

MEMORANDUM

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

TO: RICHARDSON BAY LOCAL AREA COMMITTEE

FROM: Roy Bateman
Reid Thaler

SUBJECT: Recommendations for Funding Year 37 (2011-12)
Community Development Block Grant (CDBG) Proposals

DATE: March 5, 2011

The recommendations from Community Development Block Grant staff for funding projects in the Richardson Bay Planning Area are listed below. These recommendations will be presented and considered at the Richardson Bay Planning Area public hearing on Wednesday, March 9, 2011, at 7:00 p.m., at the Marguerita C. Johnson Senior Center, Multipurpose Room, 640 Drake Avenue, Marin City.

A NOTE ON THE CDBG FUNDING LEVEL

Last year, Marin County's CDBG allocation was \$1,727,272, and our HOME Program allocation was \$1,231,666.

Our funding agency, the U.S. Department of Housing and Urban Development (HUD), has not yet announced our CDBG grant allocation for the 2011-12 program year. Funds for Marin's 2011-12 program year come from the federal budget for federal Fiscal Year 2011, which runs from October 1, 2010 to September 30, 2011. Although we are almost halfway through the federal fiscal year, Congress has not yet come to agreement on the federal budget for the current fiscal year. The budget situation in Washington is acrimonious and volatile. The House Republican Study Committee, a group of 175 Representatives, has proposed completely eliminating CDBG. The House Appropriations Committee proposed a 13% cut in CDBG funding, but then announced that it would abandon its initial budget proposal and seek deeper cuts in federal spending. Before leaving for the Presidents' Day recess, **the House of Representatives approved a Fiscal Year 2011 budget bill which would cut CDBG by 66% and cut the HOME Program by 10%. The next step will be Senate consideration of the budget bill.**

The United States Conference of Mayors has designated continued funding for CDBG as its highest priority. Although the Obama Administration had originally proposed continued funding for CDBG at the same level as last year, it recently proposed a 7.5% cut in the program for federal Fiscal Year 2012, which would fund Marin's 2012-13 program year.

Meanwhile, the National Low Income Housing Coalition has reported that the House Financial Services Committee plans to scrutinize the CDBG Program and consider whether to end CDBG funding for the nation's wealthiest communities.

Because there is such a wide range of possible CDBG funding amounts, we have assumed in this report that Marin County's 2011-12 CDBG grant will be the same as last year's grant. The staff recommendations in this report are based on the Richardson Bay share of our estimated 2011-12 CDBG allocation. However, the actual amount available for the Richardson Bay Planning Area is likely to be different from the amount listed in this report because the County's CDBG allocation could be higher or lower than our estimate, depending on the outcome of the federal budget process.

To avoid the need for an additional hearing, staff recommends that the grant amounts set at the Richardson Bay Local Area Hearing be subject to revision once HUD announces our CDBG formula allocation. At that time, staff would recalculate the amounts available for each planning area and for the public service component of the program. Staff recommends that public services be funded from the Richardson Bay allocation at the maximum amount permitted by the CDBG regulations, in the following order until the public service funds are exhausted:

\$27,000 divided as follows: <ul style="list-style-type: none">➤ 37% to the Marin City Teens' and Women's Clinic,➤ 31.5% to the Marin Learning Center, and➤ 31.5% to Performing Stars of Marin
\$8,000 to the Family Outreach Program
\$3,175 to Senior Access
Any additional funds divided among the above public service projects in the same proportion as the funding already allocated to those projects.

and that any remaining Richardson Bay funds be allocated in the following order until the funds are exhausted:

Rehabilitation Loan Program	\$15,000
Galilee Harbor	\$40,000
Marin Community Development Corporation Offices (ADA Accessibility Improvements)	\$20,000
Galilee Harbor	\$10,000
The Redwoods (Rehabilitation)	\$10,000
Marin Community Development Corporation Offices (ADA Accessibility Improvements)	\$2,000
Galilee Harbor	\$5,000

Staff would then round numbers to the nearest hundred dollars. However, no project could receive more than the amount the sponsor requested.

**RECOMMENDED COMMUNITY DEVELOPMENT BLOCK GRANT
FUNDING ALLOCATIONS FOR THE RICHARDSON BAY PLANNING AREA**

HOUSING

1) Galilee Harbor (Galilee Harbor Community Association) Construction of public improvements, including toxics mitigation, for liveaboard community Vicinity of Napa Street Pier, 300 Napa Street, Sausalito	\$50,000
2) The Redwoods (Community Church Retirement Center and EAH Inc.) Rehabilitation of senior independent living apartments and construction of additional senior independent living apartments 40 Camino Alto, Mill Valley	\$9,215
3) Rehabilitation Loan Program (Marin Housing Authority) Housing rehabilitation loans for low income homeowners, group homes, and liveaboard homes Richardson Bay Area	<u>\$15,000</u>
Housing Subtotal	\$74,215

CAPITAL

1) Marin City Community Development Corporation Offices-- ADA Accessibility Improvements (Marin City Community Development Corporation and Marin City Community Services District) 630 Drake Avenue, Marin City Rehabilitation of offices for handicapped accessibility	<u>\$20,000</u>
Capital Subtotal	\$20,000

PUBLIC SERVICE

1) Family Outreach Program, Marin Head Start (Community Action Marin) Family outreach services 610 Drake Avenue, Marin City	\$8,000
2) Marin City Teens' and Women's Clinic (Marin City Health and Wellness Center) Staff salaries for community outreach and medical services 630 Drake Avenue, Marin City	\$10,000
3) Marin Learning Center (Community Action Marin) Therapeutic preschool program 100 Phillips Drive, Marin City	\$8,500
4) Performing Stars of Marin Youth performing arts program 271 Drake Avenue, Marin City	\$8,500
5) Senior Access Scholarships for elderly day care 70 Skyview Terrace, Building B, San Rafael	<u>\$3,175</u>
Public Service Subtotal	\$38,175

Total Funds Available for Richardson Bay Planning Area	\$132,390
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Maximum Richardson Bay Planning Area funds available for Public Services	\$38,175
Minimum Richardson Bay Planning Area funds required for Housing (County policy requires each planning area to allocate at least 30% of its funds for housing.)	\$39,717

Reprogramming of Previously Allocated Funds:

At its January 1992 meeting, the CDBG Priority Setting Committee decided that unspent CDBG balances allocated to projects over two years ago should be considered for reallocation (“reprogramming”) to other projects which may be in greater need of the funds. In compliance with this policy, CDBG staff have sent the required 30-day notices to all project sponsors with CDBG funds which were allocated two years ago or earlier, as well as to newer projects which have been moving slowly, so that the Committee would have the option of reprogramming these funds. In the Richardson Bay Planning Area, 30-day notices were sent to five project sponsors. A detailed analysis of each project which received a 30-day notice is presented below:

Galilee Harbor (Galilee Harbor Community Association)

(2008-09)	\$30,000.00
(2009-10)	36,040.77
(2010-11)	<u>31,700.00</u>
TOTAL	\$97,740.77

Galilee Harbor is a 38-boat liveaboard houseboat community in Sausalito. A detailed description of the project can be found on page 9 of this report. CDBG funds are being held for the installation of a moveable wheelchair ramp for dock access. Construction of the ramp has been completed, except for final realignment of a joint between two sections. After the 30-day notice was issued, about half of the listed funds were expended, and we expect that the final invoices for the ramp will exhaust the available funds. Therefore, staff recommends that the past CDBG allocations for Galilee Harbor be held for this project.

Gates Cooperative (Gates Cooperative, Marin County Housing Authority, and EAH Inc.)

(1985-86)	\$24,824.89
(1986-87)	28,636.00
(1987-88)	15,000.00
(1988-89)	9,000.00
(1989-90)	500.00
(1990-91)	1,250.00
(1992-93)	10,000.00
(1993-94)	21,692.00
(1994-95)	15,000.00
(1996-97)	17,300.00
(1997-98)	27,007.00
(2004-05)	22,000.00
(2005-06)	47,558.00
(2008-09)	18,809.00
(2009-10)	51,200.00
(2010-11)	<u>21,200.00</u>
TOTAL	\$330,976.89

The Gates Cooperative is a liveaboard low-income community located within Waldo Point Harbor, just north of Sausalito. CDBG funds are being held for use by Gates Cooperative residents for rehabilitation of individual boats to bring them up to code standards so they will qualify to remain in the new Waldo Point Harbor project. A very lengthy planning approval process for Waldo Point Harbor has been completed, documents to formalize affordability restrictions are close to completion, and rehabilitation of the Gates Cooperative boats could begin this year. Therefore, staff recommends that the CDBG Richardson Bay allocation for the Gates Cooperative be maintained for this project.

Iniece Bailey Infant-Toddler Center (Community Action Marin)
 (2009-10) \$23,850.00

CDBG funds were allocated to the Iniece Bailey Infant-Toddler Center to renovate an additional room so that the Center could expand to serve more children. Staff recommends that the CDBG allocation be maintained for this project.

Marin Learning Center (Community Action Marin)
 (2008-09) \$23,000.50

CDBG funds were allocated to the Marin Learning Center for renovation of its environmental play area and for replacement of a play structure with new climbing equipment. The work has been completed, and an invoice has been submitted to CDBG staff. Staff recommends that the CDBG allocation be maintained for this project.

Shelter Hill Apartments (EAH Inc. and Interfaith Housing Foundation)
 (2008-09) \$20,000.00
 (2009-10) 20,500.00
 TOTAL \$40,500.00

The Shelter Hill Apartments is a 75-unit subsidized family apartment complex on the edge of Mill Valley, originally sponsored by Interfaith Housing Foundation. In 1987, CDBG funds were used to prepare rehabilitation specifications for major repairs of construction defects, including serious dry rot and seismic safety problems. Most of the funding for that renovation came directly from HUD. In conjunction with the 1987 renovations, Interfaith Housing Foundation used CDBG funds to purchase the interest of the remaining for-profit partner in the partnership that owned Shelter Hill, thereby converting the project to nonprofit ownership. Since then, Shelter Hill has been brought under the umbrella of EAH.

EAH now proposes to refinance the property and use the proceeds to rehabilitate the buildings. The plywood siding is of particular concern. In some areas, the siding is warped, deteriorated, and stained with green mold. CDBG funds were allocated in 2008 and 2009 for architectural and engineering design costs for the proposed rehabilitation. The design work is well underway, and EAH expects to bill soon for most of its CDBG funding allocation. Staff recommends that the CDBG allocation be maintained for this project.

HOUSING PROJECTS

1. Galilee Harbor (Galilee Harbor Community Association)

The Galilee Harbor Community Association is seeking funding towards a major project which has enabled the Galilee Harbor liveaboard community to relocate its 38 member boats to a permanent marina site on the Sausalito waterfront. Over 90% of the residents of Galilee Harbor are low income, and this project represents a unique opportunity to preserve existing affordable housing while retaining the character of the working waterfront. In November 1995, the Bay Conservation and Development Commission (BCDC) approved a settlement agreement with Galilee Harbor which has enabled the project to move forward. The terms of its settlement agreement with BCDC require Galilee Harbor to complete public improvements (including a parking area, public access paths, landscaping, docks, a wheelchair access ramp, and utility hook-ups). In 1997, with CDBG assistance, Galilee Harbor purchased the final portion of its site. In 1999, Galilee Harbor completed dredging and excavation in preparation for the installation of new docks. In 2001, toxic remediation was completed, and a portion of the parking lot for residents was constructed. In 2003, new docks and sewer connections were built. In 2004, many boats were connected to the sewer, bathrooms were completed, an irrigation system was installed, benches and picnic tables were installed in the public access area, and historic pilot houses from the Issaquah Ferry were moved to the entrance to the main Galilee Harbor dock. In 2005, concrete piles were removed from the dinghy dock area. In 2006, Galilee buried the electric service for the harbor. In 2007, Galilee made landscaping improvements, encased sewer boxes, replaced the wood floors in the pilot houses, installed a ramp at the dinghy dock, established a revolving loan fund to help residents pay for hook-ups to the sewer system, replaced the roof of the building where the showers, toilets, and laundry machines are located, and added railings to the handicapped access ramp at that building. In 2011, Galilee installed a floating wheelchair ramp for dock access.

The recommended funding would be used towards the next phase of improvements, including installation of asphalt paving to permanently cap a shorefront area which had been contaminated with diesel fuel, hydraulic fluid, and heavy metals. The asphalt paving would replace a temporary liner and meet state environmental standards. Galilee Harbor is also required to have a garbage enclosure with a roof and fire sprinkler system, which is part of the next phase of the project.

By preventing the displacement of existing lower income residents, Galilee Harbor will retain economic diversity and the historic working waterfront in an area with extremely high housing costs.

2. The Redwoods (Community Church Retirement Center and EAH Inc.)

The Redwoods is a highly regarded senior housing project with many levels of care. The Redwoods includes 150 independent living apartments, 108 residential care units, 26 personal care units, and 58 units in a skilled nursing center. Because it combines independent living and licensed care units, the Redwoods is able to care for seniors even if they become too frail to live on their own. The complex includes a dining room, library, computer center, convenience store, an area for gardening, and space for a wide range of activities. The Redwoods is firmly committed to maintaining a mixed-income community through the use of Section 8 vouchers for 60 of its independent living apartments and through its own internal subsidy program.

The Redwoods, in partnership with EAH, is seeking funding for two ambitious projects on its property in Mill Valley: a major rehabilitation of its independent living apartments and the construction of 40 to 60 additional independent living apartments. The existing independent living apartments are occupied predominantly by low-income seniors. Much of the rehabilitation will involve upgrading water, electric, and heating systems, as well as structural upgrades. The Redwoods plans to build additional apartments on the present site in a configuration that will blend with the existing buildings. The rehabilitation will be funded primarily by bond financing available through the Office of Statewide Health Planning and Development, and the construction will be financed primarily with low-income housing tax credits.

Staff is recommending a modest amount of CDBG funding for design costs for the rehabilitation component of the project.

3. Rehabilitation Loan Program (Marin Housing Authority)

There is an ongoing need for rehabilitation loans for lower income homeowners in the Richardson Bay area. Over the past thirty-five years, the Housing Authority has made 133 rehabilitation loans totaling over \$2.2 million in the Richardson Bay area. The program operates on a countywide basis. Loans are made available to owners of single-family homes to correct substandard housing conditions, to eliminate health and safety hazards, to create second units within an existing house where permitted by local ordinance, for rehabilitation of houseboats docked at approved berths, and for mobile homes located within a mobile home park. New loans range from \$5,000 to a usual limit of \$35,000, with an average of \$25,000. Loan terms are set according to the borrower's situation. Typical terms are an amortized loan at 4% interest, or a deferred payment loan, with no payments due until the property is transferred, at 6% interest. The program also makes some interest-only loans at 4% interest.

Sixteen years ago, in response to the new local policy limiting the number of CDBG projects, the Housing Authority expanded the scope of this program to include non-profit-operated group homes serving special populations. The

program offers group homes deferred payment loans at 3% interest, with no payments due until the use or ownership of the house changes. This has enabled the CDBG program to continue to assist the rehabilitation of group homes while reducing the administrative burden on the CDBG office. Involvement of the Housing Authority as intermediary also gives group homes the benefit of the knowledge of the rehabilitation experts on the staff of the Housing Authority.

The Gates Cooperative is a liveaboard houseboat community within Waldo Point Harbor. After Waldo Point Harbor receives County permits, staff recommends that the Rehabilitation Loan Program help Gates Cooperative members upgrade their boats to meet code standards so that they can qualify for berths in the new Waldo Point Harbor. Staff of the Rehabilitation Loan Program have been working closely with the Gates Cooperative and EAH Inc. to carefully plan the details of houseboat rehabilitation for the Gates Cooperative. Once permits have been obtained for the Gates Cooperative, CDBG staff recommends that the Rehabilitation Loan Program make a major shift in its activities so that it can devote most of its efforts to the rehabilitation of Gates houseboats. During the period of Gates rehabilitation, the Program's activity with single-family houses and group homes would be limited.

The recommended funding would be used towards the cost of staff and other operating expenses of the Rehabilitation Loan Program. The program's loans are funded from a revolving loan fund. Revenue from monthly loan payments and repaid loans is expected to total \$350,000 in program income for the 2011-12 program year, and will be added to the revolving loan fund and used to make additional loans.

Because of the intense competition for Richardson Bay CDBG funding this year, staff did not recommend four housing proposals for Richardson Bay area funding.

The Camino Alto Apartments, a 24-unit apartment complex for tenants with physical disabilities, is seeking funding for roof replacement and construction of carports. Staff did not recommend this project for funding because the cost far exceeds what could be available from CDBG, and supplementary funding sources have not been identified.

The Gates Cooperative, a liveaboard houseboat community described on page 7 of this report, will need additional CDBG funds for rehabilitation of its members' boats. However, it is still uncertain when rehabilitation will begin, so it is difficult to predict when the funds will be expended. HUD has established strict "timely spending" requirements for CDBG, utilizing an annual test in late April. If, on the test date, a community has unspent funds that exceed 1.5 times its annual CDBG grant amount, HUD will designate the community as a "high-risk" grantee. HUD has also taken CDBG funds away from communities that violate the timely spending standard. The reduction of grant

awards is done through an automated process, so there is no opportunity to request a waiver or extension. Therefore, staff is reluctant to allocate additional funds for the Gates Cooperative until its spending schedule is more certain.

There are two funding applications for The Redwoods, one for rehabilitation and one for new construction. Staff is recommending CDBG funding only for the rehabilitation proposal, which is likely to be ready to proceed prior to the construction project. In addition, use of CDBG funds for rehabilitation design expenses is easily compatible with the federal regulations that govern the program.

Staff did not recommend funding for the Uniting Nationalities Institutionalized group home, which would be located in Novato and has some unresolved site availability issues.

CAPITAL PROJECTS

1. Marin City Community Development Corporation Offices--ADA Accessibility Improvements (Marin City Community Development Corporation and Marin City Community Services District)

The Marin City Community Development Corporation (CDC) has become a major provider of job training services for low-income people. Its office is located in space that it leases from the Marin City Community Services District, which does not have the funding to bring the office into full compliance with the requirements of the Americans with Disabilities Act (ADA). The CDC would like to provide services for clients referred by the Department of Rehabilitation, which makes it more urgent that its office be brought up to ADA accessibility standards. Staff is recommending funding towards accessibility improvements for the CDC offices.

Staff did not recommend one capital project proposal for funding. The Marin Learning Center applied for CDBG funds to replace tree bark used as the surface of its outdoor play area with a rubberized surface. Given the need to limit the number of total CDBG projects, staff gave priority to accessibility improvements at the Marin City Community Development Corporation, which are needed in order to provide basic access to job training for people with disabilities.

PUBLIC SERVICE PROJECTS

1. **Family Outreach Program, Marin Head Start (Community Action Marin)**

Head Start is a national program that provides comprehensive developmental services for low-income pre-school children (3 to 5 years old) and social services for their families. The family outreach worker provides social and family support services for lower-income Richardson Bay area families whose children are enrolled in the Head Start program. The outreach worker also helps families with crisis issues and provides a linkage to social services. The program has expanded the number of families in its Early Head Start component. The goal of Head Start is to help children gain the skills to succeed in school and later in life. An integral part of the success of the program is its focus on family and supporting the family to move toward self-sufficiency. The outreach workers develop strong relationships with families, visit each family at home, and are available on a daily basis at the center to meet with families and discuss their concerns. National studies tracking families which have participated in the Head Start program have shown that they are less likely to need additional social services in the future than families which have not participated in the program. Local statistics show that over 60% of the children with special needs who have participated in Early Head Start are exited from special education prior to entering Kindergarten.

2. **Marin City Teens' and Women's Clinic (Marin City Health and Wellness Center)**

The Marin City Health and Wellness Center opened in November 2006, with the goal of making medical care and wellness education truly accessible for the Marin City community. There is a great need for health education and medical care for low-income teen girls, particularly regarding sex, pregnancy, drugs, and gynecological services. In order to overcome barriers to care, the Center wants to take an active role in health education and community outreach. The Center would like to expand its outreach and services for teens and is seeking CDBG funding to expand its media presence, inform school personnel about its services, and provide health education. Because of the need for health education and medical services, particularly for teens and underserved populations, CDBG staff recommends CDBG funds for this project.

3. **Marin Learning Center (Community Action Marin)**

The Marin Learning Center provides child care, along with therapeutic services that address issues of social and emotional development. The Center continues to develop its therapeutic component for children and their families, as well as its focus on kindergarten school readiness, social and emotional development, cultural and environmental awareness, and community building. The therapeutic component at the Marin Learning Center is based on a play therapy room model

and is staffed by a licensed therapist. The focus of the play room is to assist children in developing social and emotional skills and to create a climate of mutual respect, caring, and trust. The therapist works with small groups of children on a regular basis, consults with staff, and meets with parents. The Learning Center serves low income and working families. Its priority is serving the families of Marin City.

4. Performing Stars of Marin

Performing Stars of Marin is dedicated to building the self-esteem of low income children of Marin County through activities in the performing, visual, and literary arts as well as providing access to summer day camp programs and field trips. This program has proven to be a valuable tool for building self-confidence in participating children. Staff recommends funding towards staff for this program.

5. Senior Access

Senior Access benefits frail elderly people and handicapped adults, who, because of their disabilities, are unable to gain access to and utilize existing community resources designed for the more independent elderly. Services include physical therapy, nursing and social work services, recreational activities, a hot noon meal, and transportation to and from the center. The program also provides respite, support, and counseling for family members who serve as caregivers. CDBG funds will be used for scholarships for clients who have incomes substantially below the CDBG income limits. Senior Access has been funded through the CDBG program since 1982, and staff recommends continued funding for this program.

We are recommending fewer public service projects for funding than last year. We're making this recommendation because we've had to reduce staffing to keep our administrative costs within the limits set by the CDBG regulations. The portion of the grant that we can spend on administration is set by the CDBG regulations.

Administrative, monitoring, and regulatory requirements from the federal government have been increasing. Marin is under increased scrutiny from HUD on equal opportunity issues, and we are now operating under a Voluntary Compliance Agreement (VCA) with the Fair Housing and Equal Opportunity Division of HUD. Among the impacts of the VCA are increased CDBG and HOME recordkeeping, paperwork, and data analysis requirements.

Changes in government accounting standards and local accounting systems require more complex work to assure that transactions are posted correctly, almost doubling our cost of accounting services. We will need to contribute our share of the cost to create a County reserve for retiree health benefits, which is expected to bring our total 2011-12 pension and retiree health benefit charges to \$64,000.

It is becoming more of a challenge to operate the CDBG program within the administrative allowance set by the regulations. CDBG regulations limit administrative expenses to 20% of available funds. The largest administrative cost is salaries and benefits. In the 1999-2000 fiscal year, we spent 12.97% of our grant for administration. More recently, the number was 19.50% in 2007-08, 16.74% in 2008-09, and 19.87% in 2009-10.

The CDBG Program has cut staff hours, reducing staff from 3 to 2.5 FTE, but we have not made a corresponding reduction in workload. One way to reduce the administrative workload to match the reduction in staff hours would be to reduce the number of projects we have to administer. If we reduce the number of projects, we will reduce the volume of project contracts, project monitoring reports, invoice processing, and accounting so that our workload can better match our reduced staffing level.

Public service projects, limited by the CDBG regulations to only 15% of available funding, are our smallest and most competitive funding category. If we devote too much time and attention to public service funding, there's a risk that we will neglect important issues affecting our larger funding categories, housing and capital projects.

Staff recommends that we continue to fund public services at the maximum level permitted by the CDBG regulations (15% of the grant, plus 15% of any income returned to the program), but that we fund fewer projects. A reduction in the number of public service projects would not diminish the amount of public service funding, and would actually result in a higher average grant in the public service category.

Staff has recommended funding for a small group of five public services that includes two projects that serve more than one planning area, and three locally-based projects that serve only one planning area. The Family Outreach Program and Senior Access are multi-area projects that staff is recommending for funding in at least one other planning area.

Staff also considered the other requests for public service funding (After-School Safe House Tutorial, Marin Community Clinic, Family Law Legal Services, Fifty Plus Employment Services, Foreclosure Workshops, Home Connection of Marin, Housing Search Specialist, Marin Brain Injury Network, Marin City Mental Health Program, and Marin Community Food Bank) but did not find any of them to be sufficiently compelling to recommend for funding in a year when we seek to shrink the number of projects.

Last year, we funded eight public service projects with Richardson Bay planning area funds. This year, staff recommends no longer continuing Richardson Bay funding for the After-School Safe House Tutorial Program, the Foreclosure Workshops, the Marin Brain Injury Network, and the Marin Community Food Bank.

It seems counter-intuitive to cut funding to basic needs like food in the midst of a recession, but we see financial stress hitting the full range of service providers.

If we make the proposed reduction in the number of public service projects, we would reinforce the role of CDBG as a source of funds for public services which meet important needs, have limited access to other funding, and are generally provided by small nonprofits. Given the small amount of funds we have available and the flexibility of the CDBG regulations in the public service category, this would seem to be an appropriate niche for CDBG.

The total amount of CDBG funding provided in the public service category would be unchanged, so we would be spending the same amount for public services, but with a higher average grant amount per project. (This assumes flat CDBG funding, but if our grant declines, that's all the more reason to reduce the number of projects.)

Because we don't yet know our actual grant amount, the allocations for these projects are almost certain to change. (See page 2 for the recommended formulas for determining the revised amounts after HUD has announced our grant amount.)

In our recommendations for the Lower Ross Valley, staff did not recommend funding for the Food Bank. At its meeting on March 3, 2011, the Lower Ross Valley Local Area Committee voted to allocate \$3,771 for the Food Bank, contingent upon at least one other planning area funding the Food Bank. We are including this information in the staff reports for subsequent planning area hearings, so that other local area committees would be aware of this decision and could consider the implications for their deliberations.

Richardson Bay Planning Area

	CODE	PROJECT NAME	Requested	Recommended New Funds	Reprogrammed Funds
Housing	RH-1	Camino Alto Apartments	\$440,163		
	RH-2	Galilee Harbor Maritime Service Harbor	249,232	\$50,000	
	RH-3	Gates Cooperative	425,000		
	RH-4	Redwoods-New Units	625,000		
	RH-5	Redwoods-Rehabilitation	850,000	9,215	
	RH-6	Rehabilitation Loan Program	35,000	15,000	
	RH-7	Uniting Nationalities Institutionalized	27,338		
				\$2,651,733	\$74,215
Capital	RC-1	Marin City Comm. Dev. Corp. Offices-ADA	\$26,430	\$20,000	
	RC-2	Marin Learning Center (Playground Surface)	28,700		
			\$55,130	\$20,000	
Public Service	RS-1	After-School Safe House Tutorial	\$10,000		
	RS-2	Community Health Services	10,000		
	RS-3	Family Law Legal Services	12,500		
	RS-4	Family Outreach Program (Head Start)	11,420	\$8,000	
	RS-5	Fifty Plus Employment Services	1,000		
	RS-6	Foreclosure Workshops	1,500		
	RS-7	Home Connection of Marin	2,400		
	RS-8	Housing Search Specialist	2,700		
	RS-9	Marin Brain Injury Network Services	9,000		
	RS-10	Marin City Mental Health Program	20,000		
	RS-11	Marin City Teens' & Women's Clinic	17,000	10,000	
	RS-12	Marin Community Food Bank	12,007		
	RS-13	Marin Learning Center, Therapeutic Services	25,000	8,500	
	RS-14	Performing Stars	20,000	8,500	
	RS-15	Senior Access Scholarships	6,000	3,175	
				\$160,527	\$38,175
		TOTAL	\$2,867,390	\$132,390	
		Total Available for Richardson Bay Planning Area	\$132,390		
		Maximum Funds Available for Public Services	\$38,175		
		Minimum Richardson Bay Amount for Housing	\$39,717		
NOTE: We are awaiting notification of this year's grant amount. In making the recommendations in this report, we have used an estimate of the grant amount. Therefore, all recommended funding amounts listed above are subject to change.					