



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

May 9, 2017



Brian C. Crawford
DIRECTOR

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

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

SUBJECT: Consolidated Plan Amendments 2017 Annual Action Plan
(Including Budgets for the Community Development Block Grant
Program (CDBG), and the HOME Investment Partnerships Program
(HOME).

Dear Board Members,

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

www.marincounty.org/cda

RECOMMENDATIONS:

1. Hold a public hearing on May 9, 2017, for comment on:
 - A. Marin County's housing and community development needs.
 - B. Marin County's community development performance.
 - C. The Consolidated Plan Amendments 2017 Annual Action Plan, including activities proposed for federal fiscal year 2017 funding from the Community Development Block Grant Program (CDBG), and the HOME Investment Partnerships Program (HOME).
 - D. The proposed budget for the use of federal Fiscal Year 2017 (2017-18 local program year) CDBG funds included in the Consolidated Plan amendments.
 - E. The proposed reprogramming of past years' CDBG funds to new activities and the proposed use of CDBG program income included in the Consolidated Plan amendments 2017 Annual Action Plan.
 - F. The proposed budget for the use of federal fiscal year 2017 (2017-18 local program year) HOME funds included in the Consolidated Plan amendments 2017 Annual Action Plan.
 - 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 2017 Annual Action Plan.
 - H. Local Policies and Procedures, including:
 - i. The Local Standard for Affordable Rents.
 - ii. The Civil Rights Policy.
 - iii. The Residential Antidisplacement and Relocation Assistance Plan.

2. Following public testimony, approve the Consolidated Plan amendments 2017 Annual Action Plan 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 2017 Annual Action Plan (as amended) are available from the Community Development Agency, and that program files, records regarding past use of CDBG and HOME 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 12, 2015, the Marin County Board of Supervisors approved the Consolidated Plan for Fiscal Years 2015-19, 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 includes an analysis of affordable housing and community development needs and statements of policies for the entire period, as well as CDBG and HOME project budgets for the first year of the five-year period. In the second, third, fourth, and fifth years, the Consolidated Plan must be amended with an "Annual Action Plan" to add each year's CDBG and HOME project budgets. July 1, 2017 will mark the beginning of the third year covered by the Consolidated Plan and an annual amendment is required.

The attached 2017 Annual Action Plan amendments to Marin County's five-year Consolidated Plan update the policy section and add budgets for the use of \$1,302,255 in Federal Fiscal Year 2017 CDBG funds and \$581,483 in Federal Fiscal Year 2017 HOME funds. The Consolidated Plan Amendments 2017 Annual Action Plan is prepared in HUD's Integrated Disbursements & Information System, using their required format. In order to meet HUD's strict time limits on spending, the budget also includes CDBG and HOME funds from prior years which are recommended for reprogramming (reallocation) to new projects, and allocations of CDBG and HOME program income.

Marin's actual grant amounts are affected by changes in the overall program funding in the federal budget, and changes in how Marin ranks in comparison with other grantees on demographic factors. Staff is currently projecting flat funding levels in both programs. To avoid the need for an additional hearing, staff recommends that if there is a change in the grant allocation, the grant award set at the local planning areas hearing be subject to revision. To the extent that cuts are necessary or additional funds are available, staff would adjust the preliminary grant amounts, so that the final funding amounts would be proportional to the amounts approved at the hearings. Where feasible, staff would round numbers to the nearest hundred dollars.

The CDBG and HOME budget information in the attached 2017 Annual Action Plan Consolidated Plan Amendments was developed following five public hearings held by the County in the Planning Areas, one hearing held by the Novato City Council, one hearing held by the San Rafael City Council, and one hearing held by the Countywide Priority Setting Committee on April 4, 2017. The specific funding proposals have been reviewed and recommended by the individual Planning Areas Subcommittees and the Countywide Priority Setting Committee.

FISCAL/STAFFING IMPACT:


The Consolidated Plan Amendments 2017 Annual Action Plan serve as Marin County's application for federal CDBG and HOME grants, which the County then distributes to eligible projects sponsored by local nonprofit organizations and public agencies. As contemplated in the federal CDBG and HOME regulations, the County is providing grant funds to sub-recipients to implement the sub-recipients' public benefit projects. Acceptance of these awards has no impact on the General Fund.

The Federal Fiscal Year 2017 CDBG and HOME funds become available to the County at the start of the local program year, which runs from July 1, 2017 to June 30, 2018. CDBG and HOME grants will be held in HUD Fund 2100; Program 5130 CDA Federal Grants until the 2017-18 fiscal year begins, at which time the funds will be transferred to Org Code 21055132 (HUD CDBG), Org Code 21055133 (HUD HOME Program).

REVIEWED BY:

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

SIGNATURE:



Leelee Thomas
Planning Manager

Attachments:

1. Resolution approving the Consolidated Plan Amendments 2017 Annual Action Plan
Exhibit A: Consolidated Plan Amendments 2017 Annual Action Plan
2. Local Policies and Procedures, including:
 - i. The Local Standard for Affordable Rents.
 - ii. The Civil Rights Policy.
 - iii. The Residential Antidisplacement and Relocation Assistance Plan.

The Board letter and all attachments are available online at:
www.marincounty.org/depts/cd/divisions/federal-grants

RESOLUTION NO. 2017-46
RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
AUTHORIZING SUBMISSION OF THE ANNUAL ACTION PLAN 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 2017 (2017-18 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 April 4, 2017 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 2017 (2017-18), including the proposed CDBG and HOME Fiscal Year 2017 budgets, was published on February 25, 2017 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 9, 2017, to hear public testimony and consider in full the draft Annual Action Plan Consolidated Plan Amendments 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 Amendments, 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 9th day of May, 2017, by the following vote:

AYES: SUPERVISORS Dennis Rodoni, Damon Connolly, Kathrin Sears, Judy Arnold

NOES: NONE

ABSENT: SUPERVISOR Katie Rice



PRESIDENT, BOARD OF SUPERVISORS

ATTEST:


DEPUTY CLERK

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Executive Summary

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

1. Introduction

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

The 2017-2018 Annual Action Plan addresses the goals established in the 2015-2019 Consolidated Plan and represents the annual implementation plan for the third year of the 2015-2019 Consolidated Plan. The Action Plan identifies specific programs and projects that have been recommended for funding for the 2017-2018 program year with CDBG and HOME funds.

The Annual Action Plan is submitted to HUD annually and constitutes an application for funds under the Federal Funding programs. Please refer to the 2015-2019 Consolidated Plan for background information, including demographic data, an analysis of community development and housing needs, and the plan for meeting those needs as they relate to community development and housing.

2. Summarize the objectives and outcomes identified in the Plan

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

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

- Expanding the supply of affordable housing (with outcomes to be measured by the number of units produced),
- Accessibility improvements for people with disabilities for public facilities in the City of San Rafael (with outcomes to be measured by the number of public facilities improved),

- Preserving the existing supply of affordable housing (with outcomes to be measured by the number of units rehabilitated), and
- A variety of public services which will assist low-income families, the working poor, seniors, persons with disabilities, and youth, (with outcomes to be measured by the number of persons assisted).

Marin County's priority for the use of HOME funds is the rehabilitation and construction of affordable housing serving a broad spectrum of people; with a focus on members of protected classes.

3. Evaluation of past performance

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

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

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

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Two informational workshops were held on October 16 and 26, 2016 to inform the public and prospective applicants about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements. Additionally, two public meetings were held with our priority setting committee that is comprised of community members and city/town councilmembers from each respective planning area. Local and countywide funding priorities are discussed and the potential impact for each planning area.

Six local planning area public hearings were held on January 9, 12, 17, 19, 23, 2016 and April 4th, 2017 to elicit public comment and make decisions about the use of CDBG and HOME funds. Public comments were received in regards to funding amounts, funding trends, and eligibility for CDBG/HOME funded projects.

5. Summary of public comments

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

Public comment was typically favorable, with concerns being raised in regard to the amount of funding made available. In some planning areas, concern was raised with the amount of funding recommended to some of our larger housing providers. Additionally, we began seeing problems arise when funding public service agencies that provide services to senior citizens and children. Concern was raised over the amount of funding given to child care services compared to the funding recommended for services targeting senior citizens. We anticipate that moving forward we will receive more public comment on funding discrepancies between child care services and senior citizen services, especially considering the rate at which Marin County's senior population is growing. A homeless service provider raised concern over the fact that they had not been recommended for funding due to the large request made from the agency.

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

- CDBG and HOME funds should be used primarily for projects serving the protected classes.
- Fair Housing Advocates of Northern California should be a high priority
- Positive feedback on the expanded amount of applicants, but concern with the potential reduction of federal funds in the coming years.

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

All comments were accepted.

7. Summary

Marin County continues to involve the community in the planning and funding processes related to Federal Grants and other County programs. The limited amount of funding available, the extensive restrictions on those funds and the ever changing types and numbers of applicants make it challenging to meet all of the needs of the community.

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Leelee Thomas: Planning Manager, Housing and Federal Grants Division

Jared Stalling: Planner, Housing and Federal Grants Division

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

1. Introduction

Consultation for this current Annual Action Plan occurred over a ten (10) month period that included workshops and committee meetings with service providers, local government officials, and citizens. Marin County has committed itself to its citizen engagement and conducted a wide-variety of meetings throughout the County to ensure that all citizens were well-informed of the County's federal grant monies.

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

County staff conducted a series of federal grant workshops for nonprofit agencies and service providers in the County. The workshops were open to the public and covered topics specific to our funding sources, CDBG and HOME, and addressed any programmatic questions that the agencies had in regards to the grants, the grant amounts, and use of the grant monies. Fair Housing Advocates of Northern California conducted a presentation on fair housing issues and ways to address fair housing concerns. Following the completion of each workshop, applications for the CDBG grant and HOME program were provided to all attendees.

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

The County has recommended funding for agencies that support Continuum of Care efforts; Homeward Bound of Marin, Center for Domestic Peace, Marin Housing Authority, and St. Vincent De Paul will all utilize federal funds during the coming year. Homeward Bound of Marin provides housing to families experiencing homelessness at their Oma Village property and provide transitional housing services at their New Beginnings Center. Center for Domestic Peace is a domestic violence shelter and provides housing for the victims of domestic violence. The Marin Housing Authority is one of our largest CDBG funded recipients and provides Continuum of Care services throughout the County, including chronically homeless, homeless families, and disabled homeless individuals. St. Vincent De Paul provides a wide-array of services to homeless individuals, including counseling, housing locating services, and a food kitchen.

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

The County of Marin does not receive Emergency Solutions Grant money.

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

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Fair Housing of Marin
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Advocates of Northern California presented at both community workshops and hold conferences/seminars throughout Marin County. Fair Housing continually advises landlords, nonprofits, and other agencies on fair housing laws and requirements.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Department of Health and Human Services	Both the Action Plan and Continuum of Care identify housing as a critical need.
Housing Element	Community Development Agency	The Housing Element is a comprehensive documentation of the housing need in Marin County. As well as identifying housing needs, it identifies strategies for addressing barriers to housing which supports our goals presented in the Consolidated Plan.
Marin Countywide Plan	Community Development Agency	Addresses land use issues in the unincorporated areas of Marin County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

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

Two informational workshops were held on October 16 and 26, 2016 to inform the public and prospective applicants about the opportunity to apply for CDBG and HOME funds, to elicit project ideas, and to discuss CDBG and HOME eligibility requirements. Additionally, two public meetings were held with our priority setting committee that is comprised of community members and city/town councilmembers from each respective planning area. Local and countywide funding priorities are discussed and the potential impact for each planning area.

Six local planning area public hearings were held on January 9, 12, 17, 19, 23, 24 and April 4th, 2017 to elicit public comment and make decisions about the use of CDBG and HOME funds. Public comments were received in regards to funding amounts, funding trends, and eligibility for CDBG/HOME funded projects.

Additionally, staff attended monthly community meetings located at a CDBG funded facility to update the community members on the Housing and Federal Grants division initiatives.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>32 attendees between two workshops</p>	<p>Comments received were in relation to funding sources, funding eligibility, and funding requirements/reporting.</p>	<p>No comments not accepted</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>20 individuals present at August 18th Priority Setting Committee meeting.</p> <p>19 individuals present at November 14th Priority Setting Committee meeting</p>	<p>Comments were positive. Consensus was reached on targeting members of the protected classes more intensively with federal funds.</p>	<p>No comments not accepted.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The CDBG expected amount available Year 3 program income column and the expected amount available remainder of ConPlan column totals include an estimated \$348,648 in annual income from the Rehabilitation Loan Program managed by Marin Housing Authority that will remain within that program.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,302,255	581,807	66,507	1,950,569	Assumes steady CDBG funding

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	578,379	59,870	0	638,249	1,132,448	Assumes steady HOME funding

Table 5 - Expected Resources – Priority Table

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

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

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

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

Discussion

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

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rental Housing - New Construction	2015	2019	Affordable Housing	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity	Extremely low and very low income rental housing Low and moderate income rental housing	\$527,406	54 units
2	Rental Housing - Acquisition	2015	2019	Affordable Housing	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$378,103	27 units
3	Rental Housing - Rehabilitation	2015	2019	Affordable Housing	Countywide Countywide, with emphasis on high-need neighborhoods	Extremely low and very low income rental housing Low and moderate income rental housing	\$42,000	28 units
4	Homeowner Housing - New Construction	2015	2019	Affordable Housing	Countywide Countywide, with emphasis on high-need neighborhoods	Homeownership housing	\$0	---

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Homeowner Housing-Rehabilitation	2015	2019	Affordable Housing	Countywide Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Homeownership housing	\$200,000	46 units
6	Special Needs Housing	2015	2019	Affordable Housing Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$75,350	11 units
7	Homeless Shelters	2015	2019	Homeless	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$0	---
8	Housing for Formerly Homeless People	2015	2019	Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$0	----

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Supportive Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing Public Services	\$0	---
10	Transitional Housing	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$50,000	3 additional units
11	Fair Housing Services	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership housing	\$70,000	1065
12	Rental Assistance	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$26,550	44

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Other Housing Activities	2015	2019	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	Countywide	Extremely low and very low income rental housing Low and moderate income rental housing	\$0	---
14	Community Facilities	2015	2019	Non-Housing Community Development	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Community facilities	\$93,634	>5,000 individuals
15	Accessibility Improvements	2015	2019	Non-Housing Community Development	Countywide Countywide, with emphasis on high-need neighborhoods	Homeownership housing Community facilities Public Services	\$0	----
16	Child Care Centers	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	Countywide Countywide, with emphasis on high-need neighborhoods	Community facilities Public Services	\$92,958	435

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Public Services	2015	2019	Non-Housing Community Development	Countywide Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods	Public Services	\$156,849	>2000 individuals served

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing - New Construction
	Goal Description	
2	Goal Name	Rental Housing - Acquisition
	Goal Description	
3	Goal Name	Rental Housing - Rehabilitation
	Goal Description	
4	Goal Name	Homeowner Housing - New Construction
	Goal Description	

5	Goal Name	Homeowner Housing- Rehabilitation
	Goal Description	
6	Goal Name	Special Needs Housing
	Goal Description	
7	Goal Name	Homeless Shelters
	Goal Description	
8	Goal Name	Housing for Formerly Homeless People
	Goal Description	
9	Goal Name	Supportive Housing
	Goal Description	
10	Goal Name	Transitional Housing
	Goal Description	
11	Goal Name	Fair Housing Services
	Goal Description	
12	Goal Name	Rental Assistance
	Goal Description	
13	Goal Name	Other Housing Activities
	Goal Description	
14	Goal Name	Community Facilities
	Goal Description	

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15	Goal Name	Accessibility Improvements
	Goal Description	
16	Goal Name	Child Care Centers
	Goal Description	
17	Goal Name	Public Services
	Goal Description	

Table 7 – Goal Descriptions

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

The County anticipates to provide affordable housing options to roughly 112 individuals at current funding levels

AP-35 Projects – 91.220(d)

Introduction

A brief summary of the proposed projects and their funding amounts for the 2017-18 Fiscal Year.

#	Project Name
1	FAIR HOUSING SERVICE
2	REHABILITATION LOAN PROGRAM
3	FAIRFAX/COMITO HOUSE REHABILITATION
4	VICTORY VILLAGE ACQUISITION
5	VICTORY VILLAGE (CHDO)
6	SAGE LANE REHABILITATION
7	CHILDREN'S CENTER REHABILITATION
8	Preschool Playground
9	MEDICAL EXAM ROOM REHABILITATION
10	SAN RAFAEL ADA COMPLIANCE
11	TOWN HALL REHABILITATION
12	ROTA CARE CLINIC
13	PLUMBING REHABILITATION
14	MARIN BRAIN INJURY NETWORK SERVICES
15	CHILD CARE SCHOLARSHIPS
16	NOVATO INDEPENDENT ELDERS PROGRAM
17	NOVATO YOUTH CENTER CHILD CARE SCHOLARSHIPS
18	MARIN LEARNING CENTER- THERAPEUTIC SERVICES
19	PERFORMING STARS
20	MIDDLE SCHOOL PROGRAM- UNIVERSITY PREP
21	PICKLEWEED CHILDREN'S CENTER
22	AFTER SCHOOL TRANSPORTATION PROGRAM
23	SENIOR ACCESS SCHOLARSHIPS
24	WMSS- HOME CARE ASSISTANCE FOR THE ELDERLY
25	EMERGENCY SHELTER REHABILITATION
26	MESA PARK APARTMENT REHABILITATION
27	SGVCC HUMAN SERVICES PROGRAM
28	HOUSING LOCATOR SERVICES
29	PIPER COURT APARTMENTS ACQUISITION
30	PIPER COURT APARTMENTS REHABILITATION (CHDO)
31	1032 SIR FRANCIS DRAKE BLVD REHABILITATION
32	PROGRAM ADMINISTRATION

Table 8 – Project Information

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

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

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Projects

AP-38 Projects Summary Project Summary Information

Table 9 – Project Summary

1	Project Name	FAIR HOUSING SERVICE
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Fair Housing Services
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	: \$70,00
	Description	PS-2 Fair housing services
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	1065
	Location Description	Services offered countywide through the location address of 1314 Lincoln Avenue, Suite A, San Rafael, CA 94901.
	Planned Activities	Fair housing services for community members, renters, housing providers, landlords, and developers.

2	Project Name	REHABILITATION LOAN PROGRAM
	Target Area	Countywide Countywide, with an emphasis on mobilehome parks and liveaboard houseboat communities Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Homeowner Housing- Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing Homeownership Housing - Rehabilitation
	Funding	CDBG: \$200,000
	Description	OOH-1 Staff salaries to provide residential rehabilitation loans
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	50 households
	Location Description	Services offered countywide
	Planned Activities	Residential rehabilitation loan program for low/moderate income homeowners.
3	Project Name	FAIRFAX/COMITO HOUSE REHABILITATION
	Target Area	Countywide
	Goals Supported	Special Needs Housing Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing

	Funding	CDBG: \$66,000
	Description	PF-1 Rehabilitate a group home for developmentally disabled adults
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	7 individuals residing at the Fairfax/Comito House
	Location Description	16 Porteous Ave, Fairfax, CA 94930
	Planned Activities	Rehabilitation of a group home for individuals with developmental disabilities.
4	Project Name	VICTORY VILLAGE ACQUISITION
	Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Rental Housing - Acquisition Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$47,730
	Description	RH-1 CDBG- Site acquisition for senior housing
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	54 affordable senior housing units
	Location Description	2626 Sir Francis Drake Boulevard, Fairfax, CA
	Planned Activities	Site acquisition for affordable senior housing.
5	Project Name	VICTORY VILLAGE (CHDO)

Target Area	Countywide Countywide, with emphasis on high-need neighborhoods
Goals Supported	Rental Housing -New Construction
Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
Funding	HOME: \$479,676
Description	Development of senior housing.
Target Date	12/31/2018
Estimate the number and type of families that will benefit from the proposed activities	54 senior households
Location Description	2626 Sir Francis Drake Blvd, Fairfax, CA 94930
Planned Activities	Construction of affordable senior living facility.
Project Name	SAGE LANE REHABILITATION
Target Area	Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
Goals Supported	Rental Housing - Rehabilitation Supportive Housing
Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
Funding	CDBG: \$23,379
Description	Rehabilitate existing senior housing.
Target Date	12/31/2018

6

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>25 senior citizens.</p>
	<p>Location Description</p>	<p>7, 11, and 15 Sage Lane, Forest Knolls, CA 94933</p>
	<p>Planned Activities</p>	<p>Rehabilitation of existing senior housing</p>
7	<p>Project Name</p>	<p>CHILDREN'S CENTER REHABILITATION</p>
	<p>Target Area</p>	<p>Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods</p>
	<p>Goals Supported</p>	<p>Community Facilities Child Care Centers</p>
	<p>Needs Addressed</p>	<p>Community facilities</p>
	<p>Funding</p>	<p>CDBG: \$60,000</p>
	<p>Description</p>	<p>Rehabilitation of existing child care center</p>
	<p>Target Date</p>	<p>12/31/2018</p>
	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Childcare provided to 500 low/moderate income households</p>
	<p>Location Description</p>	<p>932 C St, Novato, CA 94949</p>
	<p>Planned Activities</p>	<p>Rehabilitation of an existing child care center</p>
8	<p>Project Name</p>	<p>Preschool Playground</p>
	<p>Target Area</p>	<p>Countywide Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity</p>
	<p>Goals Supported</p>	<p>Community Facilities</p>

	Needs Addressed	Community facilities
	Funding	CDBG: \$33,817
	Description	Construction of an outdoor play area.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	>5,000
	Location Description	Novato, CA
	Planned Activities	Installation of playground equipment throughout various Novato elementary school locations.
9	Project Name	MEDICAL EXAM ROOM REHABILITATION
	Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Community Facilities
	Needs Addressed	Community facilities
	Funding	CDBG: \$50,000
	Description	PF-4 Rehabilitation of Health Center
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	200 families from public housing in the local community will benefit from the rehab. and expansion of the health clinic.
	Location Description	630 Drake Avenue, Marin City, CA
	Planned Activities	Rehabilitation and expansion of medical exam rooms that sever 200 families from public housing

10	Project Name	SAN RAFAEL ADA COMPLIANCE
	Target Area	Countywide
	Goals Supported	Accessibility Improvements
	Needs Addressed	Community facilities
	Funding	CDBG: \$127,750
	Description	PF-4 Accessibility improvements to meet ADA requirements.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	>5,000 low/moderate income individuals and families
	Location Description	City of San Rafael, CA
	Planned Activities	Installation of curb cuts throughout the City of San Rafael.
11	Project Name	TOWN HALL REHABILITATION
	Target Area	Countywide
	Goals Supported	Community Facilities
	Needs Addressed	Community facilities
	Funding	CDBG: \$13,000
	Description	PF-4 Rehabilitation of a Community Center
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Town of Tomales
	Location Description	27150 Maine St, Tomales, CA
	Planned Activities	Rehabilitation of the Tomales Town Hall.

12	Project Name	ROTA CARE CLINIC
	Target Area	Countywide Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,500
	Description	Health care services for individuals/families who are uninsured, indigent, and extremely low income households.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	4,978
	Location Description	1033 3rd St., San Rafael, CA
Planned Activities	Health care services for individuals/families who are uninsured, indigent, and extremely low income households.	
13	Project Name	PLUMBING REHABILITATION
	Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$42,000
	Description	Rehabilitation of plumbing system in rental housing for low income individuals.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	1337 4th St, San Rafael, CA
	Planned Activities	Rehabilitation of rental housing for low income residents.
14	Project Name	MARIN BRAIN INJURY NETWORK SERVICES
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$9,704
	Description	OS-2 Staff salaries for services for head injury victims.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	273
	Location Description	1132 Magnolia Avenue, Larkspur, CA
	Planned Activities	Staff salaries for services to low income individuals suffering from brain injuries.
15	Project Name	CHILD CARE SCHOLARSHIPS
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Child Care Centers Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$11,474
	Description	PS-2 Child Care Scholarships

	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	142
	Location Description	932 C Street, Novato, CA
	Planned Activities	Child care scholarship program for low-income families.
16	Project Name	NOVATO INDEPENDENT ELDERS PROGRAM
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$15,000
	Description	PS-2 Senior services
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	1325
	Location Description	1560 Hill Road, Novato, CA
	Planned Activities	Supportive service offered to low-income elderly.
17	Project Name	NOVATO YOUTH CENTER CHILD CARE SCHOLARSHIPS
	Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Child Care Centers Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$15,000
	Description	PS-2 Child Care Scholarships
	Target Date	07/01/2018
	Estimate the number and type of families that will benefit from the proposed activities	279
	Location Description	680 Wilson Avenue, Novato, CA
	Planned Activities	Child care scholarship program for low-income families.
18	Project Name	MARIN LEARNING CENTER- THERAPEUTIC SERVICES
	Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Child Care Centers Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$7,000
	Description	PS-2 Therapeutic child care program
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	40
	Location Description	100 Phillips Drive, Sausalito, CA
	Planned Activities	Therapeutic child care program services offered to low-income families.
19	Project Name	PERFORMING STARS

Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$5,671
Description	PS-2 Social/self development for low income children
Target Date	7/1/2018
Estimate the number and type of families that will benefit from the proposed activities	100
Location Description	271 Drake Avenue, Marin City, CA
Planned Activities	Social/self development youth services for low-income families' children.
20	Project Name
	MIDDLE SCHOOL PROGRAM- UNIVERSITY PREP
Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$7,000
Description	PS-2 Staff salaries for an after school and summer academic program for youth
Target Date	7/1/2018
Estimate the number and type of families that will benefit from the proposed activities	109

21	Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding Description Target Date Estimate the number and type of families that will benefit from the proposed activities	91 Larkspur Street, San Rafael, CA Staff salaries to support after school and summer academic university prep for middle school aged students. PICKLEWEED CHILDREN'S CENTER Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods Child Care Centers Public Services Public Services CDBG: \$20,000 PS-2 Staff salaries for childcare provided to low income families. 7/1/2018 68
22	Location Description Planned Activities Project Name Target Area Goals Supported Needs Addressed Funding	40 Canal Street, San Rafael, CA Staff salaries for childcare provided to low income families. AFTER SCHOOL TRANSPORTATION PROGRAM Countywide Child Care Centers Public Services Public Services CDBG: \$14,241

	Description	PS-2 Staff salaries, transportation for child care program
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	70
	Location Description	199 Porteous Avenue, Fairfax, CA
	Planned Activities	Staff salaries for transportation provided for child care program available to low income families/children.
23	Project Name	SENIOR ACCESS SCHOLARSHIPS
	Target Area	Countywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$8,000
	Description	PS-2 Elder day care scholarships
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	25
	Location Description	70 Skyview Terrace, San Rafael, CA
	Planned Activities	Elder day care scholarships for low-income seniors.
24	Project Name	WMSS- HOME CARE ASSISTANCE FOR THE ELDERLY
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services

	Funding	CDBG: \$4,000
	Description	PS-2 Home care assistance and referral services for the elderly and disabled.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	175
	Location Description	11435 CA-1, Point Reyes Station, CA
	Planned Activities	Home care assistance and referral services for low income elderly.
25	Project Name	EMERGENCY SHELTER REHABILITATION
	Target Area	Countywide
	Goals Supported	Supportive Housing
	Needs Addressed	Transitional Housing Public Services
	Funding	CDBG: \$50,000
	Description	Rehabilitation of shelter for battered women and their children.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	Confidential
	Planned Activities	Rehabilitation of shelter for battered women and their children.
26	Project Name	MESA PARK APARTMENT REHABILITATION
	Target Area	Countywide, emphasis on locations which are likely to result in increased racial & ethnic diversity Countywide, with emphasis on high-need neighborhoods

	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	CDBG: \$8,000
	Description	Rehabilitation of the Mesa Park apartments housing low and moderate income residents.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	11
	Location Description	988 Mesa Road, Point Reyes Station, CA
	Planned Activities	Rehabilitation includes upgrades of water heater, laundry facilities, and renovation of common area.
27	Project Name	SGVCC HUMAN SERVICES PROGRAM
	Target Area	Countywide, with emphasis on high-need neighborhoods
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,704
	Description	PS-2 Staff salaries for food pantry and social services.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	3,510
	Location Description	6350 Sir Francis Drake Blvd, San Geronimo, CA
	Planned Activities	Staff salaries for food pantry and social services.

28	Project Name	HOUSING LOCATOR SERVICES
	Target Area	Countywide
	Goals Supported	Housing for Formerly Homeless People Supportive Housing
	Needs Addressed	Extremely low and very low income rental housing
	Funding	CDBG: \$26,550
	Description	Housing locator service to assist homeless and at risk families.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	44
	Location Description	820 B Street, San Rafael, CA
	Planned Activities	Housing locator service to assist homeless and at risk families.
29	Project Name	PIPER COURT APARTMENTS ACQUISITION
	Target Area	Countywide
	Goals Supported	Countywide, with emphasis on high-need neighborhoods Rental Housing - Acquisition
	Needs Addressed	Low and moderate income rental housing
	Funding	CDBG: \$288,886
	Description	Acquisition of Piper Court Apartments to provide low income housing.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	27 family units (18-2BR and 9-3 BR) for low/moderate income families

	Location Description	101 - 197 Piper Court, Fairfax, CA
	Planned Activities	acquisition of Piper Court Apartments, twenty- seven family units (18-2BR and 9-3 BR) of family housing.
30	Project Name	PIPER COURT APARTMENTS REHABILITATION (CHDO)
	Target Area	Countywide
	Goals Supported	Rental Housing - Rehabilitation
	Needs Addressed	Extremely low and very low income rental housing Low and moderate income rental housing
	Funding	HOME: \$89,217
	Description	Rehabilitation of Piper Court Apartments that provide 27 units for low income rental housing.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Rental housing for 27 low income families.
	Location Description	101 - 197 Piper Court, Fairfax, CA
	Planned Activities	Rehabilitation of affordable rental housing
31	Project Name	1032 SIR FRANCIS DRAKE BLVD REHABILITATION
	Target Area	Countywide
	Goals Supported	Special Needs Housing
	Needs Addressed	Special Needs Housing
	Funding	CDBG: \$9,350
	Description	Rehabilitation of group home for individuals with disabilities.

	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	6
	Location Description	1032 Sir Francis Drake Blvd, San Anselmo, CA
	Planned Activities	Rehabilitation of group home for individuals with disabilities.
32	Project Name	PROGRAM ADMINISTRATION
	Target Area	Countywide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$349,999 HOME: \$57,838
	Description	PA-5 2017 CDBG/HOME program administration.
	Target Date	7/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	2017 CDBG/HOME program administration

AP-50 Geographic Distribution – 91.220(f)

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

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

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

Geographic Distribution

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

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	90
Non-Homeless	120
Special-Needs	6
Total	216

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	170
Acquisition of Existing Units	8
Total	183

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

Discussion

Timing requirements and potential reduction in federal funding will result in greater difficulty to create new units in an already tight real estate market. The slow-moving nature of larger new developments in Marin County makes it difficult to predict project timelines for new construction. For this reason, County staff shifts funds from various projects to support other projects that are ready to move forward. County staff will remain committed to the development of new construction, but anticipate more progress in

the rehabilitation of existing units due to the nature of federal funding and timely spending requirements.

FINAL VERSION

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

n/a

Discussion

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

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

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

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

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

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

Introduction

Section AP 30 shows the proposed CDBG and HOME activities to be undertaken serving the homeless and special needs populations. In the list of proposed CDBG and HOME projects, activities serving homeless and special needs populations are so noted.

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

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

Organizations such as St. Vincent De Paul and Downtown Streets Team have established a strong presence within the unsheltered homeless community. St Vincent De Paul has been recommended for CDBG funding during the coming program year. In addition to these public service agencies, the local United Way works with an active Continuum of Care member to enhance the capacity of the 211 phone service and to screen, assess, and refer unsheltered homeless persons to appropriate programs.

Additional efforts include:

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Homeward Bound of Marin operates three facilities targeted towards homeless individuals, disabled homeless, and homeless families. Their New Beginnings Center serves as transitional housing for homeless individuals and has placed 70% of their individuals into permanent, non-supportive housing throughout the county. St. Vincent De Paul conducts an extensive amount of outreach to the landlord community in Marin County, developing positive relationships and creating permanent housing opportunities for formerly homeless individuals and families.

In addition to federally funded service providers, the Marin County Health and Human Services coordinates stakeholders and identifies opportunities to increase long-term permanent housing stability. Long-term strategies include:

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

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

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

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

Discussion

The Home For All initiative is focused on three key outcomes, which, if achieved, will lead to significant reductions in homelessness in our community. They are: (1) drastically reducing chronic homelessness in 5 years; (2) reducing the total number of homeless individuals and families over 10 years; and (3) reducing the amount of time individuals and families spend in the programs before becoming self-sufficient.

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	44
Tenant-based rental assistance	0
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	44

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

Introduction

The main constraints to new affordable housing include, limited available land and high land costs, lack of funding and community opposition. Land costs and other market constraints can significantly impact housing development and affordability. Two major factors contribute to high land costs: high demand and limited supply of developable land. In Marin County as a whole, land costs average around 15% to 20% of construction costs for multi-family developments. Generally, land zoned for multi-family and mixed-use developments costs more than land zoned single-family residential. Recent sales show land zoned for multi-family developments in the unincorporated area of Marin County average between \$1 million and \$1.75 million dollars per acre. Total development costs for a subsidized multi-family development are even higher at \$490 per square foot. A 10-unit multi-family development of 1,200 square-foot units would cost about \$5.8 million.

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80% of the loan-to-value ratio of the new construction cost. In recent years, due to market conditions and government regulations, banks require larger investments by the builder. Affordable housing developments face additional constraints in financing. Although public funding is available, it is allocated on a highly competitive basis and developments must meet multiple qualifying criteria, often including the requirement to pay prevailing wages. Smaller developments may be more difficult to make financially feasible, because the higher per unit costs result in a sale or rental price that is above the affordability levels set for many programs. Additionally, smaller projects often require significant investments of time by developers. But because the overall budget is smaller and a developer's operating income is based on a percentage of total costs, the projects are often not feasible, without special incentives or significant local funding.

Affordable rental developments tend to be easier to finance than for-sale developments, as there are more sources of funding available. However, recent cuts in public spending statewide have put pressure on these sources. Tax credits are a valuable source of revenue for low-income housing developers; however, few potential sites in the unincorporated County qualify for such credits. Though construction costs have been falling for all builders, the potential for tax credit revenue has been falling at an even greater rate, meaning that developers of low-income property are at a greater financing disadvantage than market-rate developers. Another constraint to housing production in Marin County is community resistance to new developments. Marin County's infrastructure has been strained and this leads to a number of concerns, primarily: 1) that new developments may cause increased traffic; 2) about long-term sustainability of the local water supply; 3) about potential impacts on schools and other local infrastructure; and 4) that valuable open space could be lost. Additionally, issues related to community character are often raised, such as how density may adversely affect the visual cohesiveness of the

neighborhood, how affordable housing may impact property values, or how affordable housing should be distributed more evenly throughout the County. At times, there is tension between fair housing laws and a desire to provide preferential access to affordable housing for some community segments, such as nurses, teachers, and law enforcement personnel. In many cases, it is not possible to target housing to select groups. These concerns are often expressed during project review processes and can present significant political barriers to development.

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

The County of Marin seeks to address community opposition in a number of ways, including the following:

- Housing staff will continue to provide presentations and facts sheets about affordable housing. Concerns to be addressed include studies on property values and affordable housing, information on who lives in affordable housing, and traffic data on affordable developments, such as fewer vehicles owned, and fewer vehicle miles traveled by lower income households.
- Housing staff will continue to coordinate with local nonprofit developers on how to effectively work with community groups, County staff, and elected officials.
- Encourage and facilitate early community planning of major developments in order to identify and address opposition at an early stage.

In addition the county is looking at improving coordination between cities and towns to improve opportunities for development.

Finally, the County is doing an extensive Assessment of Fair Housing, which will look at barriers to fair and affordable housing and will include a specific works plan to address the identified barriers.

Discussion

While unincorporated Marin County comprises a large land area, most of the land is not zoned for residential development, as it is publicly owned as parkland, watershed, or open space. Agricultural conservation easements and related zoning also limit the ability to develop vacant lands. Most land suitable for residential development has been built upon. Remaining vacant lands zoned for residential uses tend to have significant environmental constraints, which either substantially increase construction costs or preclude development altogether, including sites with steep slopes or wetland habitats. As a strategy for dealing with these constraints, the County has adopted programs in its Countywide Plan

that promote opportunities for reuse of underutilized commercial centers, support mixed-use development, and encourage more dense development along transit routes. Marin County also encourages residential development in more urbanized areas or within villages in the Inland Rural and Coastal Corridors.

There are two fundamental types of zoning districts in unincorporated Marin: conventional and planned. Conventional zoning districts have specific numerical subdivision and development standards, including minimum lot area, minimum setbacks, height limits, and floor area ratio limits. Provided a development project conforms to those standards, no discretionary development applications are required. Contrary to the land use control approach used in conventional zoning districts, planned districts have few specific numerical standards. Instead, they encourage development to be clustered in the areas most suitable for development on a given site to conserve a larger portion of that site in its natural state. No minimum lot areas are established for subdivisions in planned districts, but the number of lots allowed on a property is governed by a density standard specific to that district. As a result, subdivision applications in planned districts are likely to have smaller lot sizes with a larger percentage of the original lot left as open space in comparison to subdivisions in conventional districts where lot sizes are governed by the minimum lot areas applicable to that particular district. The distinction between conventional and planned zoning districts is most important in governing the subdivision and development of properties.

Activities and functions on a property are governed by various classifications of use, which are regulated through zoning controls. Each zoning district contains a list of uses that are “principally permitted” or “conditionally permitted,” and all uses not listed are prohibited in that zoning district. Discretionary planning approval is not necessary to establish a principally permitted use, but a conditional use permit is required to establish any conditionally permitted use on a property. Planning permits are discussed in more detail in the Processing and Permit Procedures section.

Affordable Housing is a principally permitted use (P) in all districts that allow residential uses, except the Agriculture and Conservation district. Additionally, the density for affordable housing is the maximum density allowed by the Countywide Plan land use designation, rather than the zoning district’s density standard.

AP-85 Other Actions – 91.220(k)

Introduction

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

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

The Marin County Department of Health and Human Services operate the Lead Poisoning Prevention Program reaches out to workers about how to protect themselves and their loved ones. On the job, workers need to protect themselves from exposure to lead dust. At home, workers can carry dust on their clothing back to their homes, and expose their children to lead.

Every applicant for a building permit involving a structure built before January 1, 1978 must show proof of successful completion of the Lead-Safe Work test. If all questions are answered correctly, you will be

prompted to continue to the "LSWP Certificate" page. Your name and the date you took the Quiz will be displayed automatically on the Certificate. The certificate is valid for one year.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

The Marin County Housing and Federal Grants Division staff participate on the Homeless Policy Committee.

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

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

Discussion

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

Program Specific Requirements

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

Introduction

All of the proposed 2017-18 program year budget allocations, 100% of the grant and all program income, will be used for activities benefiting low and moderate income persons.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	5,160
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	5,160

Other CDBG Requirements

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

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

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

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

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

No homebuyer activities currently planned

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

No homebuyer activities currently planned

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

No refinancing activities currently planned

Discussion

Throughout the year, Marin County has received \$59,870.25 in program income. All except \$11,518 has been reprogrammed, as it was received after the community planning process.

DRAFT VERSION

