

COMMUNITY DEVELOPMENT AGENCY
FEDERAL GRANTS DIVISION

May 6, 2014

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DIRECTOR

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Marin County Board of Supervisors
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SUBJECT: Federal Fiscal Year 2014 Amendments to Consolidated Plan
(Including Budgets for the Community Development Block Grant
Program (CDBG), the HOME Investment Partnerships Program
(HOME), and the Housing Opportunities for Persons with AIDS
Program (HOPWA))

www.marincounty.org/cdbg

Dear Board Members,

RECOMMENDATIONS:

1. Hold a public hearing on May 6, 2014, for comment on:
 - A. Marin County's housing and community development needs.
 - B. Marin County's community development performance.
 - C. The Consolidated Plan and amendments to the Consolidated Plan, including activities proposed for federal Fiscal Year 2014 funding from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Housing Opportunities for Persons with AIDS Program (HOPWA).
 - D. The proposed budget for the use of federal Fiscal Year 2014 (2014-15 local program year) CDBG funds, included in the Consolidated Plan amendments.
 - E. The proposed use of CDBG program income, included in the Consolidated Plan amendments.
 - F. The proposed budget for the use of federal Fiscal Year 2014 (2014-15 local program year) HOME funds, included in the Consolidated Plan amendments.
 - G. The proposed reprogramming of past years' HOME funds to new activities and the proposed use of HOME program income, included in the Consolidated Plan amendments.

- H. The proposed budget for the use of federal Fiscal Year 2014 (2014-15 local program year) HOPWA funds, included as an information item in the Consolidated Plan amendments.
 - I. The Local Standard for Affordable Rents.
 - J. The Civil Rights Policy.
 - K. The Residential Antidisplacement and Relocation Assistance Plan.
2. Following public testimony, approve the Consolidated Plan amendments and related documents, as attached, including the items listed above, and authorize any budget changes necessary to implement these actions.
 3. Following public testimony, approve the Resolution authorizing staff to submit the Consolidated Plan amendments to the U.S. Department of Housing and Urban Development (HUD), and authorize staff to act in connection with the submission of the Consolidated Plan amendments and to provide such corrections or additional information as HUD may require.
 4. Announce that copies of the Consolidated Plan (as amended) are available from the Community Development Agency, and that program files, records regarding past use of CDBG, HOME, and HOPWA funds, the Local Standard for Affordable Rents, the Civil Rights Policy, the Residential Antidisplacement and Relocation Assistance Plan, and the Nondiscrimination Policy are available for inspection at the Community Development Agency.

SUMMARY:

On May 4, 2010, the Marin County Board of Supervisors approved the Consolidated Plan for Fiscal Years 2010-14, the document required by HUD as our application for formula funding from the Community Development Block Grant Program (CDBG) and the HOME Investment Partnerships Program (HOME). The five-year Consolidated Plan included an analysis of needs and statements of policies for the entire period, as well as CDBG and HOME project budgets for the first year of the five-year period. In the second, third, fourth, and fifth years, the Consolidated Plan must be amended with an "Action Plan" to add each year's CDBG and HOME project budgets. On July 1, 2014, we will begin the fifth year covered by the Consolidated Plan, so an annual amendment is required.

The attached amendments to Marin County's five-year Consolidated Plan update the policy section and add budgets for the use of \$1,283,613 in federal Fiscal Year 2014 CDBG funds and \$631,741 in federal Fiscal Year 2014 HOME funds. The budget also includes HOME funds from prior years which are recommended for reprogramming (reallocation) to new projects, and allocations of CDBG and HOME program income.

The federal Fiscal Year 2014 CDBG, HOME, and HOPWA funds become available to the County at the start of the local program year, which runs from July 1, 2014 to June 30, 2015. CDBG, HOME, and HOPWA grants are carried in Fund 22050, Fund Center 4000071000, where they will be held until the 2014-15 fiscal year begins, at which time they will be transferred to Fund Centers 4000991027 (CDBG), 4000992020 (HOME), and 4000993010 (HOPWA).

RESOLUTION NO. 2014-_____
RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
AUTHORIZING SUBMISSION OF AMENDMENTS TO THE CONSOLIDATED PLAN
FOR THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM AND
HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDS

WHEREAS, the Board of Supervisors of the County of Marin, in cooperation with eleven cities in the County, has adopted a community development strategy establishing six interjurisdictional Community Development Block Grant (CDBG) citizen participation/planning areas, allocating a portion of Federal Fiscal Year 2014 (2014-15 local program year) CDBG funding to the planning areas and establishing a countywide allocation of a portion of its CDBG funds for housing; and

WHEREAS, two informational workshops were held, and eight local public hearings were held to elicit public response and program ideas; and

WHEREAS, the Countywide Priority Setting Committee, the countywide citizen participation body for the CDBG Program and the HOME Investment Partnerships Program (HOME), conducted a public hearing on March 24, 2014 to solicit public testimony on community development objectives and the projected use of CDBG and HOME funds, and to make funding recommendations to be forwarded to the Board of Supervisors of the County of Marin; and

WHEREAS, a notice of availability of the draft Consolidated Plan Action Plan amendment for Fiscal Year 2014 (2014-15), including the proposed CDBG and HOME Fiscal Year 2014 budgets, was published on March 20, 2014 in the Marin Independent Journal, a newspaper of general circulation; and

WHEREAS, the Board of Supervisors of the County of Marin conducted a public hearing on May 6, 2014, to hear public testimony and consider in full the draft Consolidated Plan and associated documents; and

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

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

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held on this 6th day of May, 2014, by the following vote:

AYES: SUPERVISORS

NOES:

ABSENT:

PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

DEPUTY CLERK

COUNTY OF MARIN
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) $30\% \times 1.3 \times$ 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, the Housing Opportunities for Persons with AIDS 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, the Housing Opportunities for Persons with AIDS 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, Housing Opportunities for Persons with AIDS 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, Housing Opportunities for Persons with AIDS 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

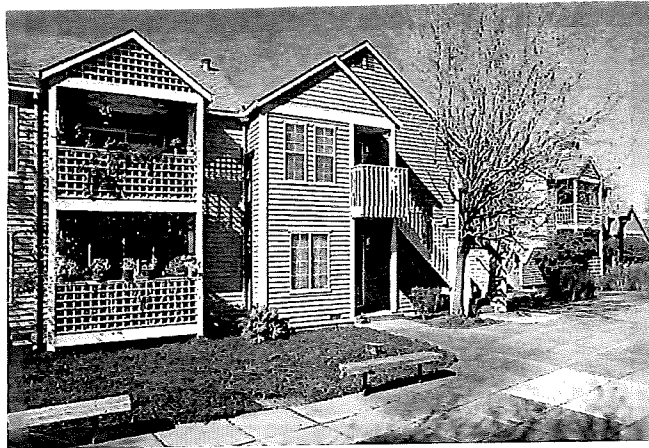
Additional information about the Community Development Block Grant (CDBG) Program, the Housing Opportunities for Persons with AIDS Program, and the HOME Investment Partnerships Program is available from Roy Bateman at the Marin County Community Development Agency, Federal Grants Division, 3501 Civic 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.

COUNTY OF MARIN CONSOLIDATED PLAN AMENDMENTS FOR FISCAL YEAR 2014



Edgewater Place (EAH Housing), Larkspur, California

INCLUDING PROJECT BUDGETS FOR:

- ◆ **Community Development Block Grant Program
(Federal Fiscal Year 2014)
(Local Program Year July 1, 2014-June 30, 2015)**

- ◆ **HOME Investment Partnerships Program
(Federal Fiscal Year 2014)
(Local Program Year July 1, 2014-June 30, 2015)**

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

Approved by the Marin County Board of Supervisors on
May 6, 2014



SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

Date Submitted	May 9, 2014	Applicant Identifier CDBG FY 2014 and HOME FY 2014	Type of Submission	
Date Received by state		State Identifier	Application	Pre-application
Date Received by HUD		Federal Identifier	<input checked="" type="checkbox"/> Construction	<input type="checkbox"/> Construction
			<input type="checkbox"/> Non Construction	<input type="checkbox"/> Non Construction
Applicant Information				
Jurisdiction	County of Marin	UOG Code		
Street Address Line 1	Marin County Community Development Agency, Attention: Roy Bateman	Organizational DUNS 078787744		
Street Address Line 2	3501 Civic Center Drive, Room 308	Organizational Unit County of Marin		
City	San Rafael	California	Department Marin County Community Development Agency	
ZIP	94903-4157	Country U.S.A.	Division Federal Grants Division	
Employer Identification Number (EIN):		County Marin		
94-6000519		Program Year Start Date (MM/DD) 07/01/2014		
Applicant Type:		Specify Other Type if necessary:		
Local Government: County		Specify Other Type		
Program Funding		U.S. Department of Housing and Urban Development		
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding				
Community Development Block Grant		14.218 Entitlement Grant		
CDBG Project Titles CDBG 2014-15 Program Year Projects		Description of Areas Affected by CDBG Project(s) Marin County, California		
\$CDBG Grant Amount	\$1,283,613	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged		
\$Locally Leveraged Funds		\$Grantee Funds Leveraged		
\$Anticipated Program Income	\$500,000 (estimated)	Other (Describe) Reprogrammed Prior Year Funds \$0		
Total Funds Leveraged for CDBG-based Project(s)				
Home Investment Partnerships Program		14.239 HOME		
HOME Project Titles HOME 2014-15 Program Year Projects		Description of Areas Affected by HOME Project(s) Marin County, California		
\$HOME Grant Amount	\$631,741	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged		

\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe) Reprogrammed Prior Year Funds \$640,442.14	
Total Funds Leveraged for HOME-based Project(s)			
Housing Opportunities for People with AIDS		14.241 HOPWA	
HOPWA Project Titles		Description of Areas Affected by HOPWA Project(s)	
\$HOPWA Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for HOPWA-based Project(s)			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles		Description of Areas Affected by ESG Project(s)	
\$ESG Grant Amount	\$Additional HUD Grant(s) Leveraged	Describe	
\$Additional Federal Funds Leveraged		\$Additional State Funds Leveraged	
\$Locally Leveraged Funds		\$Grantee Funds Leveraged	
\$Anticipated Program Income		Other (Describe)	
Total Funds Leveraged for ESG-based Project(s)			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts CA-2	Project Districts CA-2		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review

Person to be contacted regarding this application		
First Name Roy	Middle Initial	Last Name Bateman
Title Community Development Coordinator	Phone (415) 473-6698	Fax (415) 473-7880
eMail rbateman@marincounty.org	Grantee Website www.marincounty.org	Other Contact
Signature of Authorized Representative		Date Signed
Matthew H. Hymel, County Administrator		May 9, 2014

Executive Summary

In its use of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, Marin County has four major emphases:

- 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 seniors, persons with disabilities, youth, single-parent families, and the working poor (with outcomes to be measured by the number of persons assisted).

This year, new HOME funds are designated for two housing development projects, Marinwood Plaza (BRIDGE Housing Corporation) and Peace Village (Resources for Community Development). Reprogrammed HOME funds and HOME program income are designated for rehabilitation of the Del Ganado Apartments (Marin Housing for Handicapped, Inc. I), rehabilitation of the Fairfax Vest Pocket Community (Marin Housing Authority), and development of Oma Village (Homeward Bound of Marin).

Marin County is an extremely high-cost housing market, where there continues to be a serious shortage of affordable housing for low-income workers, people with disabilities, and seniors. Each year, we make a little progress in building affordable housing, and we plan to continue that progress by continuing to build more affordable rental housing. Because Marin County is an extremely expensive housing market, with a very high cost of land, and where most vacant developable parcels have significant site engineering issues, we expect that the per-unit costs of rental housing development will continue to be very high. There is increasing support for “green” affordable housing development from long-time environmental activists, who recognize the spillover effects of the air pollution caused by long commutes to Marin. We are fortunate to have active non-profit housing development organizations with a strong sense of social conscience and the entrepreneurial skills to be capable of building housing under difficult economic conditions.

MARIN COUNTY CONSOLIDATED PLAN AMENDMENTS
AND ACTION PLAN FOR FISCAL YEAR 2014

Action Plan for Fiscal Year 2014

The Marin County Consolidated Plan presents a vision for housing and community development. In 2010, the County of Marin adopted a five-year Consolidated Plan covering Fiscal Years 2010-2014. The Consolidated Plan, as amended, is Marin County's Housing Assistance Plan. Each year, the County adopts an amendment to update the five-year Consolidated Plan. The Fiscal Year 2014 amendment to the Consolidated Plan includes a One-Year Action Plan for spending:

- \$1,283,613 in Fiscal Year 2014 Community Development Block Grant (CDBG) funds,
- \$631,741 in Fiscal Year 2014 HOME Investment Partnerships Program (HOME) funds, and
- an estimated \$500,000 in anticipated CDBG program income.

The Action Plan also reports:

- \$640,442.14 in HOME reprogrammed funds from previous years, and
- \$5,403 in HOME program income from previous years.

(This year, there are no plans to reprogram unspent CDBG funds from previous years. This year, there is no CDBG program income to distribute, except for the program income generated by the Rehabilitation Loan Program, described on page xxx.)

Marin County will receive Housing Opportunities for Persons with AIDS Program (HOPWA) funds via the California Department of Public Health, through its Office of AIDS, and is therefore included in the Consolidated Plan issued by the State of California. For informational purposes only, a copy of the proposed HOPWA budget is included here. The HOPWA grant amount listed in this Action Plan is an estimate.

Please note that Federal Fiscal Year 2014 CDBG, HOME, and HOPWA funds come from the federal budget that covers the period October 1, 2013 to September 30, 2014, but are used locally for the program year that runs from July 1, 2014 to June 30, 2015.

The CDBG, HOME, and HOPWA funds will be spent on housing, capital, and public service activities. The Action Plan presents the budget for the use of Federal Fiscal Year 2014 CDBG and HOME funds, presented in the form of a list of proposed activities to be undertaken during the program year that runs from July 1, 2014 to June 30, 2015 to address local priority needs. Priority needs are listed in detail in Section 91.215(b) of the 2010-2014 Consolidated Plan, and the priority needs have not changed in the past year.

91.105 and 91.200 Citizen Participation

Citizen Participation Plan

Applicability

This revised 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, and in the development of the County's Consolidated Plan. The Consolidated Plan includes a detailed list of housing and non-housing community development needs, identifies federal funds available to the County, and lists the projected uses 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 revised plan is designed especially to encourage participation by low and moderate income persons residing near where federal community development funds are proposed to be used, and by residents of predominantly low and moderate income neighborhoods, particularly those who are disabled, racial and ethnic minorities, and single parent householders living in areas where Federal funds are most likely to be spent.

Policy

A. All residents will be encouraged to:

1. Participate in all phases of the project selection process.
2. Articulate needs.
3. Assist in establishing goals and strategies appropriate to meeting such goals.
4. Express preferences about proposed activities.
5. Assist in the selection of priorities.
6. Evaluate program and project performance.
7. 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, San Anselmo, and Sleepy Hollow)
 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 workshop¹ for citizens, public agencies, and other interested parties shall be held prior to the County adopting the Consolidated Plan to:
1. Review the amount of 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 activities previously funded with federal funds, a proposed schedule of upcoming meetings and hearings, the range of activities that may be undertaken with available funds, and the estimated amount that will benefit low and moderate income persons. Information about 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

¹ The County is in the process of experimenting with additional methods of outreach to potential project sponsors. In November 2012, the County held two informational workshops in the evening, one designated specifically to have an emphasis on the concerns of new applicants. In December 2012, during the last two days before funding applications were due, the County designated 12 “phone in” hours, mostly in the afternoon and evening, for potential applicants to call with their last-minute questions about the application forms and application process. The same procedures were followed in 2013.

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 goals and strategies.
 3. Discuss potential 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 assisted housing.
 6. Identify potential target areas for housing 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. Local Area Committees and/or 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, additional non-elected members representing racial and ethnic minorities and people with disabilities, and a member of the Marin County Board of Supervisors. The Committee 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 needs and determine goals and strategy 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 assisted housing on a countywide basis and evaluate competing proposals for funding.
7. Participate in the subregional workshops and hearings and serve as liaison from the community meetings to the respective Councils.
8. Keep respective City and Town Councils 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 lagging 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 the 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 and of the citizen participation plan.
12. Set annual funding and policy for the local housing assistance program. Monitor program progress and performance.

13. Have an oversight role for the Implementation Plan for the Analysis of Impediments to Fair Housing Choice. The Priority Setting Committee will track actions localities take to affirmatively further fair housing, and will lead a process of peer evaluation of each community's efforts to affirmatively further fair housing.
- 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 and town council appointees to the Priority Setting Committee from the cities and towns in the Planning Area, non-elected community representative(s) of racial and ethnic minorities and people with disabilities, plus a County Supervisor whose supervisorial district most closely coincides with 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 drafted.
 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, affirmative marketing, 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, by designating new activities or locations, and by recommending program or policy changes to the Priority Setting Committee.
 7. Recommend allocation of Planning Area funds for specific community development and housing projects, 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, one representative designated by each of the participating cities located within the planning area, and non-elected representatives of protected classes), 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.

The Novato City Council is currently exercising this option. The San Rafael City Council is currently exercising this option, but only for its CDBG housing and capital funding. The San Rafael Local Area Committee, including a City Councilmember, County Supervisor, and a community representative, continues to meet to make recommendations for the use of San Rafael CDBG public service funding. It is expected that both Novato and San Rafael will continue their current CDBG decision-making arrangements.

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. Outreach

A. Consolidated Plan

1. The County will develop the Consolidated Plan, which includes detailed lists of housing and non-housing community development needs in Marin County. The Consolidated Plan will identify available federal funds 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, and make copies of the proposed plan available upon request. 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 a reasonable number of free 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), 3) decides to change the purpose, scope, location, or beneficiaries of an activity, or 4) reprograms funds by transferring an allocation from one project to one or more projects. 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. 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. Marin County will ensure that all notices of public hearings inform persons with vision impairments of the availability of records in alternate formats, upon request; and will include, for persons with hearing impairments, a telephone contact number of the person responsible for receiving requests for the provision of reasonable accommodations during the CDBG citizen participation process.
 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 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 slum and blighted areas, 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.

- 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. 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.
- 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.

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 the 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.

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 HUD regulations or 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.

Development of the Annual Plan

In developing the Consolidated Plan, Marin County consulted with units of local government on housing and non-housing community development needs in Marin County. In developing the amendments, the County staff consulted with housing providers and non-profit social service providers and with local governments where proposed projects would be located.

Citizen Participation Process

Copies of the amended Consolidated Plan were made available to interested persons, associations, public organizations, and participating communities upon request. The Plan was developed by the Marin County Community Development Agency, after consultation with adjacent units of government, affordable housing advocates, nonprofit housing developers, public and nonprofit social service providers, and staffs of Marin County governmental departments. On September 30, 2013, February 24, 2014, and March 24, 2014, the Countywide Priority Setting Committee held public hearings where there was an agenda item for public comments on the housing and priority non-housing community development needs of extremely low, very low, low, and moderate income persons for inclusion in the amended Consolidated Plan. The Marin County Board of Supervisors held a public hearing on May 6, 2014, to obtain comment on the same issues. In addition to the four hearings on housing and non-housing community development needs described above, seven local public hearings were held to solicit comments on the proposed use of CDBG funds in six geographical areas of Marin County during March 2014. On March 20, 2014, a notice was published in the Marin Independent Journal announcing that the draft Fiscal Year 2014 amendment to the Consolidated Plan would be available for a 30-day public review. No public comments were received.

In preparation for each of the hearings staffed by the County, County staff rated each applicant's response to the affirmative marketing questions included in the CDBG and HOME application forms. Committees discussed how to improve the quality of affirmative marketing for funded projects.

On September 12, 2011, the CDBG Countywide Priority Setting Committee approved an Analysis of Impediments to Fair Housing Choice (AI), including an Implementation Plan that sets out a variety of actions intended to improve the County's performance on fair housing issues in Marin. The AI (including the Implementation Plan) was approved by the Marin County Board of Supervisors on October 11, 2011. One of the recommendations in the AI was the expansion of the CDBG Priority Setting Committee to add representatives of racial and ethnic minorities and people with disabilities.

At its February 16, 2012 meeting, the CDBG Countywide Priority Setting Committee added six non-elected community members representing racial and ethnic minorities and people with disabilities. Since then, the Committee has maintained its membership as a mixture of City/Town Councilmembers and non-elected community members representing racial and ethnic minorities and people with disabilities.

The expansion of the CDBG Countywide Priority Setting Committee has led to more detailed and insightful discussions at committee meetings about policy issues. The community representatives, elected officials, and staff are engaged in an ongoing process of mutual education about community development issues, housing finance, and equal opportunity issues. The County is actively continuing to orient the Priority Setting Committee, including its new members, to assure that all members understand their responsibilities to monitor the County's efforts to advance the AI Implementation Plan and other actions to affirmatively further fair housing.

Description of the Lead Agency

The Federal Grants Division is a small office within the Marin County Community Development Agency which is responsible for the development of the Consolidated Plan and the administration of federal housing and community development grants.

91.220(a) Application For Federal Assistance (Standard Form 424)

The Applications for Federal Assistance (Standard Form 424) are located at the beginning of this plan.

91.220(b) (including 91.220(b)(1) and (b)(2)) Resources

Anticipated annual CDBG funding	\$1,283,613
Anticipated annual HOME funding	\$631,741

Marin County also expects to receive additional funding from the following sources:

Federal
Shelter Plus Care Program
Section 8 Rental Vouchers
Veterans Administration Supportive Housing Vouchers
Housing Opportunities for Persons with AIDS (HOPWA)
Capital Fund (Public Housing)
Senior/Disabled Public Housing operating fund

Marin City Public Housing operating fund
Resident Opportunities For Self-Sufficiency (ROSS)
Family Self-Sufficiency
Section 8 Homeownership

Local
Shelter Plus Care (CMHS)
Home Connection of Marin
Below-Market Rate Sales Program (11 local jurisdictions)
Family Self-Sufficiency (Marin City Public Housing)

Nonprofit agencies in Marin County receive a limited portion of their funding from governmental assistance. They also receive substantial foundation grants. The following are resources expected to be received directly by nonprofit agencies in Marin County during the 2014-15 program year (July 1, 2014-June 30, 2015) for their housing and community development activities:

Private
Marin Community Foundation (grants and loans for housing and community development)
Other Private Foundations

Note that, in addition to its own grantmaking, the Marin Community Foundation has also been very successful in recruiting individuals and families to establish donor-advised funds which are administered by the Foundation.

The HOME Program matching funds obligation will be met primarily by leveraging funds from the Marin Community Foundation, the Affordable Housing Program (AHP), low-income housing tax credits, state government programs, private donors, and other foundations, and by obtaining credit for waivers of local fees.

91.220(c) Activities to be Undertaken

The following pages list the budget for the use of CDBG and HOME funds for the period July 1, 2014 through June 30, 2015. New Fiscal Year 2014 funds, reprogrammed funds, and program income are included. This section provides a list of proposed activities to be undertaken during the next program year to address local priority needs. The number and type of families that will benefit from the proposed activities are indicated. Questions regarding specific activities may be addressed by contacting the Marin County Community Development Agency, Federal Grants Division office at 473-6698.

All the listed Community Development Block Grant projects meet the National Objective of low and moderate income benefit. None of the projects meet the two other National Objectives, “urgent needs” and “slums and blight.”

References to the Novato Planning Area, San Rafael Planning Area, Lower Ross Valley Planning Area, Upper Ross Valley Planning Area, Richardson Bay Planning Area, West Marin Planning

Area, and Countywide Housing Funds are intended to refer to Community Development Block Grant funds which are locally distributed through those designations. The source of budgeted funds is designated with the following codes:

Countywide	Countywide Housing component of CDBG
HOME	HOME Program
Lower Ross Valley	Lower Ross Valley Planning Area component of CDBG
Novato	Novato Planning Area component of CDBG
Richardson Bay	Richardson Bay Planning Area component of CDBG
San Rafael	San Rafael Planning Area component of CDBG
Upper Ross Valley	Upper Ross Valley Planning Area component of CDBG
West Marin	West Marin Planning Area component of CDBG

**CDBG and HOME Projects - 2014-15
Project Descriptions**

PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	DESCRIPTION
HOUSING			
Bucklew - Novato House	Bucklew Programs	1333 - 7th St., Novato, CA 94945	Rehabilitation of group home for adults with severe mental illness
Del Ganado Apartments	EAH, Inc	626 Del Ganado, San Rafael, CA 94903	Rehabilitation of housing for adults with developmental disabilities
Fair Housing Services	Fair Housing of Marin	615 B Street, Suite #1, San Rafael 94901	Fair housing services
Fairfax Vest Pocket Community	Marin Housing Authority	75,80,82884 Park Rd; 385 Frustruck St. Fairfax, CA 94930	Rehabilitation of rental housing
Galilee Harbor	Galilee Harbor Community Association	300 Napa Street, Sausalito 94965	Liveboard community, public facility improvements
Gibson House-Rehabilitation	Bolinas Community Land Trust	20 Wharf Road, Bolinas 94924	Rehabilitation of affordable rental housing
Gilead House-Rehabilitation	Gilead House	1024 7th Street, Novato 94945	Rehabilitation of transitional housing
Habitat - 4th Street Homes	Habitat for Humanity GSF	1112 4th Street, Novato 94945	Homeowner mortgage assistance
Lifehouse: Stonehaven House-rehabilitation	Lifehouse Inc	2 Stonehaven Court, Novato, CA 94947	Rehabilitate group home for developmentally disabled adults
Marinwood Plaza Housing	BRIDGE Housing Corp	121, 155, 175, 197 Marinwood Avenue, San Rafael 94903	Development of rental housing
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
Stockstill House	West Marin Senior Services	12051 State Route #1, Point Reyes Station, 94956	Rehabilitation of senior assisted living home
CAPITAL			
Hamilton Child Development Center - Rehab	Hamilton Child Development Center	531 Hamilton Parkway, Novato, CA 94949	Rehabilitation of child care center
Fairfax-San Anselmo Children's Center-Rehabilitation	Fairfax-San Anselmo Children's Center	199 Porteous Ave., Fairfax 94930	Child care center-rehabilitation
Marguerita C. Johnson Senior Center rehabilitation	Marin City Community Services District	640 Drake Avenue, Marin City, CA 94965	Rehabilitate Senior Center kitchen
Marin City Community Development Corp.	Marin City Community Development Corp	441 Drake Avenue, Marin City 94965	ADA and safety repairs to office
San Rafael ADA Compliance	City of San Rafael	Citywide	Accessibility improvements to meet ADA requirements
PUBLIC SERVICES			
After School Transportation Program	Fairfax-San Anselmo Children's Center	199 Porteous Avenue, Fairfax 94930	Staff salaries, costs of operation
Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income families
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
Human Services Program	San Geronimo Valley Community Center	6350 Sir Francis Drake Blvd., San Geronimo 94963	Staff salaries for food and social services
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 Learning Center, Therapeutic Services	Community Action Marin Child Development Program	100 Phillips Drive, Marin City 94965	Therapeutic services for children
Middle School Program	Canal Alliance	86 Larkspur Street, San Rafael 94901	Staff salaries for after school and summer academic 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
Novato Youth Community Diabetes Project	Marin and Novato Y	3 Hamilton Landing, Ste 140, Novato 94949	Staff salaries for youth fitness and nutrition program
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 St (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
CDBG Administration	County of Marin	3501 Civic Center Drive, San Rafael 94903	
HOME Administration	County of Marin	3501 Civic Center Drive, San Rafael 94903	

CDBG and HOME Projects - Program Year 2014-15
Funding Summary

PROJECT NAME	APPLICANT'S REQUEST	Community Development Block Grant										HOME Program			PROJECT TOTAL		
		CDBG Planning Areas										HOME Allocations	Reprogrammed Prior Year Funds & Program Income	HOME Total			
		Countywide	Lower Ross Valley	Novato	Richardson Bay	San Rafael	Upper Ross Valley	West Marin	CDBG Total								
HOUSING																	
Bucklew - Novato House	\$13,675			\$9,400									\$9,400			\$0	\$9,400
Del Ganado Apartments	\$80,000												\$0		\$89,303	\$89,303	\$89,303
Fair Housing Services	\$62,853	\$18,675		\$12,900		\$20,925							\$2,500		\$140,000	\$0	\$2,500
Fairfax Vest Pocket Community	\$310,573												\$0			\$140,000	\$140,000
Gaillie Harbor	\$225,649				\$35,627								\$35,627			\$0	\$35,627
Gibson House-Rehabilitation	\$7,400											\$7,400				\$0	\$7,400
Gilead House-Rehabilitation	\$10,400			\$5,300									\$5,300			\$0	\$5,300
Habitat - 4th Street Homes	\$250,000			\$22,850									\$22,850			\$0	\$22,850
Lifeline: Stonehaven House-rehabilitation	\$19,500			\$19,500									\$19,500			\$0	\$19,500
Marinwood Plaza Housing	\$250,000	\$44,100											\$44,100		\$151,467	\$151,467	\$195,567
Oma Village-Housing for Working Families	\$200,000			\$22,850									\$22,850		\$416,542	\$416,542	\$439,392
Peace Village	\$1,165,000												\$10,628		\$417,100	\$417,100	\$427,728
Rehabilitation Loan Program	\$500,000	\$69,226	\$29,411	\$58,191	\$10,672	\$94,500				\$10,500			\$272,500			\$0	\$272,500
Residential Accessibility Modification Program	\$30,000	\$5,800		\$3,800		\$6,200							\$15,800			\$0	\$15,800
Stockstill House	\$13,000											\$14,151				\$0	\$14,151
CAPITAL																	
Hamilton Child Development Center - Rehab	\$13,500			\$13,500									\$13,500			\$0	\$13,500
Fairfax-San Anselmo Children's Center-Rehabilitation	\$93,500									\$10,500			\$10,500			\$0	\$10,500
Marguerita C. Johnson Senior Center rehabilitation	\$6,410				\$6,410								\$6,410			\$0	\$6,410
Marin City Community Development Corp.	\$8,250				\$8,250								\$8,250			\$0	\$8,250
San Rafael ADA Compliance	\$300,000									\$191,200			\$191,200			\$0	\$191,200
PUBLIC SERVICES																	
After School Transportation Program	\$13,650									\$5,696			\$5,696			\$0	\$5,696
Family Law Legal Services	\$25,600		\$4,300			\$7,000				\$2,600			\$13,900			\$0	\$13,900
Home Care Assistance for the Elderly (HMC Sr Svcs)	\$10,000										\$4,100		\$4,100			\$0	\$4,100
Human Services Program (SGVCC)	\$18,000										\$5,382		\$5,382			\$0	\$5,382
Marin Brain Injury Network Services	\$30,000		\$3,538			\$7,177				\$2,985			\$13,700			\$0	\$13,700
Marin Learning Center, Therapeutic Services	\$20,000				\$15,000								\$15,000			\$0	\$15,000
Middle School Program	\$15,000					\$15,000							\$15,000			\$0	\$15,000
North Bay Children's Center Scholarships	\$20,000			\$6,300									\$6,300			\$0	\$6,300
Novato Independent Elders Program	\$26,000			\$26,000									\$26,000			\$0	\$26,000
Novato Youth Center-Scholarships	\$15,000			\$6,300									\$6,300			\$0	\$6,300
Novato Youth Community Diabetes Project	\$10,000			\$5,000									\$5,000			\$0	\$5,000
Performing Stars	\$20,000												\$14,469			\$0	\$14,469
Pickleweed Children's Center	\$51,601									\$16,200			\$16,200			\$0	\$16,200
Quality Care for Kids Scholarships	\$12,500			\$6,800									\$6,800			\$0	\$6,800
Senior Access Scholarships	\$50,000		\$5,100	\$2,389		\$7,178				\$2,633			\$17,300			\$0	\$17,300
CDBG Administration		\$350,000											\$350,000			\$0	\$350,000
HOME Administration													\$63,174			\$0	\$63,174
	\$3,803,566	\$487,801	\$42,349	\$221,090	\$87,778	\$368,030	\$45,542	\$31,033	\$1,283,613	\$645,845	\$63,174	\$631,741	\$1,277,566	\$645,845	\$1,277,566	\$63,174	\$2,561,199

**CDBG and HOME Projects - 2014-15
Summary of Objectives and Outcomes**

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												
Bucklew - Novato House	12/30/2015	1	3	PF	4	F	>	11	1	Rehabilitation of one group home	Rehabilitation of group home	03B Handicapped Centers 570.201c
Del Ganado Apartments	12/30/2015	1	3	RH	4	B	>	10	11	Rehabilitation of multi unit affordable housing for disabled adults	Rehabilitation of Housing	14B Rehab: multi unit residential 570.202
Fair Housing Services	12/30/2015	2	1	PS	2	C,K		1	350	350 Persons served	Number of persons served	05J Fair Housing Activities (570.201e)
Fairfax Vest Pocket Community	12/30/2015	1	3	RH	4	B		10	2	Rehabilitation of 2 housing units	Number of housing unit improvements	14B Rehab: multi unit residential 570.202
Galilee Harbor	12/30/2019	2	1	PF	1	M		11	1	1 public facility improvement	Number of public facility improvements	03E Neighborhood Facilities 570.201c
Gibson House-Rehabilitation	12/30/2016	1	3	RH	4	B		10	7	7 affordable rental units	housing units	14B Rehab: multi unit residential 570.202
Gilead House-Rehabilitation	12/30/2015	2	3	PF	4	M	>	11	1	Rehabilitation of transitional group home	Rehabilitation of transitional housing unit	03C Homeless Facilities
Habitat - 4th Street Homes	12/30/2017	1	2	OOH	1	D		10	10	development of 10 new homes	housing units	13 Homeownership assistance, 03 Offsite improvements
Lifehouse: Stonehaven House-rehabilitation	12/30/2015	1	3	PF	4	F	>	11	1	Rehabilitation of one group home	Rehabilitation of group home	03B Handicapped Centers 570.201c
Marinwood Plaza Housing	12/30/2017	1	2	RH	1	A, C		10	72	Develop 72 units of affordable housing	housing units	01 Acquisition of Real Property 570.201a
Oma Village-Housing for Working Families	12/30/2016	1	1	RH	1	A, C		10	14	Development and rehabilitation of buildings for affordable housing	housing units	03 Public Facilities (off-site improvements) 570.201c; 14J Housing Services 570.201(k)
Peace Village	12/30/2017	1	1	RH	1	A, C		10	40	Develop 40 units of affordable housing for low income seniors	Housing Units	01 Acquisition of Real Property 570.201a
Rehabilitation Loan Program	12/30/2015	1	2	OOH	1	E		10	12	12 Households provided loans	Number of households served	14A Rehab: Single-Unit Residential 570.202; 14B: Rehab: Multi-Unit Residential 570.202
Residential Accessibility Modification Program	12/30/2015	1	1	OOH, RH	1	B, E	>	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
Stockstill House	12/30/2015	2	1	PF	1	M	>	11	1	Rehabilitation of assisted living home	Rehabilitation of assisted living home	03B Handicapped Centers 570.201c

CDBG and HOME Projects - 2014-15
Summary of Objectives and Outcomes

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
CAPITAL												
Hamilton Child Development Center - Rehab	12/30/2015	2	1	PF	4	M		11	1	Rehabilitation of one facility	Rehabilitation of one facility	03M Child Care Centers 570.201c
Fairfax-San Anselmo Children's Center-Rehabilitation	6/30/2016	2	1	PF	4	M		11	1	Rehabilitation of one facility	Rehabilitation of one facility	03M Child Care Centers 570.201c
Marguerita C. Johnson Senior Center rehabilitation	12/30/2015	2	1	PF	4	M		11	1	Rehabilitation of one facility	Rehabilitation of one facility	03A Senior Centers
Marin City Community Development Corp.	12/30/2016	3	1	PF	4	M		11	1	Rehabilitation of one facility	Rehabilitation of one facility	03 Public Facilities 570.201c
San Rafael ADA Compliance	12/30/2015	2	1	PF	4	M	✓	11	20	20 public facilities improved	public facilities improved	03L Sidewalks 570.201c; 03 Public Facilities 570.201c

PUBLIC SERVICES

After School Transportation Program	6/30/2015	2	1	PS	2	K		01	70	70 children served	Number of children served	05E Transportation Services
Family Law Legal Services	6/30/2015	2	1	PS	2	K		01	440	440 persons served	Number of persons served	05C Legal Services
Home Care Assistance for the Elderly	6/30/2015	2	1	PS	2	K	✓	01	50	50 seniors served	Number of persons served	05A Senior Services 570.201e
Human Services Program	6/30/2015	2	1	PS	2	K		01	200	200 persons served	Number of persons served	05W Food Bank 570.201e
Marin Brain Injury Network Services	6/30/2015	2	1	PS	2	K	✓	01	20	20 persons served	Number of persons served	05B Handicapped Services 570.201c
Marin Learning Center, Therapeutic Services	6/30/2015	2	1	PS	2	K	✓	01	48	48 children served	Number of children served	05L Child Care Services 570.201e
Middle School Program	6/30/2015	2	1	PS	2	K		01	44	44 youths served	Number of youths served	05D Youth Services 570.201e
North Bay Children's Center Scholarships	6/30/2015	2	1	PS	2	K		01	3	3 children served	Number of children served	05L Child Care Services 570.201e
Novato Independent Elders Program	6/30/2015	2	1	PS	2	K	✓	01	1000	1000 persons served	Number of persons served	05A Senior Services 570.201e
Novato Youth Center-Scholarships	6/30/2015	2	1	PS	2	K		01	3	3 children served	Number of children served	05L Child Care Services 570.201e
Novato Youth Community Diabetes Project	6/30/2015	2	1	PS	2	K		01	18	18 youths served	Number of youths served	05D Youth Services 570.201e
Performing Stars	6/30/2015	2	1	PS	2	K		01	100	100 youth served	Number of youths served	05D Youth Services 570.201e
Pickleweed Children's Center	6/30/2015	2	1	PS	2	K		01	20	20 children served	Number of children served	05L Child Care Services 570.201e
Quality Care for Kids Scholarships	6/30/2015	2	1	PS	2	K		01	4	4 children served	Number of children served	05L Child Care Services 570.201e
Senior Access Scholarships	6/30/2015	2	2	PS	2	K	✓	01	28	28 persons served	Number of persons served	05A Senior Services 570.201e

**CDBG and HOME Projects - 2014-15
Summary of Objectives and Outcomes**

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
HOME Administration	6/30/2015	1	1	PA	5	C		9	1	Administration of Program	Program Administration	21A General Program Administration
CDBG Administration	6/30/2015	2	1,2,3	PA	5	A,K,M		9	1	Administration of Program	Program Administration	21A General Program Administration

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

91.220(d) Geographic Distribution

For purposes of allocating Community Development Block Grant (CDBG) funds, Marin County has designated six geographic 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, San Anselmo, and Sleepy Hollow)
4. Lower Ross Valley (includes Corte Madera, Larkspur, Greenbrae, Kentfield, 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.

The county has two areas of "minority concentration," defined as Census tracts where the minority percentage of the population is noticeably greater than the countywide percentage. (Note: The state prison in San Quentin has not been included in these calculations.) Tract 1290, an unincorporated area known as Marin City, has a high concentration of African-Americans. Tract 1122, known as the Canal Area, has a high concentration of Latinos and Asians and Pacific Islanders.

After money is set aside for administrative costs, Marin County's Community Development Block Grant (CDBG) funds are divided, with 40% allocated for housing on a countywide basis and 60% divided among the six planning areas. The planning area funds are used for housing, capital, and public service projects. The formula for distributing CDBG local area funds among Marin County's six planning areas is the same formula that the U.S. Department of Housing and Urban Development (HUD) uses on a national basis to determine Marin County's funding allocation. Three variables are included in the formula:

- Population--the total population of the planning area, expressed as a percentage of the County's total population.
- Overcrowding--the number of households in the planning area which are living in overcrowded conditions (more than one person per room), expressed as a percentage of all the households living in overcrowded conditions in the County.
- Poverty--the number of people in the planning area whose incomes are below the poverty level, expressed as a percentage of all the people in poverty in the County. (This factor is counted twice.)

The four variables (poverty is double-counted) are averaged, and the percentage derived for each planning area represents that area's proportion of Marin's CDBG planning area funds.

The Countywide Housing component of CDBG and all of the funds from the HOME Program are made available for housing projects on a countywide basis, without regard to the location of projects. The availability of CDBG Countywide Housing and HOME funds makes it possible to direct funding to housing opportunities that require a large infusion of funding for a period of one or two years, even if that project is located in an area which does not have sufficient poverty or overcrowding to qualify for a large CDBG planning area allocation. Marin County's local funding formulas balance the need to support local projects with the need to support housing on a countywide basis. This system facilitates funding housing projects outside areas of concentration of poverty, and helps the community address regional housing needs on a regional basis.

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 so that the Planning Area's "proportional share" of CDBG Countywide Housing funds will be added to, and become part of, its planning area allocation. "Proportional share" is defined as the same proportion by which Planning Area funds are distributed among the Planning Areas. The usual policy that at least 30% of each planning area's funds must be spent on housing projects is waived for planning areas which include a city with a population over 50,000. For these planning areas, the City Council of the largest city in the planning area takes on the role of the CDBG Local Area Committee. This policy is in place in the Novato and San Rafael planning areas.

While an overwhelming need for affordable housing is common to all the planning areas, each geographic area is unique and needs vary among the planning areas. The Novato planning area and the San Rafael planning area include the County's two largest urban centers. The Richardson Bay planning area includes Marin City, which has a high concentration of family public housing. Youth development programs are most needed in Marin City and the Canal neighborhood of San Rafael. The West Marin planning area is mostly rural, with a need for geographically dispersed locally-based service providers. The Upper Ross Valley and Lower Ross Valley include medium-sized residential communities.

91.220(e) Homeless and Other Special Needs

Section 91.220(c) 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.)

In addition to administering the CDBG, HOME, and HOPWA Programs, the County also coordinates applications from local nonprofits for funding from the HUD Continuum of Care Program. In its role as "collaborative applicant" for the Continuum of Care Program, the County facilitates the following functions related to the needs of homeless people:

Outreach to Families:

- Coordination with local school district homeless liaisons to outreach to unsheltered homeless families and provide linkages to family housing/service opportunities.
- Work with the local United Way, 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.
- Connect families with legal services (Legal Aid of Marin) to clear legal barriers to housing (such as criminal records).
- Identify homeless families receiving public assistance (County Health & Human Services programs) and connect them with local housing resources.

Outreach to All Individuals (including single adults):

- 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 (CARE Teams, Marin Interfaith Street Chaplaincy) identify and engage people daily through peer-led efforts. (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 Emergency Shelter and Transitional Housing Needs of Homeless Persons:

Virtually 100% of the 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.

Addressing Family Homelessness:

The Continuum of Care is working to implement Ten-Year Plan goals to address family homelessness by assessing the effectiveness of existing interventions for at-risk families to prevent homelessness and expanding new prevention methods developed with Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds. Building on the success of HPRP, the Continuum of Care is focusing on shelter diversion strategies. 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 Stably Housed:

The Continuum of Care 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.
- 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.
- Evaluating quarterly Continuum of Care and agency performance to deliver targeted technical assistance.

Preventing Households from Becoming Homeless:

Continuum of Care staff assist 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, using HPRP data to support efforts to increase prevention resources, and expanding outreach to landlords to make them aware of prevention services.

For additional information about the homeless population in Marin, see Appendix A, *Marin County 2013 Point in Time Count Preliminary Summary*.

91.220 Other Actions

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 Performing Stars of Marin 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.

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.

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.

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.

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. The County will continue the collaboration of the Marin County Department of Health and Human Services, the Marin County Community Development Agency, the Housing Authority, and nonprofit service providers in the provision of housing and supportive services for people with AIDS.

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.

Public Housing

The Marin Housing Authority's public housing program continues to operate at appropriation levels that are far below the actual operating costs. 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 880 household members within 500 units.

Capital Fund:

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. During the last fifteen years, construction costs have increased by 203%, thereby cutting the amount of capital improvements that can be accomplished today with each CFP dollar now allocated. During this same period, CFP funding from the federal government has declined dramatically and has not been adequate to cover replacement costs for the aging public housing stock. In 2009, the federal government recognized this and in the current administration's federal stimulus funding package known as the American Recovery and Reinvestment Act (ARRA), much needed CFP stimulus grants were provided to Public Housing Authorities to address immediate capital repair and replacement needs on a competitive application basis.

The Marin Housing Authority's most recent Physical Needs Assessment (PNA) identified over \$16 million in immediate capital improvement needs at its public housing but had only identified \$4 million available in its five-year plan to address these unmet physical needs. Because the

Marin Housing Authority aggressively pursued the federal stimulus ARRA CFP grants, the Housing Authority was successful in receiving four additional CFP Capital grants that have allowed the Housing Authority to increase the CFP funding by over \$4 million, allowing additional capital work in its five-year CFP plan. While these additional ARRA grants significantly helped to reduce the Housing Authority's CFP funding gap, it still leaves MHA with the need to identify and pursue any other financing alternatives to preserve MHA's valuable public housing stock. In 2013, the Marin Housing Authority launched a \$2.1 million Energy Savings Project in all 500 public housing units in an effort to save energy costs that will be realized in the next 15 years as well as significant irrigation improvements where cost savings will be effective immediately.

Resident Initiatives

Phoenix Project

The Phoenix Project provides prevention and intervention services focused on opening education and employment opportunities to at-risk young men. The project is a partnership between Performing Stars of Marin and the Marin Housing Authority in collaboration with the Sheriff's Department, County Probation, the District Attorney's Office, the Conservation Corps North Bay, Marin City Community Development Corporation, Marin AIDS Project, Bay Area Community Resources, the Marin County Office of Education, and others. It is funded by the Marin Community Foundation, the Milagro Foundation, the Marin County Board of Supervisors, and individual donations. In 2012, the Phoenix Project, in partnership with the Probation Department, launched a pilot reentry program for parolees and provided paid employment in conjunction with case management services.

ROSS Service Coordinator

Multi-year HUD funding provides service coordination to 200 elderly and disabled residents in the five MHA complexes designated for this population. The primary goal of the 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.

Family Self-Sufficiency (FSS)

With funding support from the Marin Community Foundation (MCF) and 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. The Family Self-Sufficiency Program 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. MCF provides additional multi-year funding to expand FSS with the Work Incentive Program, which targets public housing families who have multiple barriers and challenges that require more intensive case management.

Shelter Plus Care

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.

Housing Opportunities for People with AIDS (HOPWA)

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 between 25 and 27 households in 2014-15.

Home Connection of Marin

Home Connection is a house matching service providing pre- and post-match services, compatibility screening, and a background check. Home Connection does not provide any financial assistance.

Section 3 Resident Training

The Marin Housing Authority periodically provides short-term training opportunities to public housing residents in maintenance and landscaping trades. Residents work in paid training positions under the supervision of community-based training organizations on maintenance or landscaping projects at one of MHA's public housing complexes. 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, or landscaping fields.

91.220(g) Program-Specific Requirements

91.220(g)(1)(i) CDBG

See 91.220(c) Activities to be Undertaken.

91.220(g)(1)(ii)(A) CDBG Program Income

If the CDBG program receives revenue from a completed project, this amount is considered program income, which must be made available to fund new CDBG activities. When CDBG funds are used towards acquisition or major rehabilitation of real estate, a deed of trust or a CDBG lien agreement is usually recorded on the property. The Rehabilitation Loan Program, funded by CDBG, uses a standard note and deed of trust to secure the loans it makes to homeowners. Loans made by the Rehabilitation Loan Program carry a fixed interest rate, which is stated in the loan documents. For other CDBG projects, we generally use a CDBG lien agreement, which is triggered if the property is ever sold or if its use is ever changed, but which never requires payment of principal or interest if the property remains in the same ownership and use. The standard CDBG lien agreement is for a stated percentage of the value of the property, set at the percentage of the project cost contributed by CDBG, so that, if the lien is triggered, the implicit interest rate on the CDBG funds is the rate at which the property has appreciated. In some cases, if a housing development project receives low-income housing tax credits, CDBG assistance may be in the form of an interest-bearing loan, secured by a standard note and deed of trust. In the past program year, one CDBG project has generated program income.

Rehabilitation Loan Program (Marin County Housing Authority)

The Rehabilitation Loan Program makes loans to eligible homeowners and nonprofit organizations for rehabilitation of single-family houses, including mobile homes, group homes, and houseboats. In the past, revenue from monthly loan payments and repaid loans has been deposited in the Rehabilitation Loan Program's Revolving Loan Fund and then used to make additional loans. This procedure will continue in the 2014-15 program year. The amount of program income generated by the Rehabilitation Loan Program is volatile and difficult to predict. During the 2012-13 program year (July 1, 2012 to June 30, 2013), the Rehabilitation Loan Program generated \$288,525 in program income. For the 2013-14 program year (July 1, 2013 to June 30, 2014), we expect that this program will generate approximately \$300,000 in program income. For the 2014-15 program year (July 1, 2014 to June 30, 2015), we expect that this program will generate approximately \$500,000 in program income.

Expected Program Income for Program Year 2014-15

For the 2014-15 program year (July 1, 2014 to June 30, 2015), we expect that the Rehabilitation Loan Program will generate approximately \$500,000 in program income.

**2014-15 CDBG PROJECT TO BE FUNDED FROM ANTICIPATED
PROGRAM INCOME TO BE RECEIVED IN 2014-15**

1) Rehabilitation Loan Program (Marin County Housing Authority) Housing rehabilitation, Countywide	\$500,000*
Total Projects Funded by Anticipated Program Income	\$500,000*
ESTIMATED CDBG PROGRAM INCOME EXPECTED TO BE RECEIVED DURING 2014-15 PROGRAM YEAR (July 1, 2014 to June 30, 2015) (Source: Rehabilitation Loan Program)	\$500,000*
TOTAL CDBG FUNDS AVAILABLE FROM 2014-15 CDBG GRANT (\$1,283,613) AND ESTIMATED CDBG PROGRAM INCOME (\$500,000) EXPECTED TO BE RECEIVED DURING 2014-15 PROGRAM YEAR	\$1,783,613*

The maximum CDBG funds allowable for general administration = (20%) x (the 2014-15 grant + program income expected to be received during the 2014-15 program year) = (20%) x (\$1,783,613*) = \$356,722*.

The maximum CDBG funds allowable for public services = (15%) x (the 2014-15 grant amount + program income actually received during the 2013-14 program year) = (15%) x (\$1,283,613 + approximately \$300,000*) = approximately \$237,500*.

*The amount of program income generated by the Rehabilitation Loan Program is volatile and difficult to predict. Because program income cannot be predicted exactly, the actual amount may vary from this estimate.

CDBG Low-Income Benefit

All of the proposed 2014-15 program year budget allocations, 100% of the \$1,283,613 grant and all program income, will be used for activities benefiting low and moderate income persons.

HOME Affirmative Marketing Policy

The County will require all new HOME projects to prepare an Affirmative Marketing Plan in consultation with the County and Fair Housing of Marin. The Affirmative Marketing Plan shall meet standards established by HUD. The County requires its HOME project sponsors to collect and report data on the race, ethnicity, gender, and disability characteristics of waiting list applicants and residents. This data will make it possible to evaluate the success of affirmative marketing efforts.

HOME Program Income

During the 2013-14 program year, we received \$5,403 in HOME program income from the American Dream Downpayment Initiative Program. This amount has been allocated to the Oma Village (Homeward Bound of Marin) project.

We anticipate a small amount of HOME Program Income from the American Dream Downpayment Initiative Program for the 2014-15 program year.

91.220(g)(1)(ii)(B) & (C)

These sections are not applicable to Marin.

91.220(g)(1)(ii)(D) Income from Float-Funded Activities

Because of the risk inherent in float-funded activities, Marin County does not engage in any float-funded activities. Therefore, no income is expected to be generated by float-funded activities.

91.220(g)(2) HOME Program

Marin County intends to use its entire HOME allocation for projects described in 24 CFR 92.205(b). The County does not intend to use any HOME funds for projects not described in 24 CFR 92.205(b).

Emergency Solutions Grant Program (ESG)

Marin County nonprofits regularly apply for and obtain funding from the State of California's competitive ESG grant pool for non-entitlement jurisdictions. As a community, Marin prioritizes projects that provide assistance to move homeless households as quickly as possible into permanent housing (primarily through rapid rehousing activities) and those that serve families (through emergency shelter and/or rapid rehousing activities). These priorities are consistent with the goals of Marin County's Ten-Year Homeless Plan. (See <http://www.co.marin.ca.us/depts/HH/main/coc/10yearplan/May%202006%2010%20Year%20Homeless%20Plan.pdf> and <http://www.co.marin.ca.us/depts/HH/main/coc/10yearplan.cfm>.) Projects are selected based on how closely they align with Ten-Year Plan strategies.

The Housing Opportunities For Persons With AIDS (HOPWA) Program

For many years, HUD has provided Housing Opportunities for Persons with AIDS Program (HOPWA) funding to San Francisco on behalf of San Francisco, San Mateo, and Marin Counties. Every year, San Francisco issued a contract to give Marin its share of the region's HOPWA funds. In recent years, with reduced funding, Marin has used HOPWA funds only to maintain a rental assistance program administered by the Marin Housing Authority.

Effective July 1, 2014, HUD will reconfigure the geography for the distribution of HOPWA funds, and Marin will no longer be considered part of the San Francisco area. Instead, Marin will receive its HOPWA funds from an allocation that HUD will provide to the State of California on behalf of 41 counties. The HOPWA funds available to Marin will be used entirely to continue an ongoing rental assistance program currently administered by the Marin Housing Authority. Our best estimate is that Marin's HOPWA allocation for the 2014-15 program year (July 1, 2014-June 30, 2015) will be \$294,000.

Because HUD will provide the State of California with the HOPWA funds that the State will then make available in Marin County, the Marin HOPWA allocation is included in the Consolidated Plan issued by the State of California. Details about the use of HOPWA funds in Marin County are included in this Action Plan for informational purposes only.

91.225 Certifications

Marin County certifies the following:

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 May 9, 2014
Matthew H. Hymel
County Administrator

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) 2014 , _____ (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

May 9, 2014

Date

Matthew H. Hymel
County Administrator

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;

<hr/>	May 9, 2014
Signature/Authorized Official	Date
Matthew H. Hymel	
<u>County Administrator</u>	
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.

<hr/>	<u>May 9, 2014</u>
Signature/Authorized Official	Date
Matthew H. Hymel	
County Administrator	
<hr/>	
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.

91.230 Monitoring Standards and Procedures

Timeliness

In the selection of projects for CDBG and HOME funding, readiness to proceed is a major consideration. County staff make every effort to recommend projects for funding which are ready to proceed in a reasonable period of time. Unfortunately, projects serving low-income people often face neighborhood opposition, which can delay the issuance of local planning approvals. It is difficult to predict the extent of delay that neighborhood opposition may cause. In 1992, the Priority Setting Committee adopted a policy that any project with unspent funds which were allocated to the project over two years ago must be considered for reprogramming to other projects which may be in greater need of the funds. In compliance with this policy, all projects with funds which were allocated two years ago or earlier, as well as newer projects which have been moving slowly, are considered for reprogramming at the annual CDBG and HOME budget hearings.

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 both the letter and the spirit of the program regulations and the statutes that govern the program?
- Is the information being 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 make a good faith effort at affirmative marketing?
How effective was the affirmative marketing?
- Did the project sponsor have the capacity to implement the project alone, and if not, did they make appropriate use of consultants and partnerships with other organizations?
- Is the project cost-effective in comparison with other ways to meet the same need?

- Is the activity conducted in a manner that respects 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 made appropriate outreach to show a commitment to providing culturally sensitive services to all people?
- Has the project sponsor planned the implementation process to consider timing issues and minimize financial risk?
- Has the project sponsor made efforts to utilize volunteers and 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 project within a two-year cycle. We identify high-risk subrecipients 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) Project sponsors who frequently change the scope of their project(s).
- 9) Project sponsors who have a reputation in the community for having troubled projects.

- 10) Projects where service delivery has been disrupted because of internal organizational changes.
- 11) Projects that must comply with Davis-Bacon wage standards.
- 12) Projects that generate an inordinate number of complaints from the public.
- 13) Projects that are the focus of community controversy related to program effectiveness.
- 14) Projects that are not meeting contract goals; for example, if a project is serving a smaller number of clients than projected.
- 15) Projects or project sponsors which have lost significant funding sources.
- 16) Project sponsors which fail to submit demographic reporting data on a timely basis or who submit data that appears questionable.
- 17) 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.

A Note on the Analysis of Impediments to Fair Housing

On October 11, 2011, the Marin County Board of Supervisors adopted an Analysis of Impediments to Fair Housing Choice, including an Executive Summary and an Implementation Plan. The County has begun to implement the recommendations of the Analysis of Impediments through the priorities established by the Implementation Plan. The Analysis of Impediments to Fair Housing Choice, including the Executive Summary and the Implementation Plan, was incorporated by reference as part of the 2012 Consolidated Plan Amendment.

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SUMMARY LIST OF
PROPOSED

COMMUNITY DEVELOPMENT
BLOCK GRANT

AND

HOME INVESTMENT PARTNERSHIPS
PROGRAM

2014-15 ALLOCATIONS

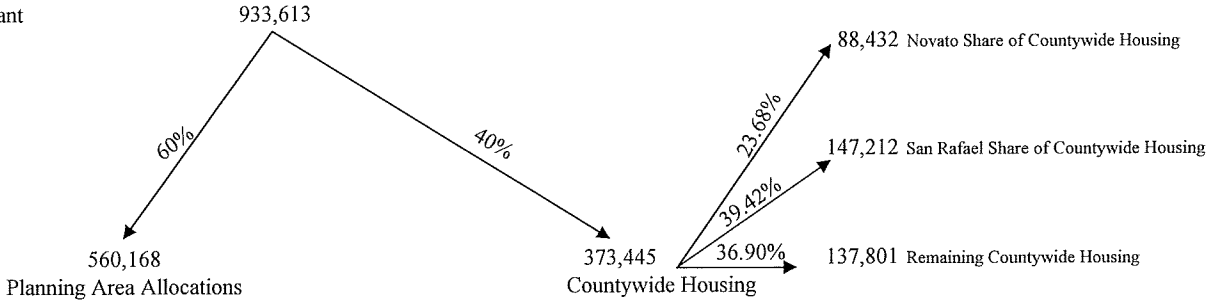
AND

REPROGRAMMINGS OF PAST
YEARS' FUNDS

2014-2015 Community Development Block Grant
Housing Authority Program Income
for the period 6/1/13-12/31/2013
Other program income

1,283,613
207,367
<u>1,490,980</u>
x 15%
<u>223,647</u>
(52,500) Fair Housing
<u><u>171,147</u></u> Available for Public Services

Total Grant 1,283,613
Administration 350,000
Net Grant 933,613



%	Planning Area	Planning Area Allocation	30% Minimum for Housing**	Maximum for Public Services
23.68%	Novato	132,648	0	40,528 *
39.42%	San Rafael	220,818	0	67,466 *
8.13%	Upper Ross	45,542	13,662	13,914
7.56%	Lower Ross	42,349	12,705	12,938
15.67%	Richardson Bay	87,778	26,333	26,819
5.54%	West Marin	31,033	9,310	9,482
	Total of			
100.00%	Planning Areas	<u>560,168</u>	<u>62,010</u>	<u>171,147</u>

To be distributed as San Rafael Planning Area Funds:	
Basic San Rafael Planning Area Funds	220,818
San Rafael Share of Countywide Housing	<u>147,212</u>
Total San Rafael Share	368,030
Amount allocated to Public Services	<u>(55,205) *</u>
To be Distributed by San Rafael	<u><u>312,825</u></u>
City Council for Capital and Housing Projects	

To be distributed as Novato Planning Area Funds:	
Basic Novato Planning Area Funds	132,648
Novato Share of Countywide Housing	<u>88,432</u>
Total Novato Share	221,080
Amount allocated to Public Services	<u>(52,789)</u>
Amount for Housing & Capital Projects	<u><u>168,291</u></u>

*Public Service funding for Novato and San Rafael:

San Rafael uses only \$55,205 of \$67,466 available, saving \$12,261 in Public Service Spending Authority.

Novato Public Service Allocation by Formula	40,528
Public Service Spending Authority from San Rafael	<u>12,261</u>
Public Service amount available for Novato	<u><u>52,789</u></u>

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

LOWER ROSS VALLEY PLANNING AREA (2014-15)

Housing	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$ 29,411
					\$29,411

Capital There were no capital project proposals this year. **\$0**

Public Service	Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income families	\$ 4,300
	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	\$ 3,538
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$ 5,100
					\$12,938
				TOTAL	\$42,349

Total Available for Planning Area \$42,349

Maximum funds available for Public Services \$12,938

Minimum funds required for Housing (County policy requires each planning area to allocate at least 30% of its funds for housing.) \$12,705

NOVATO PLANNING AREA (2014-15)

Housing	Bucklew - Novato House	Bucklew Programs	1333 - 7th St., Novato, CA	Rehabilitation of group home for adults with severe mental illness	\$9,400
	Fair Housing Services	Fair Housing of Marin	615 B Street, Suite #1, San Rafael 94901	Fair housing services	\$12,900
	Gilead House-Rehabilitation	Gilead House	1024 7th Street, Novato 94945	Rehabilitation of transitional housing	\$6,300
	Habitat - 4th Street Homes	Habitat for Humanity GSF	1112 4th Street, Novato 94945	Homeowner mortgage assistance	\$22,850
	Lifehouse: Stonehaven House-rehabilitation	Lifehouse Inc	2 Stonehaven Court, Novato, CA 94947	Rehabilitate group home for developmentally disabled adults	\$19,500
	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	\$22,850
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$58,191
	Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility	\$3,800
					\$154,791

Capital	Hamilton Child Development Center - Rehab	Hamilton Child Development Center	531 Hamilton Parkway, Novato, CA 94949	Rehabilitation of child care center	\$13,500
					\$13,500

Public Services	North Bay Children's Center Scholarships	North Bay Children's Center	932 C Street, Novato 94949	Child care scholarships	\$6,300
	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	\$6,300
	Novato Youth Community Diabetes Project	Marin and Novato Y	3 Hamilton Landing, Ste 140, Novato 94949	Staff salaries for youth fitness and nutrition program	\$5,000
	Quality Care for Kids Scholarships	Quality Care for Kids	629 Plum Street (94945), 1320 Lynwood Drive (94947), Novato	Child care scholarships	\$6,800
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$2,389
				TOTAL	\$52,789
					\$221,080

Total funds Available for Planning Area	\$221,080
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Maximum funds available for Public Services	\$52,789
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RICHARDSON BAY PLANNING AREA (2014-15)

Housing	Galilee Harbor-rehabilitation	Galilee Harbor Community Association	300 Napa Street, Sausalito 94965	Liveboard community, public facility improvements	\$35,627
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$10,672
					\$46,299

Capital	Marguerita C. Johnson Senior Center rehabilitation	Marin City Community Services District	640 Drake Avenue, Marin City, CA 94965	Rehabilitate Senior Center kitchen	\$6,410
	Marin City Community Development Corp.	Marin City Community Development Corp	441 Drake Avenue, Marin City 94965	ADA and safety repairs to office	\$8,250
					\$14,660

Public	Marin Learning Center, Therapeutic Services	Community Action Marin Child Development Program	100 Phillips Drive, Marin City 94965	Therapeutic services for children	\$15,000
	Performing Stars	Performing Stars of Marin	271 Drake Avenue, Marin City 94965	Social/self development for low income children	\$11,819
Service					\$26,819

TOTAL

\$87,778

Total Available for Planning Area	\$87,778
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Maximum funds available for Public Services	\$26,819
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Minimum funds required for Housing (County policy requires each planning area to allocate at least 30% of its funds for housing.)	\$26,333
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SAN RAFAEL PLANNING AREA (2014-15)

Housing	Fair Housing Services	Fair Housing of Marin	615 B Street, Suite #1, San Rafael 94901	Fair housing services	\$20,925
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$94,500
	Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility	\$6,200
					\$121,625

Capital	San Rafael ADA Compliance	City of San Rafael	Citywide	Accessibility improvements to meet ADA requirements	\$191,200
					\$191,200

Public Service	Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income families	\$7,000
	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	\$7,177
	Middle School Program	Canal Alliance	86 Larkspur Street, San Rafael 94901	Staff salaries for after school and summer academic program	\$15,000
	Performing Stars	Performing Stars of Marin	271 Drake Avenue, Marin City 94965	Social/self development for low income children	\$2,650
	Pickleweed Children's Center	City of San Rafael	40 Canal Street, San Rafael, CA 94901	Staff salaries for child care	\$16,200
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$7,178
					\$55,205
				TOTAL	\$368,030

Total Available for Planning Area	\$368,030
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Funds available for Public Services based on 15% of Planning Area allocation	\$55,205
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UPPER ROSS VALLEY PLANNING AREA (2014-15)

Housing	Peace Village	Resources for Community Development	2626 Sir Francis Drake Blvd., Fairfax 94930	Site acquisition for senior housing	\$10,628
	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$10,500
					\$21,128
Capital	Fairfax-San Anselmo Children's Center-Rehabilitation	Fairfax-San Anselmo Children's Center	199 Porteous Ave., Fairfax 94930	Child care center-rehabilitation	\$10,500
					\$10,500
Public	After School Transportation Program	Fairfax-San Anselmo Children's Center	199 Porteous Avenue, Fairfax 94930	Staff salaries, costs of operation	\$5,696
	Family Law Legal Services	Family & Children's Law Center	30 North San Pedro Road, Suite 245, San Rafael 94903	Legal assistance for low income families	\$2,600
Service	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	\$2,985
	Senior Access Scholarships	Senior Access	70 Skyview Terrace, Bldg. B, San Rafael 94903	Scholarships, elderly day care	\$2,633
					\$13,914
				TOTAL	\$45,542
				Total Available for Planning Area	\$45,542
				Maximum funds available for Public Services	\$13,914
				Minimum funds required for Housing (County policy requires each planning area to allocate at least 30% of its funds for housing.)	\$13,662

WEST MARIN PLANNING AREA (2014-15)

Housing	WH - 1	Gibson House-Rehabilitation	Bolinas Community Land Trust	20 Wharf Road, Bolinas 94924	Rehabilitation of affordable rental housing	\$7,400
	WH - 4	Stockstill House	West Marin Senior Services	12051 State Route #1, Point Reyes Station, 94956	Rehabilitation of senior assisted living home	\$14,151
						\$21,551

Capital	WC - 1	No capital projects were funded this year.				\$0
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Public Service	WS - 1	Home Care Assistance for the Elderly	West Marin Senior Services	11435 State Route 1, Creamery Annex, Point Reyes Station 94956	Home care referrals and assistance for the elderly and disabled	\$4,100
	WS - 2	Human Services Program	San Geronimo Valley Community Center	6350 Sir Francis Drake Blvd., San Geronimo 94963	Staff salaries for food and social services	\$5,382
						\$9,482
TOTAL						\$31,033

Total funds Available for Planning Area **\$31,033**

Maximum funds available for Public Services **\$9,482**

Minimum funds required for Housing
(County policy requires each planning area to allocate at least 30% of its funds for housing.) **\$9,310**

COMMUNITY DEVELOPMENT BLOCK GRANT COUNTYWIDE HOUSING ALLOCATIONS (2014-15)

Fair Housing Services	Fair Housing of Marin	615 B Street, Suite #1, San Rafael 94901	Fair housing services	\$18,675
Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans	\$69,226
Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility	\$5,800
Marinwood Plaza Housing	BRIDGE Housing Corp	121, 155, 175, 197 Marinwood Avenue, San Rafael 94903	Development of rental housing	\$44,100
TOTAL				\$137,801

HOME PROGRAM ALLOCATIONS (2014-15)

Marinwood Plaza Housing	BRIDGE Housing Corp	121, 155, 175, 197 Marinwood Ave., San Rafael 94903	Development of rental housing	\$151,467
Peace Village*	Resources for Community Development	2626 Sir Francis Drake Blvd., Fairfax 94930	Development of senior housing	\$417,100
HOME Program Administration				\$63,174
			TOTAL	\$631,741

* This project is designated as a Community Housing Development Organization (CHDO) project as defined in the HOME regulations. The HOME Program requires that a minimum of 15% of the grant, or \$94,762, be spent on CHDO-sponsored projects.

REPROGRAMMED FUNDS
(ALSO INCLUDES ALLOCATIONS OF
PROGRAM INCOME, WHICH ARE SO NOTED)

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS		
REPROGRAMMED FROM:	REPROGRAMMED TO:	AMOUNT
No Community Development Block Grant Funds are designated for reprogramming.		
HOME PROGRAM		
REPROGRAMMED FROM:	REPROGRAMMED TO:	AMOUNT
Whistlestop Renaissance Housing (Marin Senior Coordinating Council)	Del Ganado Apartments (EAH, Inc., Lifehouse, and Marin Housing for Handicapped, Inc. I)	\$89,303
930 Tamalpais Ave, San Rafael 94901	626 Del Ganado, San Rafael 94903	
Construction of affordable housing for seniors and disabled	Rehabilitation of housing for adults with developmental disabilities	
HUD-04801-02-12	HUD-04902-02-12	
(CHDO Funds)	(CHDO Funds)	
San Anselmo Seminary (EAH Inc.)	Fairfax Vest Pocket Community (Marin Housing Authority)	\$140,000
19 & 21 Belle Ave., 100 Mariposa Ave, 108 & 111 Ross Avenue	75, 80, 82 & 84 Park Rd; 3 & 5 Frustruck St.	
San Anselmo, CA 94960	Fairfax, CA 94930	
Acquisition and rehabilitation of apartments	Rehabilitation of Rental Housing	
HUD-04799-02-13	HUD-04903-02-13	
Marinwood Plaza Housing (BRIDGE Housing Corp)	Oma Village (previously named: Housing for Working Families)	\$84,224
121, 155, 175, 197 Marinwood Avenue San Rafael 94903	(Homeward Bound of Marin) 5394 Nave Drive, Novato 94949	
Site Acquisition	Development of affordable rental homes	
HUD-04796-02-12	HUD-04797-02-12	
San Anselmo Seminary (EAH Inc.)	Oma Village (previously named: Housing for Working Families)	\$11,350.14
19 & 21 Belle Ave., 100 Mariposa Ave, 108 & 111 Ross Avenue	(Homeward Bound of Marin) 5394 Nave Drive, Novato 94949	
San Anselmo, CA 94960	Development of affordable rental homes	
Acquisition and rehabilitation of apartments	HUD-04797-02-12	
HUD-04799-02-12		

REPROGRAMMED FUNDS
 (ALSO INCLUDES ALLOCATIONS OF
 PROGRAM INCOME, WHICH ARE SO NOTED)

REPROGRAMMED FROM:	REPROGRAMMED TO:	AMOUNT
San Anselmo Seminary (EAH Inc.) 19 & 21 Belle Ave., 100 Mariposa Ave, 108 & 111 Ross Avenue San Anselmo, CA 94960 Acquisition and rehabilitation of apartments HUD-04799-02-13	Oma Village (previously named: Housing for Working Families) (Homeward Bound of Marin) 5394 Nave Drive, Novato 94949 Development of affordable rental homes HUD-04797-02-13	\$315,565
American Dream Downpayment Initiative (Marin Housing Authority) PROGRAM INCOME from loan repayment HUD-04113-02-12	Oma Village (previously named: Housing for Working Families) (Homeward Bound of Marin) 5394 Nave Drive, Novato 94949 Development of affordable rental homes HUD-04797-02-12	\$5,403

MARIN INDEPENDENT JOURNAL
THURSDAY, MARCH 20, 2014 • B11

Legal Notice

**NOTICE OF REQUEST FOR COMMENTS AND
PUBLIC HEARING TO AMEND MARIN COUNTY'S
CONSOLIDATED PLAN, ADOPT PROPOSED
FISCAL YEAR 2014 AMENDMENTS TO THE 2010-
14 MARIN COUNTY CONSOLIDATED PLAN, AND
OBTAIN COMMENTS ON HOUSING AND NON-
HOUSING COMMUNITY DEVELOPMENT NEEDS
OF LOW-INCOME PERSONS**

The County of Marin Consolidated Plan for Fiscal Years 2010-14 (Consolidated Plan) is a planning and budgeting report mandated by the U.S. Department of Housing and Urban Development (HUD) for entitlement communities. The Plan describes the affordable housing and priority non-housing community development needs of extremely low, very low, low, and moderate income persons in the County, and sets forth priorities and strategies for meeting these needs. The County of Marin is required to amend the Consolidated Plan Action Plan annually to reflect the new program year budget for the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The County is also required to update the Consolidated Plan with new affordable housing and priority non-housing community needs data as it becomes available, and to address public comments received during the public hearings and the comment period.

The proposed budgets for the use of Fiscal Year 2014 CDBG and HOME Program funds will be presented in the Action Plan section of the Consolidated Plan. All activities recommended for funding are consistent with the County's priorities as reported in the Consolidated Plan.

From now through May 5, 2014, the Marin County Community Development Agency will receive comments from interested parties on amendments to the Consolidated Plan, including the budget for the use of federal CDBG and HOME funds for the period July 1, 2014 to June 30, 2015.

On Monday, March 24, 2014, 7:00 p.m., at the San Rafael B Street Community Center, 618 B Street, San Rafael, California, the Marin County Countywide Priority Setting Committee will hold a public hearing to request public comment on 1) amendments to the Consolidated Plan, housing and non-housing community development needs of lower income people, and the past performance of the County's Community Development Block Grant (CDBG), HOME, and Housing Opportunities for Persons with AIDS (HOPWA) programs, 2) Budget for 2014-15 for six local CDBG Planning Areas (Novato, San Rafael, Upper Ross Valley, Lower Ross Valley, Richardson Bay, and West Marin), reprogrammings of CDBG funds from previous years, and use of CDBG program income, and 3) Recommended 2014-15 CDBG Countywide Housing allocations, 2014 HOME Program allocations, use of CDBG and HOME funds from previous years, and use of CDBG and HOME program income.

Paper copies of the draft amendments to the Consolidated Plan are available upon request. The draft amendments will be available at the Marin County Community Development Agency, 3501 Civic Center Drive, Room 308, San Rafael, between the hours of 9:30 a.m. and 5:00 p.m., 473-6279, as are all records and reports regarding the use of past CDBG, HOME, and HOPWA funds. A copy of the draft amended Consolidated Plan will also be sent to those that request it by calling 473-6279.

Legal Notice

On Tuesday, May 6, 2014, the Marin County Board of Supervisors will hold a final public hearing to receive comments from interested parties on the revised Consolidated Plan and its proposed amendments, including the use of Fiscal Year 2014 funds, and to hear comments from all interested parties on past program performance and housing and non-housing community development needs of extremely low, very low, low, and moderate income persons in the County. The public hearing will be held during the regular meeting of the Marin County Board of Supervisors at 9:00 a.m. or thereafter (call 473-6279 on or after May 2 for precise time), in Room 330, Administration Building, Marin County Civic Center, 3501 Civic Center Drive, San Rafael, California.

The public hearing locations are accessible by wheelchair and public transportation. People with impaired speech or hearing using TDD devices may reach us through the California Relay Service in English and Spanish at 711. Sign language interpretation, translation into languages other than English, and documents in alternate formats for people with visual impairments are available upon request. If you need sign or other interpretation, please call our office at 473-6279, at least five business days in advance of the hearings.

Please call Roy Bateman (473-6698) if you are not able to attend the public hearings but would like to comment on the proposed amendments to the Consolidated Plan, or housing and non-housing community development needs. Comments may also be sent to: Roy Bateman, Marin County Community Development Agency, 3501 Civic Center Drive, San Rafael, California 94903.

An Assessment of Marin County's Consolidated Plan performance, prepared by the U.S. Department of Housing and Urban Development, is available at the Community Development Agency, 3501 Civic Center Drive, Room 308, San Rafael.

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 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 Community Development Agency, Federal Grants Division, 3501 Civic Center Drive, Room 308, San Rafael CA 94903, phone 473-6698. The person who has been designated to process grievances under this policy is the Disability Access Manager, Marin County Civic Center, Room 304, San Rafael, California 94903, phone 473-4381. People using Telecommunications Relay Service devices may reach all County of Marin offices, including the Section 504 Compliance Office and the Marin County Community Development Agency by calling 711.

NO. 295 MARCH 20, 2014

Marin County
2013 Point in Time Count Preliminary Summary

Introduction

On January 24, 2013, Marin County Health & Human Services in partnership with housing and service providers, faith based groups and Marin schools conducted a biennial census of persons experiencing homelessness in Marin County.

The census, also known as the Point in Time Count, provides valuable information about those experiencing homelessness or who at risk of homelessness. The U.S Department of Housing and Urban Development (HUD) requires communities across the country that receive federal funding to conduct a biennial one day count of unsheltered and sheltered persons experiencing homelessness. Specifically HUD requires communities to:

- Gather statically reliable, unduplicated counts or estimates of homeless persons living in places not meant for human habitation (streets, cars or living outdoors), emergency shelters and transitional housing locations on a single day.
- Identify how the data was gathered for the count.
- Conduct a one day count every two years of *both* sheltered and unsheltered persons experiencing homelessness during the last 10 days of January.

In addition to meeting federal mandated requirements, Marin County uses the Count as an opportunity to gather information not formally recognized by HUD. This "Community Count" is a broader census that includes individuals and families living in hotels or motels, jails, hospitals or boats or other structures with no plumbing or electricity as well as those at risk of becoming homeless.

This report is designed to provide readers with preliminary findings from 2013 the Point in Time Homeless Count and is based on initial calculations from primarily survey data. A comprehensive report with full results is expected to be released by July 2013.

Methodology

Marin follows HUD-approved methodology for counting shelter and unsheltered populations. Multiple data collection methods were used to count Marin's homeless population. These include: conducting a brief housing survey, utilizing data from the Homeless Management Information System (HMIS), using information collected by special outreach teams who worked to identify persons living in encampments, and incorporating data from teams that work among the day laborer population.

Count Limitations

The Count is intended to provide a one-day **snapshot** of unduplicated numbers of homeless families and individuals in sheltered, unsheltered and other locations in Marin County and is in no way a comprehensive or complete measure. Research has shown that one-day counts often underestimate the number of people experiencing homelessness. Homelessness by nature is not static. Some people who had housing on the night of the count may later become homeless at other times during the year.

Counting the number of people experiencing homelessness is also difficult for other reasons. Marin is an especially challenging place to count the homeless population due to its geography, which includes various places not easily accessible (forests, open space, etc.). Due to safety concerns related to entering these areas at times when people are likely to be present (early in the morning or late in the evening when it is still dark); the large geographic distances between sites; and the limited number of volunteer outreach teams, our ability to count persons in these isolated and encampment areas has always been particularly challenging.

In addition, the stigma of homelessness often prevents people from accessing services and/or self-identifying as homeless. Many individuals with prior knowledge of the count often stay isolated on the day of the count or refuse to participate in the survey. Participation of survey respondents at drop-in and dining hall sites was lower in this year's count compared to 2011. However, this is not consistent with the number of people that sought services on other days during the week of the Count. Improved strategies for capturing the number of people who are unsheltered is being explored and planning for the subsequent Counts will soon take place among community and service providers.

One day counts offer only a snapshot of the number of people experiencing homelessness and often underestimate the extent of homeless in a community.

Key Preliminary Findings

2013 Community Count			
Count Year	2009	2011	2013
Unsheltered and other homeless populations	1,044	687	405
Sheltered	726	533	519
Total	1,770	1,220	924
At Risk of Homelessness	3,095	4,103	3989

The number of sheltered, unsheltered and other homeless populations counted in 2013 was 924.

- This represents a decline of 24% compared to the number counted in 2011. In 2011, 1220 were counted compared to 1770 in 2009, representing a decrease of 31% between those two years.

Of the total, 703 met HUD’s definition of homelessness.

- **184** were unsheltered. This included people counted living in cars, campsites or other places not meant for human habitation.
- **519** were sheltered people reported by emergency shelters, transitional housing and the domestic violence programs. The sheltered population represents 56 % of the total homeless population counted.

An additional 221 people were counted as part of the broader definition of homeless.

- The Community Count includes a broader census of those experiencing homelessness which includes those residing in hospitals or jail but homeless prior to entry, motels, and living temporarily with friends/family due to housing loss. These groups are excluded from HUD’s definition of homeless. However, we include them in our local count of homeless persons in order to more effectively develop plans to prevent or end homelessness for these households.

The following table provides the living situation breakdown for this year’s and the previous count. (See Exhibit 1 and 2).

Location	2011	2013
Boat w/out plumbing	32	22
Car/Van/Other Vehicle	60	37
Emergency Shelter	221	192
Hospital	3	15
Hotel/Motel	14	18
Jail	84	27
Other	143	109
Outdoor/Camps	251	147
Temp w/friends or family	100	30
Transitional Housing Program	312	327
	1220	924

- The numbers in each location type decreased in most categories. People who were living in places not meant for human habitation (outdoor or vehicles) declined by 41%.

There were 190 Children (17 years and under) counted. 148 sheltered and 42 counted as unsheltered and other homeless populations. (See Exhibit 3)

- The number of households with children under the age of 17 was 93 this year compared to 155 households with children in 2011.
- Family homelessness has declined according the preliminary findings, however, the proportion of families at risk of homelessness increased significantly since 2011.

The number of persons found to be precariously housed was 3,989. This number represents a slight decrease in the number of people who are at risk of losing their homes.

- Although the number of precariously housed decreased slightly, there was a dramatic increase in the proportion of families who were precariously housed compared to 2011. Families with children make up 90% of at risk households compared to 69% in 2011.

An estimated 23% (136) of those counted were identified as chronically homeless.

- This represents a slightly lower percentage change in the number of estimated chronic homeless persons counted in 2011, which was 25% (226).

The majority of those counted in 2013 (57%) were living in Marin when they first became homeless.

- This percentage is slightly higher the 56% counted in 2011 who reported they were living in Marin when they became homeless.

The primary reasons stated for cause of homelessness was loss of job, lack of affordable housing and lack of income.

- Lack of income, lack of affordable housing and job loss were also cited as the top three reasons for homelessness in the previous two counts.

Under the Housing First program, 25 chronically homeless individuals have moved into permanent housing. This represents 11% of the chronically homeless counted in 2011.

The number of those counted decreased from 1,220 in 2011 to 924 in 2013. This decrease may be attributed to multiple factors.

- There have been collective efforts to reduce the number of individuals and families experiencing homelessness through various initiatives and housing assistance programs. Housing First, for example, is a nationally recognized model for providing permanent housing for those who have experienced homelessness for more than a year. Since the program's inception in 2011 in Marin, there have been 25 individuals moved into permanent housing, which accounts for 11% of the chronically homeless persons counted in 2011.
- Other initiatives and coordinated efforts to reduce the number of homeless persons in Marin including: a small number of new housing options coming online each year, improved coordination among providers and agencies as a result of a charrette and a 10 year planning process.

- There are many signs that the recent recession is impacting fewer households in Marin, including decreases in unemployment since 2010.
- Although the overall methodology of counting did not change significantly since 2011, the survey and reporting tools were refined to improve data collection. This likely contributed to the reduced number of families with children counted. For example, in this year's count, some school districts were able to provide additional descriptive data that improved identifying families experiencing homeless versus at risk of homelessness.

Summary

The preliminary count findings suggest that as a community, Marin has made some strides in addressing homelessness. Through the work and commitment of community partners, service providers and advocates, efforts to reduce the number of those experiencing homelessness may have contributed to the progress made. Various initiatives and housing assistance programs continue to demonstrate promising results as well.

Though this year's count findings indicate we've turned a corner in addressing homelessness in Marin, there is still much more work to be done. It is also important to recognize that a one-day count provides only a snapshot of individuals and families experiencing homelessness and many may be uncounted due to limitation inherent in one day counts.

Exhibits

EXHIBIT 1

Living situation 2011 and 2013 breakdown:

- 184 People were living in places not meant for human habitation (outdoor/vehicles) which represents a 41% decline from the 2011.

- Declines in most categories. Hospitals one exception, where 5 times the number of people were counted than in 2011.

- Where people stayed on the night prior to the Count?

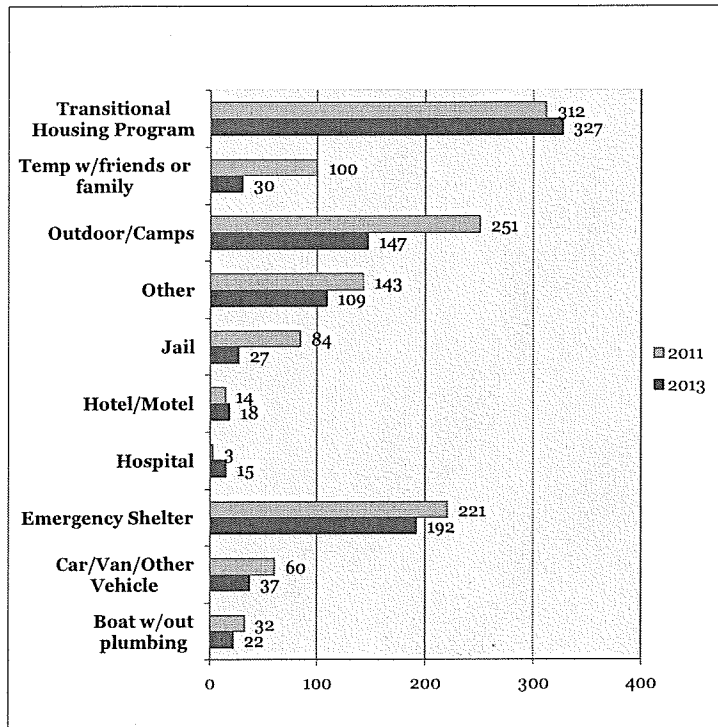


EXHIBIT 2

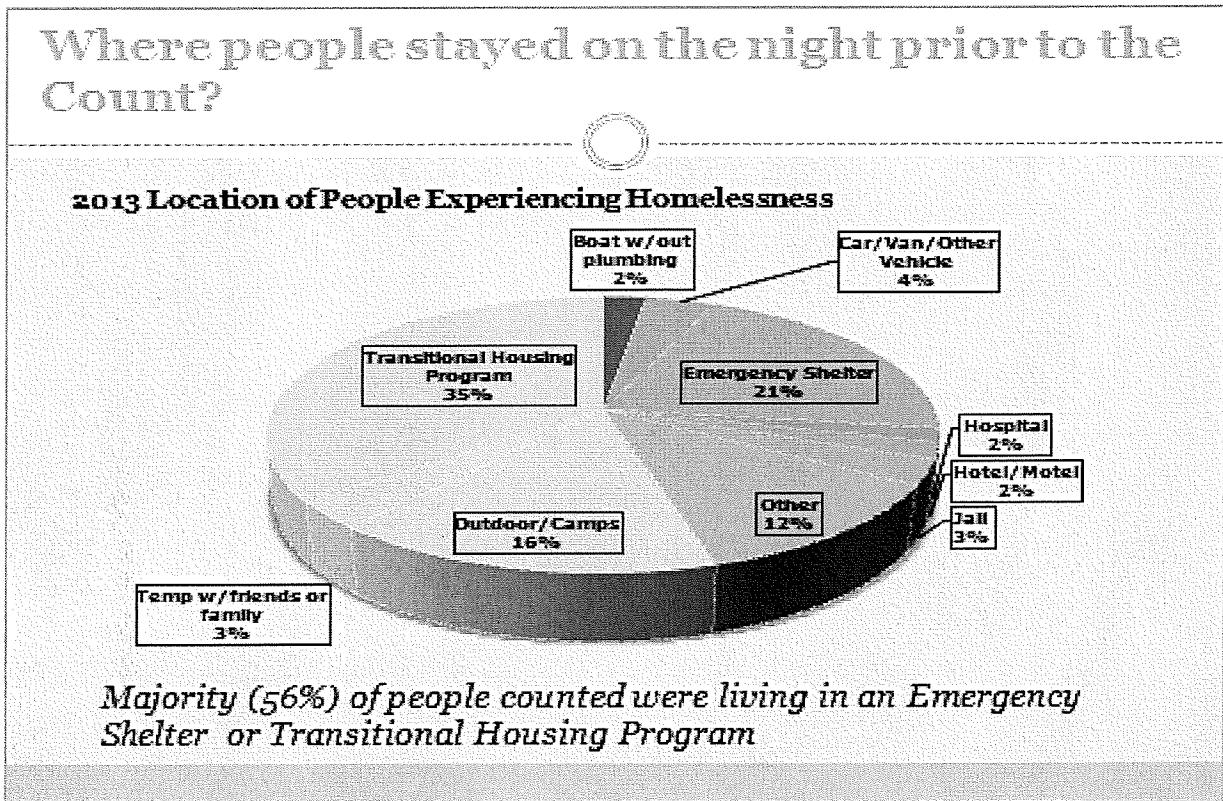


EXHIBIT 3

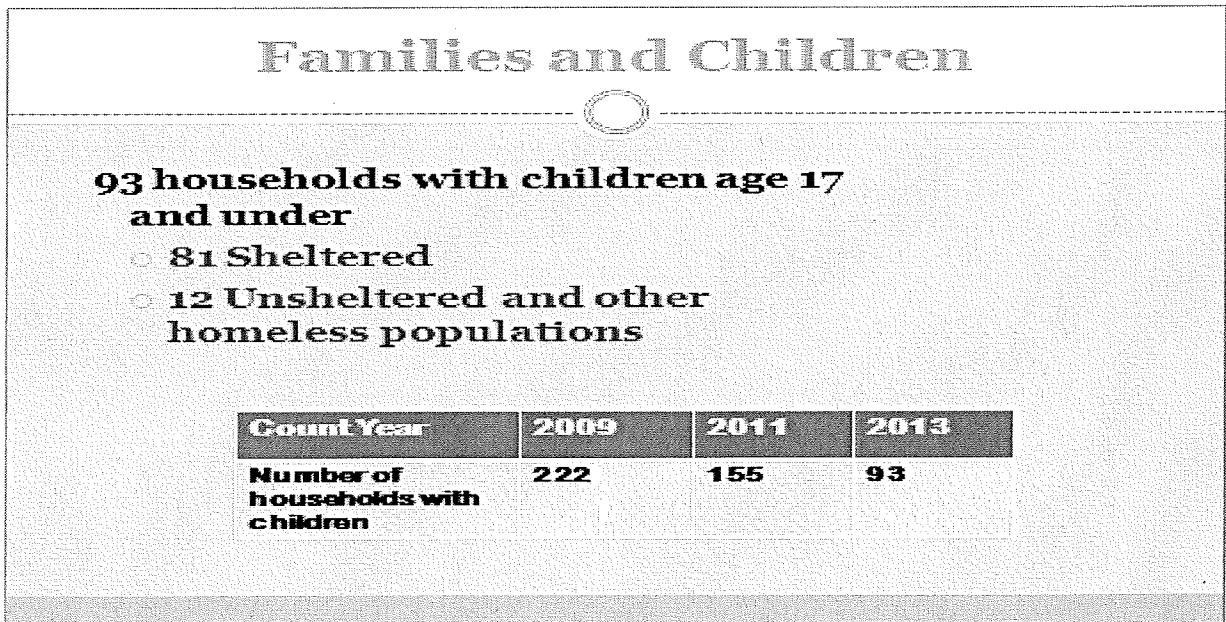


EXHIBIT 4: Preliminary Count Summary Table

Key Count Highlights	2011	2013	% +/-
Number of Homeless Point in Time*	1220	924	-24%
Number of Precariously Housed	4179	3989	-5%
Number of households with children	155	93	-40%
Chronically Homeless**	226 (25%)	136 (23%)	-8%
Domestic Violence (Adults)	138 (14%)	156 (21%)	+50%
Veterans	78 (8%)	66 (9%)	-15%
Top 3 Reasons for Homelessness	Loss of Job; Lack of Income; Lack of Affordable Housing	Loss of Job; Lack of Income; Lack of Affordable Housing	-----