2	Goal Name	Rental Housing - Rehabilitation
	Goal Description	

3	Goal Name	Homeowner Housing- Rehabilitation
	Goal Description	
4	Goal Name	Special Needs Housing
	Goal Description	It is often challenging to identify funding sources for preserving existing affordable housing stock, especially for smaller special needs projects. This year a number of group homes and special needs housing are being rehabilitated, including: three group homes operated by Lifehouse, one operated by Buckelew, Sage Lane senior housing and the Residential Accessibility Modification Program.
5	Goal Name	Homeless Shelters
	Goal Description	There is a shortage of all types of housing, including for immediate short term shelters.
6	Goal Name	Supportive Housing
	Goal Description	
7	Goal Name	Fair Housing Services
	Goal Description	
8	Goal Name	Accessibility Improvements
	Goal Description	The City of San Rafael has prioritized accessibility modifications which are being funded this year.
9	Goal Name	Child Care Centers
	Goal Description	This category includes capital improvements to child care facilities, including Fairfax-San Anselmo Children's Center, North Bay Children's Center and Novato YMCA.

10	Goal Name	Public Services
	Goal Description	

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The development, preservation and acquisition of affordable housing is a high priority and as described in the Countywide Plan, the Housing Element and the Consolidated Plan.

1. In the Federal Grants program two projects are being funded with HOME funds this year, one is development of 54 units of very low income senior housing at Peace Village and the other is the rehabilitation of 25 unit complex for low income seniors at Walnut Place. The CDBG Countywide funding included rehabilitation loans from Marin Housing for very 20 extremely low and 2 low income families, the rehabilitation of 76 houseboats for low income families at Galilee and Gates Harbors, rehabilitation of 3 very low income senior units at Sage Lane, Stockstill House serves 8 frail seniors, 6 of whom are low income, funds will be used for rehabilitaton of the existing home, Fairfax's Vest Pocket homes will rehabilitate 9 very low income units for families, the rehabilitation of Lifehouse's Sunrise II home will serve 6 extremely low income disabled households, and the rehabilitation of Riviera Apartments serves 28 very low income households.
2. In addition the County established housing goals at all income levels in the 2015 - 2023 Marin County Housing Element. During this period the County has established sites with zoning and land use policies which can accomodate 378 homes, including 27 extremely low income, 183 for low and very low income and 70 moderate income households.

AP-35 Projects – 91.220(d)

Introduction

Project Specifics defined in Attachment 1-A

#	Project Name
1	Program Administration
2	Buckelew - Novato House
3	Fair Housing Services
4	Fairfax Vest Pocket Housing
5	Galilee Harbor
6	Gates Cooperative
7	Lifehouse - Sunrise I
8	Lifehouse - Laurel Place House and Sunrise II
9	New Beginnings Center Rehabilitation
10	Oma Village (Housing for Working Families)
11	Peace Village
12	Rehabilitation Loan Program
13	Residential Accessibility Modification Program
14	Riviera Apartments
15	San Geronimo Valley Sage Lane Senior Housing
16	Stockstill House
17	Walnut Place
18	Fairfax-San Anselmo Children's Center
19	North Bay Children's Center Rehabilitation
20	Novato YMCA Preschool Playground
21	City of San Rafael ADA Compliance
22	After School Transportation Program - Fairfax-San Anselmo Children's
23	Equal Voice Leadership Academy
24	Family Law Legal Services
25	Marin Brain Injury Network Services
26	Marin City CX3 Healthy Foods Access
27	Marin Learning Center - Therapeutic Services
28	Middle School Program
29	North Bay Children's Center Scholarships
30	Novato Independent Elders Project
31	Novato Youth Center Scholerships
32	Performing Stars
33	Pickleweed Children's Center
34	Quality Care for Kids Scholarships

#	Project Name
35	Senior Access Scholarships
36	San Geronimo Valley Community Center
37	West Marin Senior Services - Home Care Assistance for the Elderly
38	Wise Choice For Girls
39	After School Transportation Program 2015
40	North Bay Children's Center Scholarships 2015
41	Pickleweed Children's Center 2015

Table 8 – Project Information

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

When determining allocation priorities, the County considers local goals, project sponsor capacity and readiness to proceed.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Program Administration
	Target Area	<p>Countywide</p> <p>Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities</p> <p>Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity</p> <p>Countywide, with emphasis on high-need neighborhoods</p>
	Goals Supported	<p>Rental Housing -New Construction</p> <p>Rental Housing - Rehabilitation</p> <p>Homeowner Housing- Rehabilitation</p> <p>Special Needs Housing</p> <p>Homeless Shelters</p> <p>Supportive Housing</p> <p>Fair Housing Services</p> <p>Accessibility Improvements</p> <p>Child Care Centers</p> <p>Public Services</p>

	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing Community facilities Public Services Homeownership Housing - Rehabilitation Homeownership housing
	Funding	CDBG: \$350,000 HOME: \$57,837
	Description	PA-5 CDBG/HOME program administration
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	500 low income families and individuals with special needs
	Location Description	Countywide
	Planned Activities	Program administration for the CDBG and HOME programs.
2	Project Name	Buckelew - Novato House
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing
	Funding	CDBG: \$10,000
	Description	PF-1 Rehabilitation of a group home for adults with severe mental illness
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of one group home for disabled individuals
	Location Description	Services are available countywide and the home is located at 1333 7th Street, Novato, CA.
	Planned Activities	Rehabilitation of an existing group home for serverly disabled adults.
3	Project Name	Fair Housing Services
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Fair Housing Services
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$52,500
	Description	PS-2 Fair Housing Services
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	150 persons served, primarily members of the protected classes
	Location Description	Services are available countywide and offices are located at 1314 Lincoln Avenue, Suite A, San Rafael, CA.
	Planned Activities	Fair Housing activities, counseling, advocacy, testing, etc.
4	Project Name	Fairfax Vest Pocket Housing
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation

	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$12,000
	Description	RH-4 Rehabilitation of rental housing
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 families with incomes from extremely low to low income.
	Location Description	80 Park Road, Fairfax, CA
	Planned Activities	Rehabilitation of family housing
5	Project Name	Galilee Harbor
	Target Area	Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities
	Goals Supported	Homeowner Housing- Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing Community facilities
	Funding	CDBG: \$73,738
	Description	PF-1 Rehabilitation of Liveaboard Community, Public Facility Improvements 73,738
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	38 families with extremely low to moderate incomes.
	Location Description	300 Napa Street, Sausalito, CA.

	Planned Activities	Rehabilitation of Liveaboard Community, Public Facility Improvements.
6	Project Name	Gates Cooperative
	Target Area	Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities
	Goals Supported	Homeowner Housing- Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership Housing - Rehabilitation
	Funding	CDBG: \$275,000
	Description	OOH-1 Rehabilitation of 38 houseboats
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	38 households, 26 very low, 9 low and 3 moderate income (when the moderate income households sell their boats, the new buyers will be restricted to low income buyers).
	Location Description	Waldo Point Harbor, Sausalito, CA.
	Planned Activities	Rehabilitation of 38 houseboats. Funding for this projects includes \$25,071 in current year funding and \$249,929 in reprogrammed funds for a total of \$275,000.
7	Project Name	Lifehouse - Sunrise I
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$11,500

	Description	PF-1 Rehabilitation of a group home for developmentally disabled adults
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 developmentally disabled adults.
	Location Description	627 Wilson Avenue, Novato, CA.
	Planned Activities	Rehabilitate group home for developmentally disabled adults - instalation of a new fence.
8	Project Name	Lifehouse - Laurel Place House and Sunrise II
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation Special Needs Housing Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$38,750
	Description	PF-1 Rehabilitate a group home for developmentally disabled adults
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 developmentally disabled adults.
	Location Description	210 Laurel Place, San Rafael, CA.
	Planned Activities	Rehabilitation of a failing retaining wall to protect the structural integrity of the home.
9	Project Name	New Beginnings Center Rehabilitation

	Target Area	Countywide
	Goals Supported	Homeless Shelters Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing Public Services
	Funding	CDBG: \$28,278
	Description	PF-1 Rehabilitation of emergency shelter facility
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	80 homeless adults per night with extremely to very low incomes
	Location Description	1385 N. Hamilton Parkway, Novato, CA.
	Planned Activities	Rehabilitation of the homeless shelter will include replacement of worn floors in the dormitories and bathrooms with safe, seam-free easy to sanitize, durable and accessible tile surface.
10	Project Name	Oma Village (Housing for Working Families)
	Target Area	Countywide
	Goals Supported	Rental Housing -New Construction
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$334,584
	Description	RH-1 CDBG Project design, pre-development, offsite improvements; HOME development of rental housing
	Target Date	12/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	14 formerly homeless families with extremely to low incomes.
	Location Description	5394 Nave Drive, Novato, CA.
	Planned Activities	Project design, pre-development, offsite improvements; development of family rental homes. Funding for this project comes from \$334,584 reprogrammed HOME funds.
11	Project Name	Peace Village
	Target Area	Countywide
	Goals Supported	Rental Housing -New Construction
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$220,542
	Description	RH-1 CDBG - Site acquisition for senior housing; HOME - development of senior housing
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	11 seniors with very low incomes.
	Location Description	2626 Sir Francis Drake Boulevard, Fairfax, CA.
	Planned Activities	Development of new senior rental housing
12	Project Name	Rehabilitation Loan Program
	Target Area	Countywide
	Goals Supported	Homeowner Housing- Rehabilitation
	Needs Addressed	Homeownership Housing - Rehabilitation

	Funding	CDBG: \$290,000
	Description	OOH-1 Staff salaries to provide residential rehabilitation loans
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	21 very low and low income families.
	Location Description	Countywide, offices are located at 4020 Civic Center Drive, San Rafeal, CA.
	Planned Activities	Staff salaries to provide residential reahabilitation loans and insure long term affordability. This project will also utilize approximately \$450,000 in revolving loan fund income to finance new loans.
13	Project Name	Residential Accessibility Modification Program
	Target Area	Countywide
	Goals Supported	Accessibility Improvements
	Needs Addressed	Public Services
	Funding	CDBG: \$18,000
	Description	OOH-1, RH-1 Housing rehabilitation for handicapped accessibility
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 families will be provided with accessibilty services
	Location Description	Services are available countywide and offices are located at 710 4th St, San Rafael, CA.
	Planned Activities	Housing units will be made accessible so that people with disabilities can remain in their homes which will meet their accessibility needs.
14	Project Name	Riviera Apartments

	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Low and moderate income rental housing
	Funding	CDBG: \$42,275
	Description	Rehabilitation of affordable family housing
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Rehabilitation of 11 homes in a 28 home multifamily complex for low income families.
	Location Description	Riviera Apartments located at 455 Canal Street, San Rafael, CA.
	Planned Activities	Rehabilitation of multifamily rental property
15	Project Name	San Geronimo Valley Sage Lane Senior Housing
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing
	Funding	CDBG: \$13,000
	Description	Rehabilitate existing senior housing
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	6 very low income senior households
	Location Description	7,11 and 13 Sage Lane, Forest Knolls, CA (San Geronimo Valley)

	Planned Activities	Rehabilitate existing senior housing
16	Project Name	Stockstill House
	Target Area	Countywide Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Special Needs Housing Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$7,798
	Description	PF-1 Rehabilitation of senior assisted living home
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	8 seniors will be served
	Location Description	12051 State Route #1, Point Reyes Station, CA.
	Planned Activities	Rehabilitation of senior assisted living home including an emergency back up electrical system.
17	Project Name	Walnut Place
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$300,000
	Description	RH-4 Rehabilitate housing for low income seniors

	Target Date	12/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	The complex provides homes for 25 very low income seniors, 11 of them will be assisted with this funding.
	Location Description	This is a small multifamily complex near services and transit in west marin, located at 600 A Street, Point Reyes Station, CA.
	Planned Activities	Rehabilitate housing for low income seniors with \$84,934 in current year HOME funds and \$94,762 in reprogrammed HOME funds.
18	Project Name	Fairfax-San Anselmo Children's Center
	Target Area	Countywide
	Goals Supported	Child Care Centers
	Needs Addressed	Community facilities
	Funding	CDBG: \$3,000
	Description	Fairfax-San Anselmo Children's Center - Rehabilitation of child care center in former school buildings. Upper Ross Valley \$10,000
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	One child care center to be rehabilitated which serves 115 low income children
	Location Description	Child care services are available countywide and the Center to be rehabilitated is located at 199 Porteous Avenue, Fairfax, CA.
	Planned Activities	Rehabilitation of a child care center
19	Project Name	North Bay Children's Center Rehabilitation
	Target Area	Countywide

	Goals Supported	Child Care Centers
	Needs Addressed	Community facilities
	Funding	CDBG: \$25,000
	Description	Rehabilitation of a child care center
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 children and their families.
	Location Description	932 C Street, Novato, CA
	Planned Activities	Rehabilitation of a child care center
20	Project Name	Novato YMCA Preschool Playground
	Target Area	Countywide
	Goals Supported	Child Care Centers
	Needs Addressed	Community facilities
	Funding	CDBG: \$14,750
	Description	Construction of an outdoor play area
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	19 children and their families will be served
	Location Description	Services are available countywide and the child care facility is located at 3 Hamilton Landing, Suite 140, Novato, CA.
	Planned Activities	Addition of an outside play ground for a child care center.

21	Project Name	City of San Rafael ADA Compliance
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Accessibility Improvements
	Needs Addressed	Community facilities
	Funding	CDBG: \$95,937
	Description	PF-4 Accessibility improvements to meet ADA requirements
	Target Date	12/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	20 public facilities will be improved
	Location Description	City of San Rafael
	Planned Activities	Removal of barriers to accessibility to meet ADA requirements. Funding consists of \$95,937 in current year CDBG funding. CDBG funds will be used primarily for the construction of curb ramps in existing sidewalks to improve accessibility for elderly persons and severely disabled adults. CDBG funds may also be used for removal of architectural barriers to accessibility by elderly persons and severely disabled adults in other existing public facilities.
22	Project Name	After School Transportation Program - Fairfax-San Anselmo Children's
	Target Area	Countywide
	Goals Supported	Child Care Centers Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$6,231

	Description	PS-2 Staff salaries, transportation for child care program
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	70 children will be served
	Location Description	Transportation to and from the Children's Center located at 199 Porteous Avenue, Fairfax, CA
	Planned Activities	Staff salaries and transportation for child care program at Fairfax-San Anselmo Children's Center.
23	Project Name	Equal Voice Leadership Academy
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,000
	Description	Civic engagement and leadership program
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	6 low income individuals
	Location Description	Countywide and offices are located at 4340 Redwood Hwy, Suite D 320, San Rafael, CA
	Planned Activities	Civic engagement and leadership for members of the protected classes to increase participation in public decision making.
24	Project Name	Family Law Legal Services
	Target Area	Countywide
	Goals Supported	Public Services

	Needs Addressed	Public Services
	Funding	CDBG: \$14,770
	Description	PS-2 Legal assistance for low income children and families
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	440 people provided with legal services
	Location Description	<p style="font-size: 12.8px;">Services are available Countywide and the Family Law Center is located at 30 N. San Pedro Road, Suite 245, San Rafael </p><p style="font-size: 12.8px;"></p>
	Planned Activities	Legal assistance for low income children and families
25	Project Name	Marin Brain Injury Network Services
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,730
	Description	OS-2 Staff salaries for services for head injury victims
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	20 disabled individuals assisted
	Location Description	Services are available countywide and provided at offices located at 1132 Magnolia Avenue, Larkspur, CA.
	Planned Activities	Staffing to provide education, training, therapeutic intervention and skill building for head injury victims.

26	Project Name	Marin City CX3 Healthy Foods Access
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,550
	Description	PS-2 Public Services. Marin City has limited access to healthy foods; food desserts have been linked to high rates of obesity and diabetes. This program seeks to address these problems by promoting healthy eating.
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	150 youth and their families
	Location Description	630 Drake Avenue, Marin City, CA
	Planned Activities	Health educators will provide information on nutrition education, healthy eating on a budget, physical education, and healthy cooking demonstrations.
27	Project Name	Marin Learning Center - Therapeutic Services
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Child Care Centers Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,600
	Description	PS-2 Therapeutic child care program
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	44 children served
	Location Description	Countywide with emphasis in Marin City, offices are located at 100 Phillips Drive, Marin City, CA
	Planned Activities	Therapeutic services for children with social/emotional behavioral issues.
28	Project Name	Middle School Program
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$14,900
	Description	PS-2 Staff salaries for an after school and summer academic program for youth
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	44 youth served
	Location Description	Services are available countywide with an emphasis for youth in the Canal area. Offices are located at 86 Larkspur Street, San Rafael, CA.
	Planned Activities	Staffing for after school and summer academic and mentoring program for at risk youth. Acknowledges knowledge gaps and works to bring youth on track for high school graduation and college enrollment.
29	Project Name	North Bay Children's Center Scholarships
	Target Area	Countywide
	Goals Supported	Child Care Centers
	Needs Addressed	Public Services

	Funding	CDBG: \$8,600
	Description	PS-2 Child care scholarships
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	3 children and their families will receive quality, stable child care.
	Location Description	Services are available countywide and the child care center is located at 932 C Street, Novato, CA
	Planned Activities	Provide 3 scholarships to low income children and their families.
30	Project Name	Novato Independent Elders Project
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$26,000
	Description	PS-2 Senior services
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1000 elderly individuals served
	Location Description	Services are available countywide and offices are located at 1560 Hill Road, Novato, CA.
	Planned Activities	The program identifies gaps in services for seniors and identifies services and resources to meet these needs.
31	Project Name	Novato Youth Center Scholarships
	Target Area	Countywide

	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,600
	Description	PS-2 Child Care Scholarships
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Scholarships for 3 children
	Location Description	Services are available Countywide and the center is located at 680 Wilson Avenue, Novato, CA.
	Planned Activities	Funding will provide childcare scholarships
32	Project Name	Performing Stars
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,500
	Description	PS-2 Social/self development for low income children
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 youth served
	Location Description	Services are available Countywide with an emphasis on youth in Marin City. The offices are located at 271 Drake Avenue, Marin City, CA.

	Planned Activities	Build pride, character, discipline and self-esteem among low income children through enrichment programs.
33	Project Name	Pickleweed Children's Center
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Child Care Centers
	Needs Addressed	Public Services
	Funding	CDBG: \$16,447
	Description	PS-2 Staff salaries for child care provider
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	20 low income children and their families
	Location Description	Services are available countywide with an emphasis on youth from the Canal area. The Center is located at 40 Canal Street, San Rafael, CA.
	Planned Activities	Staff salaries to provide excellent child care for low income children and their families
34	Project Name	Quality Care for Kids Scholarships
	Target Area	Countywide
	Goals Supported	Child Care Centers
	Needs Addressed	Public Services
	Funding	CDBG: \$9,300
	Description	PS-2 Child Care Scholarships
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	3 child care scholarships for low income children and their families.
	Location Description	Services are available countywide and child care centers are located at 629 Plum, Novato, CA and 1320 Lynnwood, Novato, CA.
	Planned Activities	Scholarships for child care
35	Project Name	Senior Access Scholarships
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$19,374
	Description	PS-2 Elder day care scholarships
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	28 low income seniors and their families
	Location Description	Services are available countywide and center is located at 70 Skyview Terrace, Bldg. B, San Rafael, CA.
	Planned Activities	Day care activities for extremely low to low income seniors.
36	Project Name	San Geronimo Valley Community Center
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Community facilities Public Services

	Funding	CDBG: \$6,100
	Description	PS-2 Staff salaries for food pantry and social services
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	200 families, including families with children, disabled and seniors
	Location Description	Services available countywide and the community center is located at 6350 Sir Francis Drake Blvd, San Geronimo, CA.
	Planned Activities	The human services program provides direct assistance to those in need.
37	Project Name	West Marin Senior Services - Home Care Assistance for the Elderly
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$4,756
	Description	PS-2 Home care assistance and referrals for the elderly and disabled
	Target Date	12/31/0217
	Estimate the number and type of families that will benefit from the proposed activities	50 low income seniors served
	Location Description	Services are available countywide and the center is located at 11435 State Route 1, Point Reyes Station., CA.
	Planned Activities	Home care assistance and referrals for the elderly and disabled
38	Project Name	Wise Choice For Girls

	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$1,500
	Description	PS-2 Teen youth program
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	20 low income youth and their families served
	Location Description	Services are available countywide with an emphasis on Marin City youth. Offices are located at 170 Donahue, Marin City, CA.
	Planned Activities	Teen youth program.
39	Project Name	After School Transportation Program 2015
	Target Area	Countywide
	Goals Supported	Child Care Centers Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	PS-2 Staff salaries, transportation for child care program
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	70 low income children served
	Location Description	Transportation to and from the Children's Center located at 199 Porteous Avenue, Fairfax, CA
	Planned Activities	Staff salaries, transportation for child care program at Fairfax-San Anselmo Children's Center.
40	Project Name	North Bay Children's Center Scholarships 2015
	Target Area	Countywide
	Goals Supported	Child Care Centers
	Needs Addressed	Public Services
	Funding	:
	Description	PS-2 Child Care Scholarships
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Scholarships provided to 3 children
	Location Description	Services are available countywide, the Center is located at 932 C Street, Novato, CA.
	Planned Activities	Child care Scholarships
41	Project Name	Pickleweed Children's Center 2015
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Child Care Centers
	Needs Addressed	Public Services
	Funding	:

Description	PS-2 Staff salaries for child care
Target Date	12/31/2015
Estimate the number and type of families that will benefit from the proposed activities	20 children served
Location Description	Services are available countywide with an emphasis for youth from the Canal area. The Center is located at 40 Canal Street, San Rafael, CA.
Planned Activities	Staff salaries for child care

AP-50 Geographic Distribution – 91.220(f)

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

Marin County does not designate geographic areas where assistance will be directed, although we do focus some public service spending on high-need neighborhoods. The County is divided into six planning areas

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

Geographic Distribution

Target Area	Percentage of Funds
Countywide	65
Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities	5
Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity	5
Countywide, with emphasis on high-need neighborhoods	25

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

After deduction of administrative expenses, forty percent (40%) of the net Community Development Block Grant monies and one hundred percent (100%) of the net HOME Investment Partnerships Program monies allocated annually to the County of Marin as an "urban county" under the Housing and Community Development Act of 1974, as amended, shall be allocated for housing purposes on a countywide basis. Distribution of such funds will be made by the Board of Supervisors, on recommendation of the Priority Setting Committee. Such distribution will be consistent with HUD guidelines and evaluation criteria developed by participating cities and the county, to ensure consistency and facilitate implementation of countywide housing goals.

The remaining sixty percent (60%) of the net Community Development Block Grant urban county allocation shall be suballocated to the interjurisdictional citizen participation/planning areas according to the general distribution formula established by HUD based on the latest available countywide data on population, the extent of poverty, and the extent of housing overcrowding, with the provision that the extent of poverty be counted twice. However, a different distribution is hereby expressly authorized if and when necessary to comply with Title I of the Housing and Community Development Act of 1974, as amended.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	80
Non-Homeless	121
Special-Needs	9
Total	210

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	13
Rehab of Existing Units	186
Acquisition of Existing Units	11
Total	210

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

Discussion

New timing requirements have tightened the use of both CDBG and HOME funds, making it increasingly difficult to use these funds in our tight real estate market. As it becomes clearer which project can move forward most quickly, we will need to be prepared to shift funds so that we can meet HUD's various spending deadlines, and so that these housing projects can be completed, one at a time, in a sequence to be determined.

A link to the staff report describing the projects in detail is included in Attachment 1-C

AP-60 Public Housing – 91.220(h)

Introduction

The Marin Housing Authority's public housing program continues to operate at appropriation levels that are too low for long-term sustainability of these properties. The Housing Authority continues to seek additional sources of funding and revenue to efficiently manage and maintain safe, decent, and affordable housing. Over the last few years, administrative costs have been significantly reduced and the Housing Authority continues to implement more efficient systems and implement less cumbersome policies and procedures. The Marin Housing Authority currently serves approximately 890 household members within nearly 500 units.

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

The Capital Fund Program (CFP) has generally been the only federal funding for public housing agencies to replace obsolete building systems (heating, electrical, plumbing, ventilation, etc.); make major repairs to elevators, roofs, exteriors, bathrooms, and kitchens; abate hazardous materials; add accessibility modifications; make site improvements; and provide energy upgrades, security, resident services, operating subsidy, and management improvements. CFP funding from the federal government has declined dramatically and has not been adequate to cover replacement costs for the aging public housing stock.

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

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

The Family Self-Sufficiency Program (FSS) assists 100 families in the Section 8 program and 40 to 50 families in Marin City Public Housing. Most participants are single mothers and are provided case management and referrals toward individually-crafted educational or employment goals. With special HUD grants, the Marin Housing Authority has maintained the Family Self-Sufficiency Program in both the Section 8 Voucher Program as well as in Marin City family public housing. This program is directed toward improving the economic situation of residents by ultimately increasing the families' earned income.

Section 3 Resident Training allows the Marin Housing Authority to periodically provide short-term training opportunities to public housing residents in maintenance, landscaping, property management, and administrative support work. Residents work in paid training positions under the supervision of community-based training organizations. These projects typically last four to eight weeks and are

designed to provide the basic skills which trainees can take to more permanent jobs in the maintenance, construction, landscaping, property management, or office support fields.

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

NA

Discussion

In addition to the programs above for residents of public housing, Marin Housing also offers supportive housing programs to voucher holders, these include:

The Shelter Plus Care Program combines housing subsidy from HUD McKinney Vento Funds with case management services funded by Marin County Mental Health And Substance Use Services (MHSUS). Shelter Plus Care program eligibility includes individuals and families who are literally homeless and have a severe and persistent mental illness. The Shelter Plus Care Program serves 100 households with a housing subsidy and case management services.

The HOPWA Program combines housing subsidy from HUD and case management services from local community-based organizations with which the Housing Authority has entered into a Memorandum of Understanding to provide services. Individuals and families must have an HIV/AIDS diagnosis confirmed by an appropriate third party and meet income eligibility guidelines. HOPWA is expected to serve 26 households in 2015-16.

Below Market Rate (BMR) Homeownership Program manages a portfolio of over 300 homes for low and moderate -income first-time homebuyers through the Below Market Rate (BMR) Homeownership Program. MHA recently added seventeen (17) new BMR units. MHA provides a priority preference to families living or working in Marin City for all the re-sell units available in Marin City. MHA offers BMR workshops to public housing residents in both English and Spanish. The staff collaborates with Marin City CDC to address credit issues and help to prepare residents for homeownership opportunities by addressing credit, down payment and savings.

Through the Section 8 Homeownership program MHA continues to collaborate with Habitat for Humanity and Marin City to create additional opportunities for first time homebuyers.

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

Introduction

Section AP 30 shows the proposed CDBG and HOME activities to be undertaken serving the homeless and special needs populations. In the list of proposed CDBG and HOME projects, activities serving homeless and special needs populations are so noted. (Please note that although Homeward Bound plans to market rental units at Oma Village to families who are working their way out of homelessness, because Oma Village is not formally designated as a homeless shelter or as transitional housing, it is not designated as a project serving homeless and special needs populations.)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Outreach to Families:

- Local school district homeless liaisons coordinate outreach to unsheltered homeless families and provide linkages to family housing/service opportunities.
- The local United Way works with an active Continuum of Care member, to enhance the capacity of the 211 phone service to connect with unsheltered homeless people, screen and assess them, and refer them to appropriate family programs.
- Families are connected with legal services (Legal Aid of Marin) to clear legal barriers to housing (such as criminal records).
- Homeless families are identified to receive public assistance (County Health & Human Services programs) and connect them with local housing resources.

Outreach to All Individuals (including single adults):

- The Homeless Outreach Team (HOT) Program coordinates existing outreach, case management, and housing programs to connect high-needs individuals to appropriate supportive housing.
- All key homeless providers (housing/non-housing providers) participate in the Homeless Management Information System (HMIS), which helps to identify unsheltered persons.
- Dedicated encampment/street outreach (Mental Health Transition Teams, CARE Teams, Marin Interfaith Street Chaplaincy, San Rafael Police Department Mental Health Outreach worker) identify and engage people daily. (CARE Teams average four to six contacts per day.)
- Ritter Center provides day services including medical care, showers, phones, mail, and laundry services, engaging with over 50 unsheltered individuals daily.

Marin strategic plans include outreach targeted to homeless subpopulations (severely mentally ill,

veterans, unaccompanied youth) and coordinating links to appropriate housing and service supports.

Addressing the emergency shelter and transitional housing needs of homeless persons

All the major transitional housing and emergency shelters in Marin participate in HMIS. The Continuum of Care regularly analyzes HMIS data to develop strategies to help improve utilization of transitional housing and shelter by those most in need, to identify services and programs that will help households achieve housing stability and self-sufficiency, and to determine gaps in inventory and capacity.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Addressing Family Homelessness: The Continuum of Care, led by Marin County Health and Human Services, is working to implement Ten-Year Plan goals to address family homelessness by focusing on shelter diversion strategies. Marin County funds homeless prevention and rapid rehousing services at three community-based organizations, and has recently secured state funds for rapid rehousing for homeless families. The Continuum of Care is also working with Marin Interfaith Network, the Marin Organizing Committee, and Adopt-a-Family to develop private funding to stably house families. The Continuum of Care also coordinates with local educational agencies (e.g., the San Rafael School District's Homeless Liaison) to identify homeless families, assess their needs, and deliver targeted services, with a goal of housing families near their schools of origin.

Helping Households to become more stably housed: Marin County Health and Human Services coordinates stakeholders and identifies opportunities to increase long-term permanent housing stability. Long-term strategies include:

Increasing access to mainstream services to better stabilize clients in the long-term. Services include outreach, SSI advocacy, and on-site benefits enrollment. HHS operates the highly successful RISE program, which uses national best practices to expedite SSI/SSDI enrollment for people with disabilities who are homeless.

- Expanding integrated interagency service teams providing housing-linked wraparound services.
- Integrating mental health and substance abuse programs to form a behavioral health team, which serves as a cross-sector initiative to increase access to integrated services in community clinics.
- Mental health transition teams provide support to people experiencing mental health crises to prevent mental health-related housing loss.

- Evaluating annual agency performance to deliver targeted technical assistance.

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

Preventing Households from Becoming Homeless: Marin County Health and Human Services staff assists in the coordination of efforts of several key prevention providers, including Adopt-a-Family, Canal Alliance, Community Action Marin, Legal Aid of Marin, Novato Human Needs Center, Ritter Center, St. Vincent de Paul Society, and the West Marin Resource Center. In 2012, during our Ten-Year Plan update process, the Homeless Policy Steering Committee (HPSC) identified prevention as a key priority. Prevention action steps include enhancing the capacity of the 211 system to assess and link callers to prevention services and expanding outreach to landlords to make them aware of prevention services.

Discussion

Marin County Health and Human Services and the Continuum of Care are currently drafting a 2016 update to our Ten Year Plan. That process includes planning efforts on the topics of outreach and engagement, emergency response, access to housing, and increased stability and independence, and considers the needs of all homeless subpopulations. Our Homeless Policy Steering Committee (HPSC; the Continuum of Care Board) meets quarterly; each meeting includes a learning session to improve understanding and communication across sectors.

Chronically Homeless Households

- The Homeless Outreach Team (HOT) Program coordinates existing outreach, case management, and housing programs to connect high-needs individuals to appropriate supportive housing. All persons served by the HOT Program pilot are chronically homeless.
- Coordinated Entry Pilot: focused on assessment and referral of high-needs chronically homeless persons

Families with Children

The CoC has prioritized rapid placement of homeless families into PH & services to prevent these families from becoming first-time homeless. The HPSC includes a representative of the County Office of Education as a voting member of the CoC Board. Head Start providers also serve as members of the HPSC. The CoC coordinator & other members of the HPSC attend educational planning meetings to ensure that the interests of homeless families & students are represented.

Veterans

Our outreach teams and partner agencies (law enforcement, public health, etc) actively work to identify unsheltered veterans by asking whether the individual has served in the military. Non-VA funded providers refer veterans to Homeward Bound's New Beginning Center emergency shelter which hosts onsite VA representatives. At intake, clients are assessed for benefit eligibility (mainstream benefits & veterans' resources) and work with staff, VA representatives, & County Veterans Services Officer to determine eligibility for VA services. Eligible vets work with VA representatives to access VA services and provider staff to find appropriate housing by vulnerability/need.

Unaccompanied Youth

Our 2015 Point-in-Time Count for the first time included a dedicated homeless youth count, which implemented best practices for counting this population. Homeless youth providers participate in CoC planning work.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

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

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

Many public agencies have implemented land use and zoning policies to encourage the development of subsidized housing in order to achieve economic, racial, and ethnic integration. The County and most cities in Marin require developers of market-rate housing projects to set aside a percentage of units for low- and moderate-income households. For projects with 2-10 units, in cases where it is not feasible to provide inclusionary units on-site, the County will collect "in lieu" fees from the developer and deposit these funds in the Marin County Housing Trust Fund. Proceeds from the Housing Trust Fund are distributed to affordable housing projects. State law mandates density bonuses of up to 35% for projects with below market rate units. The County and many cities offer pre-application consultation and expedited application review for proponents of subsidized housing. The County and many cities permit second units to be built in many single-family districts, usually with the size of the second units restricted to maintain affordable rents. In general, local tax policies facilitate the development and preservation of subsidized housing. Most subsidized housing qualifies for an exemption from local property taxes, and the County has been cooperative in processing applications for tax exemptions. Proposition 13, a statewide policy, has resulted in property tax rates that vary minimally across municipal boundaries. Because tax rates vary so little among jurisdictions, differences in tax rates have

no effect on housing prices or the availability of affordable homeownership opportunities. Proposition 13 has, however, put communities in fiscal competition for retail development that generates sales tax revenues, and may result in more land being zoned for retail development than is needed, thereby reducing the amount of land zoned for housing. However, much of the land zoned for retail use in Marin is not desirable for housing use, because of traffic, noise, or toxic contamination. Building codes in Marin County are generally the same as in other jurisdictions in the region. Strict enforcement of building codes results in quality construction and lower long-term maintenance and upkeep expenses. Most Marin communities have ordinances restricting conversion of rental units into condominiums. These ordinances may limit the long-term return on investment in rental housing, but they have succeeded in preserving Marin's stock of rental housing. The Cities of Novato and San Rafael have rent control ordinances affecting only mobile home parks. A number of Marin's jurisdictions have inclusionary housing ordinances, including the Town of Corte Madera, the City of Larkspur, the County of Marin, the City of Mill Valley, the City of Novato, the Town of San Anselmo, the City of San Rafael, and the Town of Tiburon.

Discussion

Most housing development in all parts of the county undergoes extensive discretionary review, slowing the process of development. Permit review fees continue to rise, adding to the already expensive development process. Because local tax revenues are increasing more slowly than the cost of maintaining local government services, and because the public is unwilling to spend tax funds to subsidize market-rate development, a continued rise in development application review fees is unavoidable. Many local jurisdictions waive or reduce development application fees for affordable housing, and most attempt to speed and simplify the processing of applications for subsidized housing, which can result in substantial cost savings. Fee waiver policies of school districts and utility districts vary, and their desire to assist the development of subsidized housing is increasingly at odds with the financial pressure that all local public agencies are experiencing.

Several jurisdictions, including the Town of Corte Madera, the City of Larkspur, the County of Marin, the City of Mill Valley, the City of Novato, the Town of Ross, the town of Belvedere, the town of Fairfax, the Town of San Anselmo, and the City of San Rafael, have encouraged second unit conversion as a means of providing affordable housing in existing built-out neighborhoods. Most communities limit the size of second units, which has the effect of limiting rents. In the Town of San Anselmo, new second units are subject to rent control. The City of San Rafael has encouraged the development of multi-family housing in its downtown, and has liberalized zoning regulations to allow affordable multi-family housing in most residential districts. Density bonus policies in the city's housing element offer incentives for the provision of affordable housing units. The City of Sausalito and the City of Mill Valley have been supportive of infill projects in their densely built communities.

The City of Novato, through its Reuse Plan for the decommissioned Hamilton Army Air Field, required the development of significant amounts of affordable housing. The Reuse Plan called for 425 units of market-rate housing and 783 units of below-market-rate housing. Meadow Park consists of 708 newly

constructed units. Originally planned to be a rehabilitation project, Meadow Park is a newly constructed development in the areas formerly called Capehart and Hillside. The Meadow Park project consists of 213 units (including 60 units of transitional housing) for households below 50% of median income, 320 units for households between 50% and 80% of median income, and 250 units for households between 80% and 120% of median income. The housing consists of owner-occupied homes, conventional rental housing, and transitional rental housing with social services. In addition, 32 units of transitional housing, known as The Next Key, has been built at Hamilton, adjacent to Homeward Bound's New Beginnings Center to accommodate participants in the New Beginnings Center's Fresh Starts Culinary Training Program and other training programs. The County of Marin, the City of Mill Valley, and the Town of Tiburon have supported affordable housing using funds collected through their in-lieu fee programs. The City of Mill Valley has sought cooperative development opportunities between the City and nonprofit developers, and has completed two such projects for low-income families.

AP-85 Other Actions – 91.220(k)

Introduction

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

Due to high housing costs, economic conditions, poverty and unemployment, a significant number of low-income Marin County residents are not economically self-sufficient. The limited resources that are available to support programs and services that help individuals and families to become self-sufficient are inadequate. The situation is made worse by reductions in funding at the federal, state and local government levels at the same time as needs are increasing due to the weak economy.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

To develop an improved institutional structure and to enhance coordination between public and private housing and social service agencies, the County will encourage more inter-departmental and inter-agency collaboration. Marin County is a participant in the Marin Partnership to End Homelessness, which is bringing together representatives of public agencies and private nonprofits to envision better ways to organize the provision of subsidized housing and supportive services. Marin County coordinates the Continuum of Care process, which is bringing together representatives of public agencies and private nonprofits to envision better ways to organize the provision of housing and supportive services for homeless people.

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

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

Discussion

The large number of non-profit organizations serving low-income communities in Marin is both an asset and a challenge. The sheer number of non-profits leads to increased competition for limited resources. Conversely, the benefits of a rich variety of social service organizations often translates to more community-based and culturally competent services for low-income residents. Lack of organizational capacity of non-profits is another gap in institutional structure. In response, the Marin Community Foundation engages in efforts to work with non-profits in organizational and programmatic capacity building to improve the effectiveness and efficiency of service delivery.

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

None

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

No homebuyer activities are currently planned.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

No homebuyer activities are currently planned.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No refinancing is currently planned.

Discussion

Not applicable

Summarize citizen participation process and how it impacted goal-setting (AP-12 Participation - 91.105, 91.200(c))

Two informational workshops were held on November 4 and 5, 2015 to inform the public about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements.

Eight local area public hearings were held on March 3, 7, 10, 14, 16, 17, 21, and 22, 2016 to elicit public comment and make decisions about the use of CDBG and HOME funds.

Four countywide public hearings were held on November 2, 2015, January 21, 2016, March 28, 2016, and May 3, 2016 to obtain public comment and make decisions about the use of CDBG and HOME funds.

- Although public services are limited to 15% of available CDBG grant funds, a disproportionate portion of public comments were devoted to public services, with much interest in expanding funding for new public service providers.
- When it became apparent that the San Rafael Planning Area would be using less than its full share of the authority to spend its funds on public services, the Novato and Richardson Bay Planning Areas were able to increase public service funding beyond their “fair share” amounts.
- The San Rafael City Council struggled with how much of its CDBG allocation to devote to a multi-year disabled accessibility improvements program and how much to spend for housing, ultimately deciding to increase the proportion of its CDBG allocation used for housing.
- In response to public testimony, the Richardson Bay Local Area Committee decided to fund Wise Choices for Girls.

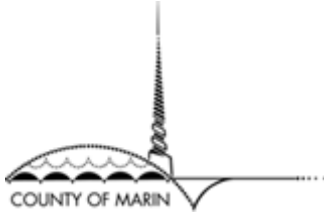
Summary of public comments (in response to the Citizen Participation Process) (AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b))

Following is a summary of comments from the public at the hearings:

- Supports the current CDBG allocation system where each planning area gets its own allocation; concerned that any change will leave rural West Marin at a disadvantage.
- Representatives of the sponsoring organizations expressed support for funding for Buckelew Novato House, Equal Voice, Fair Housing of Marin, the Gates Cooperative, Lifehouse Laurel House, Marin City Community Garden Greenhouse, Marin City Collective Impact Task Team, Marin City Healthy Food Access, North Bay Children’s Center, Novato Independent Elders, Novato Youth Center, Oma Village, Peace Village, Performing Stars, the Rehabilitation Loan Program, Sage Lane Senior Housing, San Geronimo Valley Community Center, Senior Access, Stockstill House, Walnut Place Senior Housing, West Marin Senior Services, Whistlestop Senior Housing, and Wise Choices for Girls.

Following is a summary of comments from Countywide Priority Setting Committee members at the hearings:

- CDBG and HOME funds should be used primarily for projects serving minorities. County general funds should be made available for projects serving other populations, and for affordable housing in general.
- Would like to see multi-area public service proposals combined and addressed as countywide applications or be addressed in a more coordinated way, rather than being considered separately in each planning area where they applied.
- Fair housing services should be a high priority.
- Would like to see more CDBG public service projects sponsored by newly emerging community groups.
- When applicants show up at the hearings, they increase their likelihood of being funded.
- Would like more information about staffing for the Rehabilitation Loan Program, and would like to see County provide general funds to support it.
- Appreciative that County made non-federal County funds available to purchase the Piper Court Apartments in Fairfax, which are not in the unincorporated area.
- Would like to see County general funds cover a portion of the administrative costs for CDBG.
- Would like to see coordination between CDBG and the County's other funding programs.
- Rent increases in the private market are creating housing insecurity for long-time renters.



County of Marin

Summary List of Proposed 2016-2017 CDBG and HOME ALLOCATIONS

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Geographic Distribution of Funds (Arrow Diagram)

2016-17 Community Development Block Grant

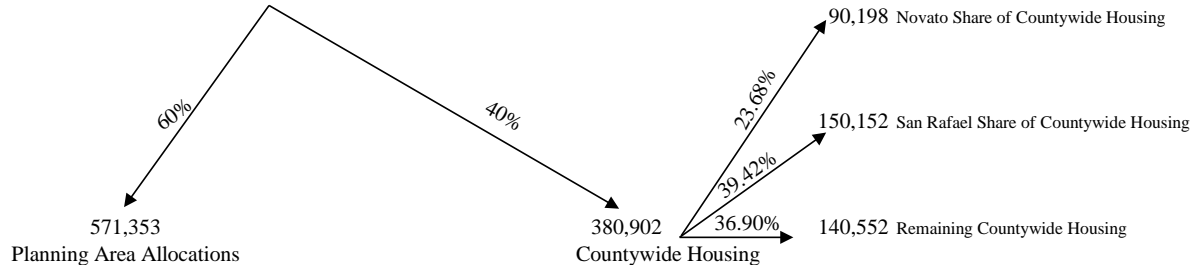
Housing Authority Program Income
for the period 6/1/15-12/31/2015
Other program income (Buckelew)

1,302,255
271,352
82,780
<u>1,656,387</u>
x 15%
<u>248,458</u>
(52,500) Fair Housing
<u><u>195,958</u></u> Available for Public Services

Total Grant 1,302,255

Administration 350,000

Net Grant 952,255



%	Planning Area	Planning Area Allocation	30% Minimum for Housing**	Maximum for Public Services
23.68%	Novato	135,296	0	46,403 *
39.42%	San Rafael	225,227	0	77,247 *
8.13%	Upper Ross	46,451	13,936	15,931
7.56%	Lower Ross	43,194	12,959	14,814
15.67%	Richardson Bay	89,531	26,860	30,707
5.54%	West Marin	31,654	9,497	10,856
	Total of Planning Areas	<u>571,355</u>	<u>63,253</u>	<u>195,958</u>

To be distributed as San Rafael Planning Area Funds:	
Basic San Rafael Planning Area Funds	225,227
San Rafael Share of Countywide Housing	150,152
Total San Rafael Share	<u>375,379</u>
Amount allocated to Public Services	<u>(56,307) *</u>
To be Distributed by San Rafael	<u><u>319,072</u></u>
City Council for Capital and Housing Projects	

To be distributed as Novato Planning Area Funds:	
Basic Novato Planning Area Funds	135,296
Novato Share of Countywide Housing	90,198
Total Novato Share	<u>225,494</u>
Amount allocated to Public Services	<u>(67,343)</u>
Amount for Housing & Capital Projects	<u><u>158,151</u></u>

*Public Service funding for Novato and San Rafael:

San Rafael uses only \$56,307 of \$77,247 available, saving \$20,940 in Public Service Spending Authority.

Novato Public Service Allocation by Formula	46,403
Public Service Spending Authority from San Rafael	<u>20,940</u>
Public Service amount available for Novato	<u><u>67,343</u></u>

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

	"FAIR SHARE" AMOUNTS			
	Total	Novato (23.68%)	San Rafael (39.42%)	Balance of County (36.90%)
Fair Housing Of Marin	52,500	12,432	20,696	19,372
Rehabilitation Loan Program	290,000	68,672	114,318	107,010
Marin Center for Independent Living	18,000	4,262	7,096	6,642
totals	360,500	85,367	142,109	133,024

**CDBG and HOME Projects - Program Year 2016-17
Funding Summary**

2016-17 PROJECT NAME	Community Development Block Grant (CDBG)										HOME Program				PROJECT TOTAL	
	CDBG Planning Areas										APPLICANT'S HOME REQUEST	HOME Allocations	Reprogrammed Prior Year Funds & Program Income	HOME Total		
	APPLICANT'S CDBG REQUEST	County-wide	Lower Ross Valley	Novato	Richardson Bay	San Rafael	Upper Ross Valley	West Marin	Reprogrammed Prior Year Funds & Program Income	CDBG Total						
HOUSING																
Buckelew - Novato House	\$10,000			\$10,000							\$10,000					\$10,000
Domestic Violence Emergency Shelter	\$175,000										\$175,000					
Fair Housing Services	\$70,000	\$19,372		\$12,432		\$20,696					\$52,500					\$52,500
Fairfax Vest Pocket	\$16,008							\$12,000			\$12,000					\$12,000
Galilee Harbor	\$156,000	\$56,357			\$17,381						\$73,738					\$73,738
Gates Cooperative	\$275,000	\$5,071			\$20,000				\$249,929	\$275,000						\$275,000
Habitat - 4th Street Homes	\$100,000										\$100,000					
Lifehouse: Corte Madera House	\$10,500															
Lifehouse: Fairfax/Comito House	\$24,500															
Lifehouse: Laurel Place House & Sunrise II	\$91,500					\$38,750				\$38,750						\$38,750
Lifehouse: Nova House	\$7,000															
Lifehouse: San Anselmo House	\$8,600															
Lifehouse: Stonehaven	\$28,000															
Lifehouse: Sunrise I rehabilitation	\$11,500			\$11,500						\$11,500						\$11,500
New Beginnings Center-Rehabilitation	\$33,418			\$22,978					\$5,300	\$28,278						\$28,278
Oma Village-Housing for Working Families	\$200,000										\$444,836		\$334,584	\$334,584	\$334,584	
Peace Village	\$679,696										\$679,696	\$220,542		\$220,542	\$220,542	
Rehabilitation Loan Program	\$540,000	\$53,110	\$28,380	\$68,672	\$10,000	\$114,318	\$15,520			\$290,000				\$220,542	\$290,000	
Residential Accessibility Modification Program	\$30,000	\$6,642		\$4,262		\$7,096				\$18,000						\$18,000
Riviera Apartments	\$217,554					\$42,275				\$42,275	\$217,554					\$42,275
San Geronimo Valley Sage Lane Senior Housing	\$96,736							\$13,000		\$13,000						\$13,000
San Rafael Affordable Housing	\$250,000										\$250,000					\$0
Stockstill House	\$35,000							\$7,798		\$7,798						\$7,798
Walnut Place (CHDO)	\$400,000										\$400,000	\$300,000		\$300,000	\$300,000	
	\$3,466,012	\$140,552	\$28,380	\$129,844	\$47,381	\$223,135	\$27,520	\$20,798	\$255,229	\$872,839	\$2,267,086	\$520,542	\$334,584	\$855,126	\$1,727,965	
CAPITAL																
Fairfax - San Anselmo Children's Center	\$34,305							\$3,000		\$3,000						\$3,000
North Bay Children's Center	\$30,000			\$25,000						\$25,000						\$25,000
Novato YMCA Preschool Playground	\$14,750			\$14,750						\$14,750						\$14,750
Marin City CX3 Community Garden	\$5,602															
San Rafael ADA Compliance	\$400,000					\$95,937				\$95,937						\$95,937
Tomaes Town Hall-Rehabilitation	\$21,200															
	\$505,857	\$0	\$0	\$39,750	\$0	\$95,937	\$3,000	\$0	\$0	\$138,687	\$0	\$0	\$0	\$0	\$0	\$138,687
PUBLIC SERVICES																
After School Transportation Program	\$14,500							\$6,231		\$6,231						\$6,231
Collective Impact Taskteam	\$5,180															
Equal Voice Leadership Academy	\$12,000				\$3,000	\$2,000				\$5,000						\$5,000
Family Law Legal Services	\$28,000		\$5,470			\$6,500	\$2,800			\$14,770						\$14,770
Marin Brain Injury Network Services	\$24,000		\$4,100			\$7,230	\$3,400			\$14,730						\$14,730
Marin City CX3 Healthy Food Access	\$25,000				\$8,550					\$8,550						\$8,550
Marin Learning Center, Therapeutic Services	\$20,000				\$15,600					\$15,600						\$15,600
Middle School Program	\$15,000					\$14,900				\$14,900						\$14,900
Multimedia Technology & Web Design	\$10,000															
North Bay Children's Center Scholarships	\$20,000			\$8,600						\$8,600						\$8,600
Novato Independent Elders Program	\$26,000			\$26,000						\$26,000						\$26,000
Novato Youth Center-Scholarships	\$15,000			\$8,600						\$8,600						\$8,600
Performing Stars	\$20,000				\$13,500	\$2,000				\$15,500						\$15,500
Pickleweed Children's Center	\$55,078					\$16,447				\$16,447						\$16,447
Quality Care for Kids Scholarships	\$12,500			\$9,300						\$9,300						\$9,300
Senior Access Scholarships	\$60,216		\$5,244	\$3,400		\$7,230	\$3,500			\$19,374						\$19,374
SGVCC Human Services Program	\$18,000							\$6,100		\$6,100						\$6,100
West Marin Senior Services	\$10,000							\$4,756		\$4,756						\$4,756
Wise Choices for Girls- College Tours	\$29,000				\$1,500					\$1,500						\$1,500
	\$419,474	\$0	\$14,814	\$55,900	\$42,150	\$56,307	\$15,931	\$10,856	\$0	\$195,958	\$0	\$0	\$0	\$0	\$0	\$195,958
CDBG Administration		\$350,000								\$350,000						\$350,000
HOME Administration											\$57,837			\$57,837	\$57,837	
TOTAL	\$4,391,343	\$490,552	\$43,194	\$225,494	\$89,531	\$375,379	\$46,451	\$31,654	\$255,229	\$1,557,484	\$2,267,086	\$578,379	\$334,584	\$912,963	\$2,470,447	

CDBG and HOME Projects - 2016-17

Project Descriptions (all applicants)

2016-17 PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION
HOUSING			
Buckelew - Novato House	Buckelew Programs	1333 - 7th St., Novato, CA	Rehabilitation of group home for adults with severe mental illness
Domestic Violence Emergency Shelter	Center For Domestic Peace	confidential	Rehabilitation of an existing domestic violence shelter
Fair Housing Services	Fair Housing of Marin	1314 Lincoln Avenue, Suite A, San Rafael 94901	Fair housing services
Fairfax Vest Pocket	Marin Housing Authority	80 Park Rd, Fairfax, CA 94930	Rehabilitation of rental housing
Galilee Harbor	Galilee Harbor Community Assoc'n.	300 Napa Street, Sausalito 94965	Liveaboard community, public facility improvements
Gates Cooperative	EAH and Marin Housing Authority	Waldo Point Harbor, Sausalito Area	Rehabilitation of 38 houseboats
Habitat - 4th Street Homes	Habitat for Humanity	1112 4th Street, Novato 94945	Homeowner mortgage assistance
Lifeshouse: Corte Madera House	Lifeshouse Inc	7 Seminole, Corte Madera, CA 94925	Rehabilitate group home for developmentally disabled adults
Lifeshouse: Fairfax/Comito House	Lifeshouse Inc	16 Porteous Ave., Fairfax, CA 94930	Rehabilitate group home for developmentally disabled adults
Lifeshouse: Laurel Place House & Sunrise II	Lifeshouse Inc	210 Laurel Place San Rafael 94901	Rehabilitate group home for developmentally disabled - retaining wall
Lifeshouse: Nova House	Lifeshouse Inc	393 Nova Albion Way San Rafael 94901	Rehabilitate group home for developmentally disabled - window replacement
Lifeshouse: San Anselmo House	Lifeshouse, Inc.	1032 Sir Francis Drake Blvd., San Anselmo 94960	Rehabilitate group home for developmentally disabled adults -fence and deck repair
Lifeshouse: Stonehaven	Lifeshouse Inc	2 Stonehaven Ct. Novato 94947	Rehabilitate group home for developmentally disabled adults
Lifeshouse: Sunrise I rehabilitation	Lifeshouse Inc	627 Wilson Avenue, Novato, CA 94947	Rehabilitate group home for developmentally disabled adults
New Beginnings Center-Rehabilitation	Homeward Bound of Marin	1399 N. Hamilton Parkway, Novato 94949	Rehabilitation of emergency shelter facility
Oma Village-Housing for Working Families	Homeward Bound of Marin	5394 Nave Drive, Novato 94949	Site demolition, project design, pre-development, off-site improvements for rental homes
Peace Village	Resources for Community Development	2626 Sir Francis Drake Blvd., Fairfax 94930	Site acquisition for senior housing
Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility
Riviera Apartments	EAH	455 Canal Street, San Rafael 94901	Rehabilitation of apartments for low income families
San Geronimo Valley Sage Lane Senior Housing	San Geronimo Valley Affordable Housing Association	7, 11, and 15 Sage Lane, Forest Knolls 94933	Rehabilitate existing senior housing
San Rafael Affordable Housing	City of San Rafael	Citywide	Assistance to non-profit agencies for purchase and rehabilitation of apartment buildings
Stockstill House	West Marin Senior Services	12051 State Route #1, Point Reyes Station, 94956	Rehabilitation of senior assisted living home
Walnut Place (CHDO)	EAH, Inc.	600 A Street, Point Reyes Station 94956	Rehabilitate housing for low income seniors
CAPITAL			
Fairfax - San Anselmo Children's Center	Fairfax-San Anselmo Children's Center	199 Porteous Ave., Fairfax 94930	Child care center-rehabilitation of playground
North Bay Children's Center	North Bay Children's Center	932 C Street, Novato 94949	Rehabilitation of a child care center

CDBG and HOME Projects - 2016-17 Project

Descriptions (all applicants)

Novato YMCA Preschool Playground	Novato YMCA	3 Hamilton Landing, Ste 140, Novato 94949	Construction of outdoor play area for preschool students
Marin City CX3 Community Garden	Marin City Community Services District	630 Drake Ave. Marin City 94965	Expansion of a community garden
San Rafael ADA Compliance	City of San Rafael	Citywide	Accessibility improvements to meet ADA requirements
Tomales Town Hall-Rehabilitation	Tomales Town Hall	27150 Shoreline Hwy., Tomales 94971	Tomales Town Hall-rehabilitation
PUBLIC SERVICES			
After School Transportation Program	Fairfax-San Anselmo Children's Center	199 Porteous Avenue, Fairfax 94930	Staff salaries, transportation for child care program
Collective Impact Taskteam	ISOJI MDT Multi-Disciplinary Team	C/O MCCSD 630 Drake Ave., Marin City 94965	Establishment of a collective impact prototype
Equal Voice Leadership Academy	Marin County Grassroots Leadership Network	4340 Redwood Hwy, Suite D320, San Rafael 94903	Civic engagement and leadership program
Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income children and families
Marin Brain Injury Network Services	Brain Injury Network of the Bay Area	1132 Magnolia Avenue, Larkspur 94939	Staff salaries for services for head injury survivors
Marin City CX3 Healthy Food Access	Marin City Community Services District	630 Drake Avenue Marin City 94965	Staff salaries for nutrition and lifestyle community organizing program
Marin Learning Center, Therapeutic Services	Community Action Marin Child Development Program	100 Phillips Drive, Marin City 94965	Therapeutic child care program
Middle School Program	Canal Alliance	86 Larkspur Street, San Rafael 94901	Staff salaries for after school and summer academic program
Multimedia Technology & Web Design	Women Helping All People	79 Cole Drive Marin City 94965	Staff salaries and training materials for low income adult training program
North Bay Children's Center Scholarships	North Bay Children's Center	932 C Street Novato 94949	Child care scholarships
Novato Independent Elders Program	Episcopal Senior Communities	1560 Hill Road Novato, CA 94947	Senior services
Novato Youth Center-Scholarships	Novato Youth Center	680 Wilson Avenue Novato 94947	Child care scholarships
Performing Stars	Performing Stars of Marin	271 Drake Avenue Marin City 94965	Social/self development for low income children
Pickleweed Children's Center	City of San Rafael	40 Canal Street, San Rafael, CA 94901	Staff salaries for child care
Quality Care for Kids Scholarships	Quality Care for Kids	629 Plum Street (94945), 1320 Lynwood Drive (94947), Novato	Child care scholarships
Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care
SGVCC Human Services Program	San Geronimo Valley Community Center	6350 Sir Francis Drake Blvd., San Geronimo 94963	Staff salaries for food and social services
West Marin Senior Services	West Marin Senior Services	11435 State Route 1, Point Reyes Station 94956	Home care referrals and assistance for the elderly and disabled
Wise Choices for Girls- College Tours	Marin City Community Services District	170 Donahue Street Marin City 94965	Family program focused on college tours
CDBG Administration			
HOME Administration			

Detailed CDBG Allocations by Planning Area
LOWER ROSS VALLEY PLANNING AREA 2016-17

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION	Recommended New Funds
Housing	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation	\$28,380
Public Services	Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income children and families	\$5,470
	Marin Brain Injury Network Services	Brain Injury Network of the Bay Area	1132 Magnolia Avenue, Larkspur 94939	Staff salaries for services for head injury survivors	\$4,100
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$5,244
					\$14,814
Planning Area Total					\$43,194

**Detailed CDBG Allocations by Planning Area
NOVATO PLANNING AREA 2016-17**

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION	Recommended New Funds
Countywide Housing	Fair Housing Services	Fair Housing of Marin	1314 Lincoln Avenue, Suite A, San Rafael 94901	Fair housing services	\$12,432
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$68,672
	Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility	\$4,262
					\$85,366
Housing	Buckelew - Novato House	Buckelew Programs	1333 - 7th St., Novato, CA	Rehabilitation of group home for adults with severe mental illness	\$10,000
	Lifehouse: Sunrise I rehabilitation	Lifehouse Inc	627 Wilson Avenue, Novato, CA 94947	Rehabilitate group home for developmentally disabled adults	\$11,500
	New Beginnings Center-Rehabilitation	Homeward Bound of Marin	1399 N. Hamilton Parkway, Novato 94949	Rehabilitation of emergency shelter facility	* \$22,978
					\$44,478
Capital	North Bay Children's Center	North Bay Children's Center	932 C Street, Novato 94949	Rehabilitation of a child care center	\$25,000
	Novato YMCA Preschool Playground	Novato YMCA	3 Hamilton Landing, Ste 140, Novato 94949	Construction of outdoor play area for preschool students	\$14,750
					\$39,750
Public Services	North Bay Children's Center Scholarships	North Bay Children's Center	932 C Street, Novato 94949	Child care scholarships	\$8,600
	Novato Independent Elders Program	Episcopal Senior Communities	1560 Hill Road, Novato, CA 94947	Senior services	\$26,000
	Novato Youth Center-Scholarships	Novato Youth Center	680 Wilson Avenue, Novato 94947	Child care scholarships	\$8,600
	Quality Care for Kids Scholarships	Quality Care for Kids	629 Plum Street (94945), 1320 Lynwood Drive (94947), Novato	Child care scholarships	\$9,300
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$3,400
					\$55,900
				Planning Area Total	\$225,494

*Plus \$5,300 reprogrammed from Gilead House, for a total of \$28,278

**Detailed CDBG Allocations by Planning Area
RICHARDSON BAY PLANNING AREA 2016-17**

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION	Recommended New Funds
Housing	Galilee Harbor	Galilee Harbor Community Assoc'n.	300 Napa Street, Sausalito 94965	Liveaboard community, public facility improvements	\$17,381
	Gates Cooperative	EAH and Marin Housing Authority	Waldo Point Harbor, Sausalito Area	Rehabilitation of 38 houseboats	\$20,000
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$10,000
					\$47,381
Public Services	Equal Voice Leadership Academy	Marin County Grassroots Leadership Network	4340 Redwood Hwy, Suite D320, San Rafael 94903	Civic engagement and leadership program	\$3,000
	Marin City CX3 Healthy Food Access	Marin City Community Services District	630 Drake Avenue, Marin City 94965	Staff salaries for nutrition and lifestyle community organizing program	\$8,550
	Marin Learning Center, Therapeutic Services	Community Action Marin Child Development Program	100 Phillips Drive, Marin City 94965	Therapeutic child care program	\$15,600
	Performing Stars	Performing Stars of Marin	271 Drake Avenue, Marin City 94965	Social/self development for low income children	\$13,500
	Wise Choices for Girls	Marin City Community Services District	170 Donahue Street, Marin City 94965	Teen youth program	\$1,500
					\$42,150
Planning Area Total					\$89,531

**Detailed CDBG Allocations by Planning Area
SAN RAFAEL PLANNING AREA 2016-17**

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION	Recommended New Funds
Countywide Housing	Fair Housing Services	Fair Housing of Marin	1314 Lincoln Avenue, Suite A, San Rafael 94901	Fair housing services	\$20,696
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$114,318
	Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility	\$7,096
					\$142,110
Housing	Lifehouse: Laurel Place House & Sunrise II bathroom	Lifehouse Inc	210 Laurel Place, 48 Golden Hinde, San Rafael 94901	Rehabilitate group home for developmentally disabled - retaining wall	\$38,750
	Riviera Apartments	EAH	455 Canal Street, San Rafael 94901	Rehabilitation of apartments for low income families	\$42,275
					\$81,025
Capital	San Rafael ADA Compliance	City of San Rafael	Citywide	Accessibility improvements to meet ADA requirements	\$95,937
					\$95,937
Public Services	Equal Voice Leadership Academy	Marin County Grassroots Leadership Network	4340 Redwood Hwy, Suite D320, San Rafael 94903	Civic engagement and leadership program	\$2,000
	Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income children and families	\$6,500
	Marin Brain Injury Network Services	Brain Injury Network of the Bay Area	1132 Magnolia Avenue, Larkspur 94939	Staff salaries for services for head injury survivors	\$7,230
	Middle School Program	Canal Alliance	86 Larkspur Street, San Rafael 94901	Staff salaries for after school and summer academic program	\$14,900
	Performing Stars	Performing Stars of Marin	271 Drake Avenue, Marin City 94965	Social/self development for low income children	\$2,000
	Pickleweed Children's Center	City of San Rafael	40 Canal Street, San Rafael, CA 94901	Staff salaries for child care	\$16,447
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$7,230
					\$56,307
Planning Area Total					\$375,379

**Detailed CDBG Allocations by Planning Area
UPPER ROSS VALLEY PLANNING AREA 2016-17**

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION	Recommended New Funds
Housing	Fairfax Vest Pocket	Marin Housing Authority	80 Park Rd, Fairfax, CA 94930	Rehabilitation of rental housing	\$12,000
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$15,520
					\$27,520
Capital	Fairfax - San Anselmo Children's Center - Playground Rehabilitation	Fairfax-San Anselmo Children's Center	199 Porteous Ave., Fairfax 94930	Child care center-rehabilitation of playground	\$3,000
Public Services	After School Transportation Program	Fairfax-San Anselmo Children's Center	199 Porteous Avenue, Fairfax 94930	Staff salaries, transportation for child care program	\$6,231
	Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income children and families	\$2,800
	Marin Brain Injury Network Services	Brain Injury Network of the Bay Area	1132 Magnolia Avenue, Larkspur 94939	Staff salaries for services for head injury survivors	\$3,400
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$3,500
					\$15,931
Planning Area Total					\$46,451

Detailed CDBG Allocations by Planning Area
WEST MARIN PLANNING AREA - 2016-17

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION	Recommended New Funds
Housing	San Geronimo Valley Sage Lane Senior Affordable Housing	San Geronimo Valley Community Center	7, 11, and 15 Sage Lane, Forest Knolls 94933	Rehabilitate existing senior housing	\$13,000
	Stockstill House	West Marin Senior Services	12051 State Route #1, Point Reyes Station, 94956	Rehabilitation of senior assisted living home	\$7,798
					\$20,798
Public	SGVCC Human Services Program	San Geronimo Valley Community Center	6350 Sir Francis Drake Blvd., San Geronimo 94963	Staff salaries for food and social services	\$6,100
	West Marin Senior Services (Home Care Assistance for the Elderly)	West Marin Senior Services	11435 State Route 1, Point Reyes Station 94956	Home care referrals and assistance for the elderly and disabled	\$4,756
					\$10,856
Planning Area Total					\$31,654

Detailed CDBG Allocations by Planning Area
COUNTYWIDE HOUSING - 2016-17

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	PROJECT DESCRIPTION	Proposed CDBG Countywide Housing Allocation
Countywide	Fair Housing Services	Fair Housing of Marin	1314 Lincoln Avenue, Suite A, San Rafael 94901	Fair housing services	\$19,372
	Rehabilitation Loan Program *	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$53,110
	Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility	\$6,642
					\$79,124
Richardson Bay	Domestic Violence Emergency Shelter	Center For Domestic Peace	confidential	Rehabilitation of an existing domestic violence shelter	
	Galilee Harbor	Galilee Harbor Community Assoc'n.	300 Napa Street, Sausalito 94965	Liveaboard community, public facility improvements	\$56,357
	Gates Cooperative	EAH and Marin Housing Authority	Waldo Point Harbor, Sausalito Area	Rehabilitation of 38 houseboats	\$5,071
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	
					\$61,428
				Countywide Total	\$ 140,552

HOME PROGRAM ALLOCATIONS - 2016-17

TYPE	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	PROJECT DESCRIPTION	Proposed HOME Allocation
HOME	Peace Village	Resources for Community Development	2626 Sir Francis Drake Blvd., Fairfax 94930	Site acquisition for development of senior	\$220,542
	Walnut Place	EAH, Inc.	600 A Street, Point Reyes Station 94956	Rehabilitate housing for low income seniors	\$300,000
	HOME Administration				\$57,837
	HOME Total				\$578,379

County of Marin
COMMUNITY DEVELOPMENT BLOCK GRANT
Reprogrammed Funds 2016-2017
Including program income, as noted

REPROGRAMMED FROM:	REPROGRAMMED TO:	AMOUNT
Novato Planning Area		
Gilead House Rehabilitation of transitional housing 1024 7th Street Novato, CA 94945 HUD-04515-01-14	New Beginnings Center-Rehabilitation (Homeward Bound of Marin) 1399 N. Hamilton Pkwy, Novato 94949 Rehabilitation of emergency shelter facility HUD-04660-01-14	5,300.00
Countywide Housing		
Marinwood Plaza Housing (BRIDGE Housing Corp.) 121,155,175,197 Marinwood Avenue San Rafael 94903 Site Acquisition HUD-04796-01-12 HUD-04796-01-13 HUD-04796-01-14	Gates Cooperative (EAH, Inc., Marin Housing Authority, and Gates Cooperative) Waldo Point Harbor, Sausalito 94965 Rehabilitation of liveaboard houseboats HUD-04326-01-12 HUD-04326-01-13 HUD-04326-01-14	27,790.52 185,900.00 34,100.00
Camino Alto Apartments, Rehabilitation (Marin Homes for Independent Living) 260 Camino Alto Ct Mill Valley, CA 94941 Accessibility Improvements HUD-04702-01-11	Gates Cooperative (EAH, Inc., Marin Housing Authority, and Gates Cooperative) Waldo Point Harbor, Sausalito 94965 Rehabilitation of liveaboard houseboats HUD-04326-01-11	2,138.50
HOME PROGRAM		
REPROGRAMMED FROM:	REPROGRAMMED TO:	AMOUNT
Peace Village (Resources for Community Development) 2626 Sir Francis Drake Blvd, Fairfax 94930 Site Acquisition for Senior Housing HUD-04800-02-15	Oma Village (Homeward Bound of Marin) 5394 Nave Drive, Novato 94949 Development of affordable rental homes HUD-04797-02-15	220,304.00
American Dream Downpayment Initiative (Marin Housing Authority) PROGRAM INCOME from loan repayment HUD-04113-02-15	Oma Village (Homeward Bound of Marin) 5394 Nave Drive, Novato 94949 Development of affordable rental homes HUD-04797-02-15	\$14,280.40
Whistlestop Senior Housing (Eden Development, Inc. & Marin Senior) Coordinating Council) New Development of Senior Housing San Rafael, CA 94901 HUD-04801-02-15	Oma Village (Homeward Bound of Marin) 5394 Nave Drive, Novato 94949 Development of affordable rental homes HUD-04797-02-15	\$100,000

Summary of Objectives and Outcomes

TYPE	PROJECT NAME	EXPECTED COMPLETION DATE	OBJECTIVE CATEGORY	OUTCOME CATEGORIES	PRIORITY NEED CATEGORY	EXPLANATION	SPECIFIC OBJECTIVE	HOMELESS OR SPECIAL NEEDS	ACCOMPLISHMENT TYPE	PROPOSED	PROPOSED OUTCOME	PERFORMANCE MEASURE	MATRIX CODES
HOUSING													
Housing	Bucklew - Novato House	12/31/2018	1	3	PF	4	F	sn	11	1	Rehabilitation of one group home	Rehabilitation of group home	03B Handicapped Centers 570.201c
Housing	Fair Housing Services	12/31/2018	2	1	PS	2	C,K		1	150	150 Persons served	Number of persons served	05J Fair Housing Activities 570.201e
Housing	Fairfax Vest Pocket	12/31/2018	1	3	RH	4	B		10	6	Rehabilitation of 6 housing units	Number of housing units improved	14B Rehab; multi unit residential 570.202
Housing	Galilee Harbor	12/31/2018	2	1	PF	1	M		11	1	1 Public Facility improvement	Number of public facility improvements	03E Neighborhood Facilities 570.201c
Housing	Gates Cooperative	12/31/2018	1	1	OOH	1	E,G		10	38	Rehabilitation of 38 houseboats	Rehabilitation of houseboats	14A Rehab; Single-Unit Residential 570.202
Housing	Lifehouse: Laurel Place House & Sunrise II	12/31/2018	1	3	PF	4	F	sn	11	1	Rehabilitation of one group home	Rehabilitation of group home	03B Handicapped Centers 570.201c
	Lifehouse: Sunrise I	12/31/2018	1	3	PF	4	F	sn	11	1	Rehabilitation of one group home	Rehabilitation of group home	03B Handicapped Centers 570.201c
Housing	New Beginnings Center - rehabilitation	12/31/2018	2	3	PF	1	M	sn	11	1	Rehabilitate one transitional housing facility	Rehabilitate one transitional housing facility	03C Homeless Facilities (not operating costs) 570.201c
Housing	Rehabilitation Loan Program	12/31/2018	1	3	OOH	1	E		10	21	21 Households provided loans	Number of households served	14A Rehab; Single-Unit Residential 570.202; 14B Rehab Multi-Unit Residential 570.202
Housing	Residential Accessibility Modification Program	12/31/2018	1	1	OOH, RH	1	B,E	sn	4	5	5 housing units made accessible	Number of households served	14A Rehab; Single Unit Residential 570.202; 14B Rehab Multi-Unit Residential 570.202
Housing	Riviera Apartments	12/31/2018	1	3	RH	4	B		10	28	Rehabilitate 28 units	# of Units improved	14B Rehab; multi unit residential 570.202
Housing	San Geronimo Valley Sage Lane Senior Housing	12/31/2018	1	3	RH	4	B		10	3	Rehabilitate 28 units	# of Units improved	14B Rehab; multi unit residential 570.202
Housing	Stockstill House	12/31/2018	2	3	PF	1	M	sn	11	1	Rehabilitation of assisted living home	Rehabilitation of assisted living home	03B Handicapped Centers 570.201c
Housing	Walnut Place (CHDO)	12/31/2018	1	3	RH	4	B		10	11	Rehabilitate 11 housing units	housing units	14B Rehab; multi unit residential 570.202
CAPITAL													
Capital	Fairfax - San Anselmo Children's Center	12/31/2018	3	3	PF	2	L		11	115	Children Served	Public Facilities improved	03 Child Care Services
Capital	North Bay Children's Center	12/31/2018	3	3	PF	3	L		11	119	Children Served	Public Facilities improved	03 Child Care Services
Capital	Novato YMCA Preschool Playground	12/31/2018	3	3	PF	4	L		11	100	Children Served	Public Facilities improved	03 Child Care Services
Capital	San Rafael ADA Compliance	12/31/2018	2	1	PF	4	M	sn	11	20	20 public facilities improved	Public Facilities improved	03L Sidewalks 570.201c; 03 Public Facilities 570.201c
PUBLIC SERVICES													
PS	After School Transportation Program	12/31/2018	2	1	PS	2	K		01	70	70 children served	Number of children served	05E Transportation Services
PS	Equal Voice Leadership Academy	12/31/2018											
PS	Family Law Legal Services	12/31/2018	2	1	PS	2	K		01	440	440 persons served	Number of persons served	05C Legal Services
PS	Marin Brain Injury Network Services	12/31/2018	2	1	PS	2	K	sn	01	20	20 persons served	Number of persons served	05B Handicapped Services 570.201c
PS	Marin City CX3 Healthy Food Access	12/31/2018											
PS	Marin Learning Center, Therapeutic Services	12/31/2018	2	1	PS	2	K		01	48	48 children served	Number of children served	05L Child Care Services 570.201e
PS	Middle School Program	12/31/2018	2	1	PS	2	K		01	44	44 youths served	Number of youths served	05D Youth Services 570.201e
PS	North Bay Children's Center Scholarships	12/31/2018	2	1	PS	2	K		01	3	3 children served	Number of children served	05L Child Care Services 570.201e
PS	Novato Independent Elders Program	12/31/2018	2	1	PS	2	K	sn	01	1000	1000 persons served	Number of persons served	05A Senior Services 570.201e

Summary of Objectives and Outcomes

TYPE	PROJECT NAME	EXPECTED COMPLETION DATE	OBJECTIVE CATEGORY	OUTCOME CATEGORIES	PRIORITY NEED CATEGORY	EXPLANATION	SPECIFIC OBJECTIVE	HOMELESS OR SPECIAL NEEDS	ACCOMPLISHMENT TYPE	PROPOSED	PROPOSED OUTCOME	PERFORMANCE MEASURE	MATRIX CODES
PS	Novato Youth Center-Scholarships	12/31/2018	2	1	PS	2	K		01	3	3 children served	Number of children served	05L Child Care Services 570.201e
PS	Performing Stars	12/31/2018	2	1	PS	2	K		01	100	100 youth served	Number of youths served	05D Youth Services 570.201e
PS	Pickleweed Children's Center	12/31/2018	2	1	PS	2	K		01	20	20 children served	Number of children served	05L Child Care Services 570.201e
PS	Quality Care for Kids Scholarships	12/31/2018	2	1	PS	2	K		01	4	4 children served	Number of children served	05L Child Care Services 570.201e
PS	Senior Access Scholarships	12/31/2018	2	2	PS	2	K	sn	01	28	28 persons served	Number of persons served	05A Senior Services 570.201e
PS	SGVCC Human Services Program	12/31/2018	2	1	PS	2	K		01	200	200 persons served	Number of persons served	05W Food Bank 570.201e
PS	West Marin Senior Services	12/31/2018	2	1	PS	2	K	sn	01	50	50 seniors served	Number of persons served	05A Senior Services 570.201e
PS	Wise Choices for Girls- College Tours	12/31/2018	2	1	PS	2	K		01	20	20 youths served	Number of youths served	05D Youth Services 570.201e

CDBG Administration	6/30/2016	1	1	PA	5	A,B,K			9	1	Administration of program	Program administration	21A General Program Administration
HOME Administration	6/30/2016	1	1,2,3	PA	5	A			9	1	Administration of program	Program administration	21A General Program Administration

Criteria Key:

<p>Objective Category</p> <p>1 Decent housing</p> <p>2 Suitable Living Environment</p> <p>3 Economic Opportunity</p>	<p>Specific Objective</p> <p>A Increase the supply of affordable rental housing</p> <p>B Improve the quality of affordable rental housing</p> <p>C Improve access to affordable rental housing</p> <p>D Increase the availability of affordable owner housing</p> <p>E Improve the quality of owner housing</p> <p>F Increase range of housing options & related services for persons w/ special needs</p> <p>G Improve access to affordable owner housing</p> <p>H Improve access to affordable owner housing for minorities</p> <p>I Increase the number of homeless persons moving into permanent housing</p> <p>J End chronic homelessness</p> <p>K Improve the services for low/mod income persons</p> <p>L Improve quality/increase quantity of neighborhood facilities for low-income persons</p> <p>M Improve quality/increase quantity of public improvements for lower income persons</p> <p>N Remediate and redevelop brownfields</p> <p>O Improve economic opportunities for low-income persons</p>
<p>Outcome Categories</p> <p>1 Availability/Accessibility</p> <p>2 Affordability</p> <p>3 Sustainability</p>	<p>Explanation</p> <p>1 To encourage assistance to community and economic development projects for extremely low, very low, low and moderate income people and neighborhoods</p> <p>2 To provide financial assistance to public service and social service projects serving extremely low, very low, low, and moderate income people</p> <p>3 To provide assistance to projects that rectify systemic problems leading to chronic poverty.</p> <p>4 To provide financial assistance to facilities serving extremely low, very low, low, and moderate income people and neighborhoods</p> <p>5 Reserve for administration costs for program</p>
<p>Priority Need Category</p> <p>RH Rental Housing</p> <p>OOH Owner Occupied Housing</p> <p>PF Public Facilities</p> <p>I Infrastructure</p> <p>ED Economic Development</p> <p>PS Public Services</p> <p>PA Planning Administration</p> <p>NSN Non-homeless Special Needs</p> <p>O Other</p>	
<p>Accomplishment Type</p> <p>01 People</p> <p>04 Households</p> <p>08 Businesses</p> <p>09 Organizations</p> <p>10 Housing Units</p> <p>11 Public Facilities</p> <p>13 Jobs</p> <p>Other</p>	

Federal Grants Program Citizen Participation Plan

91.105 CITIZEN PARTICIPATION PLAN

Applicability

This plan provides for and encourages citizen participation in the development of the County's application to the U.S. Department of Housing and Urban Development (HUD) for Community Development Block Grant, HOME, and other federal housing programs for Fiscal Years 2015-2019, and in the development of the County's Consolidated Plan. The Consolidated Plan details housing and non-housing community development needs, identifies federal funds available to the County, and lists the projected use of these funds. This plan also provides for citizen involvement in the amending of previous years' applications, in reprogramming, and in evaluating program and project performance.

This plan is designed especially to encourage participation by minority groups; low and moderate-income groups; the elderly, the disabled, the business community, and civic groups who are concerned about the community and the CDBG Program. The primary goal is to provide citizens--especially low income citizens of the community where CDBG-funded activities will take place-- an opportunity to participate in an advisory role in the planning, implementation, and assessment of the programs and projects.

Policy

A. All citizens will be encouraged to:

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

housing and community development funds, in compliance with all regulations.

Plan

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

I. Citizen Participation/Planning Areas

- A. Six interjurisdictional planning/citizen participation areas have been established, encompassing both participating incorporated cities and adjacent unincorporated areas. These subregional areas are designated to provide manageable planning units and support the concept of a community of interest. The areas are:
1. Novato Planning Area (includes Novato, Ignacio, Bel Marin Keys, and Black Point)
 2. San Rafael Planning Area (includes San Rafael, Los Ranchitos, Lucas Valley, Marinwood, and Santa Venetia)
 3. Upper Ross Valley (includes Fairfax, Ross, and San Anselmo)
 4. Lower Ross Valley (includes Corte Madera, Larkspur, Kentfield, Greenbrae, and San Quentin)
 5. Richardson Bay (includes Belvedere, Mill Valley, Sausalito, Tiburon, Marin City, Strawberry, Tam Valley, and Waldo Point)
 6. West Marin, encompassing the inland rural and coastal corridors.
- B. To solicit public input, an annual informational workshop for citizens, public agencies, and other interested parties shall be held at least 30 days (is this prior to final approval? If so, the timeline below doesn't make sense) prior to the County adopting the Consolidated Plan to:
1. Review the amount of Housing, Capital and Public Service funds and program income expected to be received by the County and to be available to each planning area for community development and/or housing purposes; the kinds of programs, activities, and sponsors previously funded with federal funds; an outcome report for the prior year's recipients; a report of sponsor beneficiaries, proposed schedule of upcoming meetings and hearings for each planning area and for the Priority Setting Committee, the type of activities that may be funded with available resources, and the estimated amount that will benefit low and moderate income persons. Information about any plans to minimize the displacement of persons and to assist persons displaced as a result of federal housing program activities will also be made

available. Information regarding assistance the County will provide to displaced persons will be made available in written form in accordance with the County's displacement policies. Interested parties will be provided with reasonable and timely access to local meetings.

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

II. Countywide Priority Setting Committee

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

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

11. Recommend approval or modification of the methodology of community development and housing project selection, of the citizen participation plan, and sponsor application process.
 12. Set annual funding and policies for local housing and community development activities . Monitor program progress and performance.
- B. Periodic meetings shall be scheduled with a minimum of one annual public hearing at which citizens may examine and comment on the County's proposed statement of community development objectives and projected use of funds.

III. Local Area Committees

- A. For each Planning Area, the Local Area Committee shall consist of all the city council appointees to the Priority Setting Committee from the cities and towns in the Planning Area, a County Supervisor whose supervisorial district most closely coincides with the Planning Area, and a Community Member representing the Planning Area. Each Local Area Committee shall:
1. Hold at least one annual public hearing during the development of the Consolidated Plan to obtain citizen comments on housing and community development needs, development of proposed needs, and review of program performance. Each hearing shall be held after adequate notice is given and at times and locations convenient to potential or actual beneficiaries, and with accommodation for persons with disabilities. Planning Area hearings shall be held before the proposed Consolidated Plan is published for comment.
 2. Review the amount of funds available to the Planning Area for community development and housing activities.
 3. Be informed of program requirements, including environmental policies, equal opportunity, labor standards, relocation, and acquisition provisions.
 4. Consider proposals for new and existing assisted housing, capital, and public service projects to benefit residents within its Planning Area.
 5. Keep respective City and Town Councils fully apprised of all Local Area Committee actions.

6. Recommend reallocation of funds from lagging or ineligible activities, or by new sponsorship applications by designating new sponsorships, programs, activities or locations, and by recommending program or policy changes to the Priority Setting Committee.
 7. Recommend allocation of funds for specific projects from Planning Area funds for community development and housing, for referral to the Priority Setting Committee, ensuring that the projects presented are consistent with HUD guidelines and appropriate to meeting identified needs.
- B. For any CDBG Planning Area which includes a city with a population of 50,000 or more (according to population estimates issued by the U.S. Department of Housing and Urban Development), the system described above for allocation of CDBG funds in that Planning Area will, at the option of the largest city in the Planning Area, be modified as follows:

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

IV. City Councils

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

V. Board of Supervisors

- A. The Board of Supervisors, as the sole responsible agent to HUD, shall be involved individually in the area hearings, by representation on the

Priority Setting Committee, and by reviewing and approving the Consolidated Plan before it is submitted to HUD.

- B. The Board of Supervisors shall conduct at least one public hearing each year on the Consolidated Plan and the proposed use of federal housing and community development funds.
- C. The Board of Supervisors shall conduct a minimum of one public hearing whenever the policies of the Consolidated Plan vary significantly from housing and community development policies previously approved.

VI. County Assistance

A. Consolidated Plan

- 1. The County will develop the Consolidated Plan which details housing and non-housing community development needs in Marin County. The Consolidated Plan will identify available federal funds available and the projected use for these funds.
- 2. The County will publish a notice of availability of the proposed Consolidated Plan in the Marin Independent Journal, a local newspaper of general circulation, on the Marin County website in appropriate language assistance services are English, Spanish and Vietnamese, and make copies of the proposed plan available upon request in English, Spanish and Vietnamese. The proposed plan shall be available for not less than 30 days to allow for public comment on the plan prior to a public hearing on the plan held by the Board of Supervisors. Once adopted, the County shall make the Consolidated Plan, any amendments to the Consolidated Plan, and any performance reports available to the public. Marin County will provide copies of the plan to citizens and groups requesting it.
- 3. The County will consider any comments or views of citizens received in writing, or orally in preparing the final Consolidated Plan. Interested parties will be given at least 30 days to comment on the Consolidated Plan. A summary of comments or views either accepted or not accepted, and the rationale, will be included.

4. The County of Marin will amend the Consolidated Plan whenever it decides to carry out an activity not previously described in the Consolidated Plan, or to substantially change the purpose, scope, location, or beneficiaries of an activity. If the funding level for an activity changes by no more than 10%, then the change will not be considered substantial. If the location of an activity is described in the Consolidated Plan as "to be determined," "to be selected," "community wide," "citywide," "countywide," or similar terms, then the selection of a site will not be considered to be a substantial change. A change in scope or beneficiaries will be considered substantial if the change affects the eligibility of the project for the intended HUD funding program.
5. The County of Marin will amend the Consolidated Plan whenever it: 1) decides to make a change in its allocation priorities or a change in the method of distributing funds, 2) decides to carry out an activity not previously described in the Action Plan, using funds from any program covered by the Consolidated Plan (including program income), or 3) decides to change the purpose, scope, location, or beneficiaries of an activity. If the funding level for an activity changes by no more than 10%, then the change will not be considered substantial. If the location of an activity is described in the Consolidated Plan as "to be determined," "to be selected," "community wide," "citywide," "countywide," or similar terms, then the selection of a site will not be considered to be a substantial change. A change in scope or beneficiaries will be considered substantial if the change affects the eligibility of the project for the intended HUD funding program.
6. The County will publish a notice to amend the Consolidated Plan in the Marin Independent Journal, a local newspaper of general circulation, when a proposed amendment is substantial, and the Marin County website in English, Spanish and Vietnamese. The County will provide not less than 30 days to allow for public comment on the amendment prior to a public hearing on the amendment held by the Board of Supervisors.
7. The County will consider any comments or views of citizens received in writing, or orally, in preparing the Consolidated Plan performance report. Once the performance report is drafted, a notice will be published in the Marin Independent Journal and posted on the County website, giving interested parties 15 days to comment on the performance report that is to be submitted to HUD. A summary of these comments or views, an indication of whether they are either accepted or not accepted, and the rationale for acceptance or rejection, will be attached to the performance report.

- B. News media will be informed of all meetings.
- C. Summary community profiles of selected census tracts and/or smaller neighborhood areas will be made available. These neighborhood analyses will identify concentrations of lower income households.
- D. County staff will seek out and respond to project ideas, comments, and inquiries, and will encourage participation by lower income persons, residents of lower income neighborhoods, , lower income residents of areas in which funds are proposed to be used, individuals and organizations which are currently serving the needs of lower income persons, and all other persons. Staff will provide appropriate technical assistance to groups representing lower income people in developing project proposals. Assistance in developing project ideas and realistic project budgets will be provided. Use of funds and timing of each application process will be explained. Staff will provide responses to written proposals prior to the final hearing for each housing assistance program.
- E. All public hearings will be noticed at least two weeks in advance of the hearing with notices indicating the date, time, place and procedures of the hearing and the topics to be considered, and each hearing will provide program information, review program status, and provide a forum for public input, questions, and project requests. All hearing locations shall be accessible to persons with disabilities, and language translators will be available upon request. Staff will take necessary actions to encourage participation by people with special needs.
- F. County staff will provide appropriate technical assistance to all citizens and project sponsors who request assistance in developing funding proposals for funding assistance under any of the programs covered by the Consolidated Plan.
- G. Staff will make all program information fully available to the public, upon request.
- H. Staff will make available for citizen review during normal working hours at the Marin County Community Development Agency office the following program documents: all mailings and promotional material, records of hearings, all prior applications, all letters of approval, all grant agreements, records regarding the past use of funds, all performance reports, all evaluation reports, and other reports required by HUD, including the citizen participation plan, the proposed and approved statements of community development objectives and projected use of funds, copies of the regulations and issuances governing the program, and documents regarding other important program requirements such as contracting procedures, environmental policies, fair housing and other equal opportunity requirements and relocation provisions.

- I. Staff will encourage the participation of all persons including those with disabilities including mobility, visual, or hearing impairments.
- J. Staff will encourage the participation of non-English speaking residents and identify how their needs can be met, and when a significant number of non-English speaking residents can reasonably be expected to participate in a public hearing, to make arrangements for their full participation, including provision of translators.
- K. Staff will encourage, in conjunction with the Marin County Housing Authority, the participation of residents of public and assisted housing developments in the process of developing and implementing the Consolidated Plan, along with other low income residents throughout the County. The County will provide information to the Housing Authority about projects identified in the Consolidated Plan related to Housing Authority developments and surrounding communities so that the Housing Authority can make this information available at the annual public hearing required under the Comprehensive Grant Program.
- L. The County will provide residents with a reasonable opportunity to comment on the original citizen participation plan and on substantial amendments to the citizen participation plan. If requested, the citizen participation plan shall be made available in a format accessible to people with disabilities, and in various languages.

VII. Performance

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

VIII. Citizen Participation

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

IX. Grievance Mechanism

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

X. Displacement Policy

- A. It is the policy of Marin County to minimize the displacement of persons as a result of community development activities. It is the policy of Marin County to, whenever possible, avoid using HUD funds to undertake or support activities which would result in involuntary displacement of persons from their homes and neighborhoods. In its evaluation of project proposals, Marin County will give substantially lower priority to projects which will cause involuntary residential displacement or which will cause rents to rise so as to cause involuntary economic displacement of residential tenants. In all cases, Marin County will carefully weigh the benefits of a proposed project against any hardship it might impose on those potentially displaced, giving special consideration to the shortage of low-priced rental housing in Marin County.
- B. It is the policy of Marin County to assist persons actually displaced by community development activities. It is the policy of Marin County to mitigate the adverse effects of any involuntary permanent residential displacement caused by HUD-supported activities, with particular concern for low and moderate income persons. If involuntary permanent residential displacement occurs as a result of HUD-supported activities, Marin County will attempt to assist displaced persons to relocate within their own neighborhoods or in newly constructed or substantially rehabilitated publicly assisted housing. Marin County will provide for reasonable benefits to any person involuntarily and permanently displaced as a result of the use of HUD funds to acquire or substantially rehabilitate property. This assistance may take the form of technical assistance and/or financial assistance, depending on the circumstances. In any case where the HUD regulations require the County to provide relocation assistance or follow particular relocation procedures, Marin County will comply with these requirements. In any case where the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (as amended) requires the County to provide relocation assistance or follow particular relocation procedures, Marin County will comply with these requirements.

Monitoring Standards

Staff of the Marin County Community Development Agency are responsible for monitoring activities funded by the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program. We have two basic standards for monitoring:

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

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

- Is the project, as carried out, clearly eligible under the program regulations and the statutes that govern the program?
- Did the project affirmatively further fair housing choice?
- Is the information supplied by the project sponsor correct and complete?
- Did the project provide significant benefit to very low income people, as well as to low income people?
- Did the project contribute to economic, social, racial, and ethnic integration?
- Did the project sponsor demonstrate affirmative marketing? How effective was the affirmative marketing?
- Is the project cost-effective in comparison with other ways to meet the same need? What would we compare them to?
- Does the activity recognize the rights of people with disabilities for equal access?
- How responsive is the project sponsor to emerging community needs and the special needs of minorities?
- Has the project sponsor planned the implementation process to consider timing issues and minimize financial risk?
- Has the project sponsor made efforts to raise funds from sources other than HUD grants?

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

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

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

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

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

The County of Marin is committed to bringing business opportunities to minority- and women-owned business enterprises. By encouraging recipients of grants and/or loans to make a good faith effort to hire minority and women-owned businesses (MBE/WBE), the County hopes to increase business opportunities for disadvantaged businesses.

HOME Program grant recipients are informed that they must document a good faith effort to hire minority and women-owned businesses for federally-funded projects. Staff counsels each recipient and prospective recipient on the requirements of the program.

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

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

County of Marin CDBG and HOME Program LANGUAGE ASSISTANCE PLAN September 13, 2013

Overview

According to the U.S. Census Bureau, the majority of individuals living in the United States read, write, speak, and understand English. There are many individuals, however, for whom English is not their primary language. Persons with Limited English Proficiency (LEP) can experience communications barriers when attempting to access important benefits or services, understanding and exercising important rights, complying with applicable responsibilities, or understanding other information provided by federally funded programs and activities.

The Marin County CDBG/HOME Program (CDBG) is committed to ensuring the accessibility of its resources and information to all those eligible to participate in the CDBG and HOME Programs including those persons with LEP. The Language Assistance Plan (LAP) that follows is a guide for CDA staff to ensure that responsible steps are taken to provide free language assistance for CDBG Program clients, including but not limited to eligible applicants, grant sub-recipients, and/or the general public.

The function of the LAP is to ensure that CDBG Program employees implement the outlined procedures, so that individuals needing language assistance, who come in contact with the CDBG Program, will have meaningful access to the information and programs provided by the CDBG Program.

1. *Procedure to Identify LEP persons*

Public meeting sign-in sheet and LEP Language Chart

- i. Staff at the entrance of public meetings ask each individual to sign-in upon entering a CDBG Program Meeting.
- ii. The staff person interacting with the individual must make an assessment as to whether the individual may require language services. The individual may self-identify, by writing on the sign-in sheet language column, that he/she requires oral interpretation or written translation services. If the individual does not self-identify a language preference on the sign-in sheet, the staff person can direct the individual to specify a language preference by pointing to the LEP Language Chart. If the individual points to a specific language preference on the LEP Language Chart, the staff person should write-in the language identified on the sign-in sheet. If the staff person determines that the individual requests language assistance in a language not specified on the LEP Language Chart, the staff person should do his/her best to identify the language preference and write it on the sign-in sheet.
- iii. Once the staff person confirms that the individual requires LEP services, the staff person should determine what type of LEP services are required by the individual, i.e. oral interpretation or written translation, given the setting and

request. This determination will be dependent on the nature of the individual's visit to the meeting. Once the staff makes this determination, the staff person will use the language specific materials available or contact the County of Marin Translation service for oral translations support. Prior to public meetings and in the meeting announcement, CDBG will invite potential attendees to request language translation services in advance of the hearing date.

How to Identify LEP Needs Among Individuals who Visit the CDBG Program Office

- I. Only a small number of individuals visit the CDBG program office. Most are representatives of funded agencies or agencies seeking funding. Occasionally, a client or a potential client of a funded program will visit the CDBG program office. When appropriate, individuals visiting the CDBG program office will be offered an opportunity to identify language preference by filling out the Language Preference Form.
- II. If the individual identifies a preferred language other than English, CDBG Program staff will provide information in the preferred language either through translated documents or orally.

CDBG PROGRAM LEP Population

To determine the proportion of LEP persons eligible to be served, CDA will utilize a combination of data from the American Community Survey conducted by the U.S. Census Bureau and language preference information provided by members of the public who attend CDBG meetings or visit the CDBG office. The CDBG Program will translate vital documents into any language if 5% or more of the population in either indicator require translation or interpretation services.

Marin County's population at the time of the most recent survey was 232,556. There were 180,461 or 78% of residents who spoke only English at home. 52,095 or 22% of residents indicated that they spoke a language other than English at home. Of those residents that indicated a language other than English spoken at home, 21,426 or 9% indicated they spoke English less than "very well" thus needing translation services to have meaningful access. The following are the top 5 languages spoken at home other than English where the resident speaks English less than "very well." Currently, the American Community Survey indicates Spanish as the only language requiring vital documents translation.

Language Spoken at Home (if English ability less than “very well”)	Percentage of Total Population
Spanish	6.3%
Chinese	0.4%
Vietnamese	0.3%
French	0.2%
Persian	0.2%

CDBG PROGRAM LEP Languages

In addition to data from the Census Bureau, the CDBG Program will collect the language preferences of Program applicants, sub-grantees and the public as contact occurs if the potential need for LEP support is determined as described above. If 5% or more of current clients indicate a preference for a language other than English, the CDBG Program will translate vital documents into that language. The CDBG Program does not currently collect language preference information. Starting September 16, 2013, the CDBG Program will request language preference information at community meetings. The CDBG Program will continue the current practice of sending meeting notices out in English and Spanish. The CDBG Program will update Four Factor Analysis no less than every 5 years. In addition, CDBG Staff will meet annually a group of stakeholders with expertise and interest in working to support full language access for all persons to review the CDBG Program LAP and data collected regarding language preferences of CDBG contacts.

2. Points of contact with LEP persons– LEP Client Interactions (List is not exhaustive)

- Telephone Contacts
- Community Meetings
- Application Review Site Visits
- Monitoring and Grant Review Meetings
- Mail and E-mail Correspondence
- CDBG Program website

3. Ways to Assist LEP Persons

How To Assist an LEP Client In-Person

Written Translations: Translation Protocol

Vital Documents: HUD has defined “vital documents” to be those forms or documents that are critical for ensuring meaningful access, or awareness of rights or services, of federally funded programs. CDBG Program documents which have been identified as vital documents and translated from English to Spanish and Vietnamese are meeting notices and grant application forms and will be stored in computer drives available to all CDBG staff.

Unless a translated document has been obtained from HUD, document translation has been and will be performed by a vendor procured by the County, a professional and competent translation service. All documents translated by vendor will include a LEP dated footnote. The current vendor is International Effectiveness Centers of Corte Madera, California. All staff will access forms and letters from computer drives available to all CDBG staff. Revisions to documents will be approved by department managers and the translation service for translation. In addition, the final revised document will be stored in a computer drive available to all CDBG staff.

Vital document translations are used for the sole purpose of helping the LEP persons understand the contents of the document. When a staff member uses a vital document translation to help a LEP person understand a document, the LEP person will sign only documents and forms in the English version. The signed English version of a form is the official, legally binding document. The translated version of a form or document, whether signed or not, is not legally binding. However, CDBG Program staff will ask LEP persons to initial the translated version as proof of receipt. Interpreters will be trained to use the English version of a form as the official signature form. Interpreters will be trained to explain to the LEP persons that:

- 1) The translated version of the form is an accurate translation of the English version,
- 2) The English version must be signed, and
- 3) The English version is the only legally binding document.

Oral Interpretations: Interpretation Protocol

The CDBG Program will provide either a telephonic interpreter or a bilingual staff person in order to provide free oral interpretation services to an LEP person.

- ❖ Step 1: To provide oral interpretation in the LEP client's preferred language, a CDBG staff member must contact the procured translation service provider that will provide telephonic interpretation services.
- ❖ Step 2: Utilize bilingual staff interpreter to provide oral interpretation for the LEP client.
- ❖ Step 3: A LEP person can provide his/her own informal interpreter (family member, friend, privately hired) and sign a Voluntary Waiver of his/her right to free interpreter services offered by the CDBG Program. (Note that the interpreter must be 18 years of age or older and will be required to sign a declaration.)
- ❖ Step 4: The staff member must have the LEP client and interpreter sign the Translation Certification.

Translation Certification: If a staff member serves as or utilizes a formal or informal interpreter to assist an LEP client, the staff member must obtain a signed Translation Certification from the client. Formal interpreters are procured contract interpreters. Informal interpreters include community volunteers, family members or friends of the LEP client (who are not minors), and interpreters hired by the LEP person.

How To Assist an LEP Client with Specific Documents

When using specific documents to assist an LEP person, make sure to check the shared CDBG computer drive for the most updated version of the LEP document. LEP related documents will be dated in the left or right bottom corner of the document. The CDBG Program Manager will update the shared computer drive to store the most updated versions of LEP documents for staff members' use of the documents. The CDBG Program Manager may also send email updates to CDBG Program staff regarding updates of documents, and instructions regarding obsolete versions of documents.

How To Assist an LEP Client during a Telephone Conversation

If a CDBG Program employee has telephone contact with a client and determines that the client requires language assistance, the CDBG Program will provide a 3-way call with the LEP person and the procured vendor.

4. Plan for outreach to the LEP Community

The CDBG Program shall conduct outreach in a method that is clearly inclusive of LEP persons identified through its analysis. Community partnerships will be developed to further assist in the enhancement of this Plan. All meeting announcements posted in printed media will also be sent to the County's Spanish and Vietnamese newspapers and other minority publications. This plan will be coordinated with Affirmative Marketing Plans for CDBG and HOME projects. The CDBG Program will provide notices to non-English language radio and television stations about the availability of language assistance services. Staff will make presentations through community organizations to target LEP persons.

The County will install a “Google Translate” toolbar on each webpage of the CDBG Program website. The toolbar will translate the English version of the CDBG Program website into over 50 different languages, including the languages identified in the LEP Plan.

Beginning in September 2013, staff members mailing correspondence to CDBG Program sub-grantees will include the updated LEP Services Information Mailer. This will help to ensure that all sub-grantees receive notification of the new LEP services offered by the CDBG Program. The LEP Services Information Mailer will serve to notify potential LEP sub-grantees of the language assistance services, including written translation and oral interpretation, offered by the CDBG Program.

5. LEP Plan and Procedure Training and Distribution to Current CDBG Program Employees

All CDBG Program employees will be given a copy of the LEP Plan and Procedure at an LEP training workshop scheduled for the month of September 2013. CDBG Program employees will be required to attend an LEP training workshop annually. The substance of the initial training workshop will involve introducing the staff to the LEP Plan and Procedure, distribution of the Plan and Procedure, distribution of the LEP Language Chart, and cultural competency. All employees who complete a training workshop will sign and submit the Acknowledgement and Receipt of the CDBG Program LEP Policy, to document receipt of the most updated LAP. CDBG Program employees are encouraged to suggest methods of improving the LAP while participating in the LAP training workshops.

LAP Distribution to New Employees

The CDBG Program Manager will distribute and explain the LAP to new employees of CDBG Program at the new hire orientation. New employees will be required to sign and submit the Acknowledgement and Receipt of the CDBG Program LAP, to document receipt of the Plan.

6. Vital LEP Documents

CDBG PROGRAM has established the following Program documents as vital and shall ensure these documents are available in English, Spanish and Vietnamese. If needs are established by documented data that demonstrates an additional 5 percent LEP group, then this same list of vital documents shall be translated into that language. CDBG Program vital LEP documents include:

- Meeting Notices
- Notices of Funds Available
- All Application Forms

All documents will be date-indexed and maintained on the agency’s shared computer drive to ensure consistency, so that only the most recent updated versions are distributed.

7. Plan of translating informational materials

A procured language vendor will do translation of vital CDBG Program documents and informational materials. In addition, CDBG Program staff will make arrangements to provide oral interpretations for non-translated documents for LEP clients. The procedures will follow those outlined above in section 3.

8. Plan for providing appropriately translated notices to LEP persons

The CDBG Program has procured a professional language service provider to translate all notices. The vendor is able to provide translations of documents within 72 hours. In addition for those languages under the required threshold for translation, the vendor will provide oral interpretations to LEP persons telephonically.

9. Plan for providing interpreters for large, medium, small, and one-on-one meetings

For large and medium groups interpretations would be provided by CDBG Program staff or with the assistance of a local community provider upon receipt of a request for translation services. Briefings will be done in smaller groups to assist LEP client needs. One-on-one meetings will be primarily conducted telephonically.

10. Plan for developing community resources, partnerships, and other relationships to help with the provision of language services

LEP Committee members will be recruited among the local non-profit provider agency community through the Marin Partnership to End Homelessness, a membership organization consisting of over 30 local agencies serving low-income residents of Marin County, and other local non-profit organizations. The LEP committee's main objectives will be to assist CDBG Program staff to improve the services available to LEP clients and to assist in the outreach efforts to LEP communities. The committee will meet annually. The first meeting agenda will include the overview of the 2010 Voluntary Compliance Agreement and the LAP. The committee membership will be tasked to provide input for improving the LAP and increase outreach efforts to the LEP community in Marin.

11. Provisions for monitoring and updating the LAP

Data from sign-in sheets

Step 1: At the end of each meeting, staff must take the data entered onto the sign-in sheets (specifically the data reflecting the frequency of contact with individuals requiring language assistance, and the language preferences indicated) and input the data into an LEP spreadsheet.

Step 2: Support staff will provide this report to the CDBG Manager quarterly.

Step 3: The CDBG Program Manager will maintain the data for use in the quarterly review of the LAP and modification of LEP services to be reviewed by the LEP Committee. The data will also be used to provide reports to HUD and/or other regulatory entities.

Modifying the LEP Plan and Procedure

Annually, the CDBG Program Manager will review the data compiled to determine whether languages should be added or subtracted from the LAP. The CDBG Program Manager must make this determination based on the threshold established by the Four-Factor Analysis. Every five (5) years, the LAP itself will be reviewed and modified to ensure that the Plan and its objectives ensure meaningful access to services, benefits, and programs for LEP clients.

Revising the LAP Procedure

The CDBG Program Manager will be responsible for updating the LAP as often as necessary for the CDBG Program staff to implement the objectives of the LAP and adhere to federal regulations and other laws. The LAP must be reviewed and updated at least annually, but there are no restrictions on the amount of times the CDBG Program Manager can revise the procedure in one year. CDBG Program employees are encouraged to suggest methods of improving the LAP.

In addition, CDBG Program will monitor the impact of the LAP by seeking feedback from the committee and the community, assessing potential LAP modifications based on:

- Current LEP populations in the service area
- Frequency of encounters with LEP language groups
- Nature and importance of activities to LEP persons
- Availability of resources, including technological advances
- Whether existing assistance is meeting the needs of the LEP persons
- Whether staff knows and understands the LAP and how to operationalize the LAP as required by Executive Order 13166

12. Posting the Language Assistance Plan

The LAP will be posted on the CDBG website at www.marincdbg.com and also in a computer drive shared by CDBG staff.

COUNTY OF MARIN
FEDERAL GRANTS DIVISION
LOCAL POLICIES AND PROCEDURES

Community Development Block Grant Program Local Standard for Affordable Rents

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

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

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

<u>Number of Bedrooms</u>	<u>Appropriate Household Size</u>
0	1
1	2
2	3
3	5
4	6

(Appropriate household size is
1.5 persons per bedroom,
rounding upward.)

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

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

COUNTY OF MARIN

CIVIL RIGHTS POLICY

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

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

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

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

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

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

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

570.606(c)(1)(ii)(D), and which will remain as low/moderate-income dwelling units for at least 10 years.

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

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

AVAILABILITY OF INFORMATION

Additional information about the Community Development Block Grant (CDBG) Program, the Housing Opportunities for Persons with AIDS Program, and the HOME Investment Partnerships Program is available from Roy Bateman at the Marin County Community Development Agency, Federal Grants Division, 3501 Civic Center Drive, Room 308, San Rafael, California, phone 473-6698. This information includes copies of the Consolidated Plan, records regarding past use of funds, a plan for minimizing the displacement of persons as a result of CDBG activities, a plan to assist persons actually displaced by CDBG activities, and an assessment of Marin County's housing and community development performance prepared by the U.S. Department of Housing and Urban Development. Copies of documents are available in accessible formats upon request.

COUNTY OF MARIN

NOTICE OF NONDISCRIMINATION POLICY

The County of Marin does not discriminate on the basis of handicap in violation of 24 CFR Part 8 in admission or access to, or treatment or employment in, its federally assisted programs and activities, including those funded by the Community Development Block Grant Program, the HOME Investment Partnerships Program, and the Housing Opportunities for Persons With AIDS Program. Anyone with questions about this policy or the activities of the programs listed above may contact Roy Bateman at the Marin County Community Development Agency, Federal Grants Division, 3501 Civic Center Drive, Room 308, San Rafael, phone 473-6698. The person who has been designated to process grievances under this policy is William Campagna, Section 504 Coordinator, Marin County Civic Center, 3501 Civic Center Drive, Room 304, San Rafael, California 94903, phone 473-6065. Information about the existence and location of accessible services, activities, and facilities is available from the Section 504 Compliance Office, Marin County Civic Center, 3501 Civic Center Drive, Room 304, San Rafael, California 94903, phone 473-6065. People using TTY devices may reach all County of Marin offices, including the Section 504 Compliance Office and the Federal Grants Division Office, at 473-3232, or through the California Relay Service at 711.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="CDBG FY 2016"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="County of Marin"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-6000519"/>	* c. Organizational DUNS: <input type="text" value="0787877440000"/>	
d. Address:		
* Street1: <input type="text" value="3501 Civic Center Drive"/>	Street2: <input type="text" value="Suite 308"/>	
* City: <input type="text" value="San Rafael"/>	County/Parish: <input type="text" value="Marin"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="94903-4112"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Community Development Agency"/>	Division Name: <input type="text" value="Federal Grants"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Leelee"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Thomas"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Planning Manager"/>	
Organizational Affiliation: <input type="text" value="Marin County Community Development Agency"/>		
* Telephone Number: <input type="text" value="415.473.6697"/>	Fax Number: <input type="text" value="415.473.2951"/>	
* Email: <input type="text" value="lthomas@marincounty.org"/>		

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218

CFDA Title:

Community Development Block Grant Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

Community Development Block Grant Program (Urban County Entitlement Grant). Program Year 2016-2017. Federal Fiscal Year 2016

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,302,255.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="255,229.00"/>
* f. Program Income	<input type="text" value="450,000.00"/>
* g. TOTAL	<input type="text" value="2,007,484.00"/>

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

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

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

Yes No

If "Yes", provide explanation and attach

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

** I AGREE

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

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: * Date Signed:

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text"/>	4. Applicant Identifier: <input type="text" value="HOME FY 2016"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
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* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="94-6000519"/>	* c. Organizational DUNS: <input type="text" value="0787877440000"/>	
d. Address:		
* Street1: <input type="text" value="Marin County Community Development Agency"/>	Street2: <input type="text" value="3501 Civic Center Drive, Room 308"/>	
* City: <input type="text" value="San Rafael"/>	County/Parish: <input type="text" value="Marin"/>	
* State: <input type="text" value="CA: California"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="94903-4157"/>	
e. Organizational Unit:		
Department Name: <input type="text" value="Community Development Agency"/>	Division Name: <input type="text" value="Federal Grants Division"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Leelee"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Thomas"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Interim Planning Manager"/>	
Organizational Affiliation: <input type="text" value="Marin County Community Development Agency"/>		
* Telephone Number: <input type="text" value="415-473-6697"/>	Fax Number: <input type="text" value="415-473-5691"/>	
* Email: <input type="text" value="lthomas@marincounty.org"/>		

Application for Federal Assistance SF-424

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

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

HOME Investment Partnerships Program

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

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

Add Attachment

Delete Attachment

View Attachment

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

HOME Investment Partnerships Program
Program Year 2016-17
Federal Fiscal Year 2016

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="578,379.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="320,304.00"/>
* f. Program Income	<input type="text" value="14,280.00"/>
* g. TOTAL	<input type="text" value="912,963.00"/>

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

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

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

- Yes
- No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

** I AGREE

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

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:

* Date Signed:

CERTIFICATIONS

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

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

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

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

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

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

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

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

Signature/Authorized Official

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

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

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

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

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

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

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

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

Signature/Authorized Official

Date

Title

**OPTIONAL CERTIFICATION
CDBG**

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

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

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

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

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

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

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

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

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

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

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

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

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