Countywide Priority Setting Committee
Public Hearing
April 5, 2018
7:00 PM
Agenda

APRIL 5, 2018

• Approve and Recommend Budget for 2018-19 for three (3) local CDBG Planning Areas (County Other, Novato, and San Rafael), including reprogrammed funds and use of CDBG program income

• Approve and Recommend 2018-19 HOME program allocations, reprogramming of HOME funds, and use of HOME program income

• Request for public comment on housing and non-housing community development needs of lower income people, and past performance of the County’s CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA)
Agenda continued

• Update on Assessment of Fair Housing (AFH)

• Update on Voluntary Compliance Agreement (VCA)

• Open Time for Public Comment on Matters Not on the Agenda
Program Purposes

CDBG - Federal funds provide assistance for a wide range of community development needs:

• Ensure decent affordable housing

• Provide services to the most vulnerable in our communities

• Activities that benefit low- to moderate-income persons

HOME Investment Partnership Program

• Increase the supply of decent, affordable housing to low- and very low-income households
Federal Grants Program

• Cooperation Agreement with all cities, towns, and the County

• Planning Areas (3): County Other, San Rafael and Novato

• Decision making bodies:
  • San Rafael & Novato City Councils
  • Priority Setting Committee (community members representing protected classes and city, town and County representatives)
  • Board of Supervisors
Evaluation Criteria

Minimum threshold requirements—applications must meet one of the following three:

• New program

• Quantifiable increase in services

• Essential service or program advancement, maintenance, or surveillance of Fair Housing policies.
Evaluation Criteria continued

Eligibility—project serves the following national and local objectives:

• Affirmatively Further Fair Housing (national and local objective);

• Serve members of the protected classes (national and local objective); AND

• Activities benefiting low- and moderate-income persons (national).
Evaluation Criteria continued

• **Readiness**—could awarded funds be completely expended during the grant year?

• **Sustainability**—if applicable, does the organization have capacity to sustain a project or program beyond this federal funding period?

• **Effectiveness and Accountability**

• **Prioritize greatest impact**
2018-19 Applications & Expected Funding

• Applications received: **CDBG: 40, HOME 3**

• Funding Requests received:
  
  **CDBG $3.7 million, HOME $1.4 million**

• Funding Estimates—based on funding award received for 2017-18:
  
  **CDBG award $1,365,844, HOME $601,435**

• CDBG Available Funding by Activity:
  
  Housing **$461,831** (minimum)
  Capital Projects **$243,869** (maximum)
  Public Services **$284,459** (maximum)
County Other Planning Area CDBG

• Includes all regions of Marin County not in the cities of Novato or San Rafael

• CDBG applications received - 30

• Total funds requested - $1,965,135
  • Housing $1,251,285
  • Capital Projects $469,500
  • Public Services $244,350

• Total estimated funds available - $365,369
  • Housing $211,914
  • Capital Projects $48,488
  • Public Services $104,965
## County Other CDBG Housing Recommendations

<table>
<thead>
<tr>
<th>Project Sponsor</th>
<th>Project Name</th>
<th>Funding Request</th>
<th>Planning Area Recommendation</th>
<th>Total Recommendation Across All Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bolinas Community Land trust</td>
<td>Acquisition of Aspen Lots</td>
<td>$155,000</td>
<td>$50,000</td>
<td>$50,000</td>
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<tr>
<td>Community Land Trust Association of West Marin</td>
<td>Ocean Terrace Apts &amp; Mesa Apts</td>
<td>$16,500</td>
<td>$14,000</td>
<td>$14,000</td>
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<tr>
<td>Marin Center for Independent Living</td>
<td>Residential Access Modification Program</td>
<td>$30,000</td>
<td>$13,500</td>
<td>$30,000</td>
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<tr>
<td>Marin Housing Authority</td>
<td>Rehabilitation Loan Program</td>
<td>$500,000</td>
<td>$185,738*</td>
<td>$330,738</td>
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<tr>
<td>San Geronimo Valley Affordable Housing Association</td>
<td>Sage Lane Senior Affordable Housing</td>
<td>$70,105</td>
<td>$40,105</td>
<td>$40,105</td>
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</table>

* Includes $91,429 of program income and additional entitlement funds from previous years
## County Other CDBG Capital Project Recommendations

<table>
<thead>
<tr>
<th>Project Sponsor</th>
<th>Project Name</th>
<th>Funding Request</th>
<th>Planning Area Recommendation</th>
<th>Total Recommendation Across All Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeward Bound of Marin</td>
<td>Mill St. Emergency Shelter Center</td>
<td>$200,000</td>
<td>$38,359</td>
<td>$141,008</td>
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<tr>
<td>Marin City Community Services District</td>
<td>Marin City Intergenerational Community Garden</td>
<td>$82,000</td>
<td>$50,000*</td>
<td>$50,000</td>
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* Includes $39,871 of reprogrammed funds from previous years
<table>
<thead>
<tr>
<th>Project Sponsor</th>
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<th>Planning Area Recommendation</th>
<th>Total Recommendation Across All Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Canal Welcome Center</td>
<td>Shore Up Marin Disaster Operations</td>
<td>$50,000</td>
<td>$20,000</td>
<td>$40,000</td>
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<tr>
<td>Community Action Marin Child Development Program</td>
<td>Therapeutic Services for Marin Learning Center</td>
<td>$20,000</td>
<td>$10,000*</td>
<td>$10,000</td>
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<tr>
<td>Fair Housing Advocates</td>
<td>Fair Housing Services</td>
<td>$75,000</td>
<td>$24,600</td>
<td>$60,000</td>
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<tr>
<td>Fairfax-San Anselmo Children's Center</td>
<td>After School Transportation Program</td>
<td>$15,000</td>
<td>$15,000</td>
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<tr>
<td>Family &amp; Children's Law Center</td>
<td>Domestic Violence Legal Services</td>
<td>$10,000</td>
<td>$2,200</td>
<td>$10,000</td>
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<tr>
<td>Performing Stars of Marin</td>
<td>After School and Summer Programs</td>
<td>$15,000</td>
<td>$10,000</td>
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<tr>
<td>RotaCare Bay Area</td>
<td>RotaCare Clinic</td>
<td>$10,000</td>
<td>$1,500</td>
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<tr>
<td>Senior Access</td>
<td>Senior Access Scholarships</td>
<td>$50,000</td>
<td>$3,722</td>
<td>$18,722</td>
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<tr>
<td>West Marin Senior Services</td>
<td>Care Management Services</td>
<td>$10,000</td>
<td>$10,000</td>
<td>$10,000</td>
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<tr>
<td>West Marin Senior Services</td>
<td>Senior Nutrition and Activity</td>
<td>$8,500</td>
<td>$8,500</td>
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* Includes $557 of reprogrammed funds from previous years
Novato Planning Area CDBG Recommendations
Novato Planning Area CDBG Recommendations

March 13, 2018 the Novato City Council unanimously approved the adoption of a resolution recommending CDBG funding for the 2018-19 program year.

• Housing Recommendation – $93,788

• Capital Projects – $75,517*

• Public Services – $67,360

* Includes $2,195 in reprogrammed funding from previous years
San Rafael Planning Area CDBG Recommendations

Community Development Agency
Countywide PSC meeting
April 5, 2018
San Rafael Planning Area CDBG Recommendations

March 19, 2018 the San Rafael City Council unanimously approved the adoption of a resolution recommending CDBG funding for the 2018-19 program year.

• Housing Recommendation – $156,128

• Capital Projects – $249,809*

• Public Services – $115,034*

* Includes $130,650 in reprogrammed funding from previous years.
Public Comment
Recommendation

Approve and Recommend Budget for 2018-19 for three (3) local CDBG Planning Areas (County Other, Novato, and San Rafael), including reprogrammed funds and use of CDBG program income
HOME Investment Partnership Program

• Includes all regions of Marin County

• HOME applications received – 3

• Total amount requested - $1,433,025

• Estimated HOME funding available– $601,435
# HOME Recommendations

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<tr>
<th>Project Sponsor</th>
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<th>Funding Request</th>
<th>Recommendation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeward Bound of Marin</td>
<td>King Street Senior Housing</td>
<td>$500,000</td>
<td>$300,000</td>
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<tr>
<td>Lifehouse Inc.</td>
<td>Wilson House ADU</td>
<td>$283,025</td>
<td>$100,000</td>
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<tr>
<td>Resources for Community Development</td>
<td>Victory Village</td>
<td>$650,000</td>
<td>$441,291</td>
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* Includes $3,820 of program income, $20,750 of additional entitlement funds, and $275,811 of reprogrammed funds from previous years
Public Comment
Recommendation

Approve and Recommend 2018-19 HOME program allocations, reprogramming of HOME funds, and use of HOME program income
Request for Public Comment

Public remarks regarding housing and non-housing community development needs of lower income people, and past performance of the County’s CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA)
Marin County receives HUD funding for low and moderate-income communities

- Community Development Agency
  - HOME Investment Partnership Program funds
  - Community Development Block Grants (CDBG)
- Health & Human Services – Continuum of Care funds
- Marin Housing Authority – Section 8 Housing Choice Voucher
AFFIRMATIVELY FURTHERING FAIR HOUSING

FAIR HOUSING LAWS REQUIRE THAT WE AFFIRMATIVELY FURTHER FAIR HOUSING

- This means taking meaningful steps that:
  - Address significant disparities in housing needs and increase access to opportunities, including access to education, employment, transportation, low poverty exposure, and environmentally healthy neighborhoods;
  - Replaces segregated living patterns with truly integrated and balanced living patterns;
  - Transforms racially and ethnically concentrated areas of poverty into areas of opportunity; and
  - Fosters and maintains compliance with civil rights and fair housing laws.
2009, HUD reviewed the County’s policies, practices, and procedures that affect and influence fair housing choice for members of the protected classes including:
- Laws
- Regulations
- Administrative practices, policies, and procedures

- Agreement between County and HUD known as the Voluntary Compliance Agreement (VCA)
  - Review of affirmatively furthering marketing practices
  - Completion of an Analysis of Impediments to Fair Housing Choice (AI)

- 2010, the Board of Supervisors approved an Analysis of Impediments to Fair Housing Choice and 29 specific recommendations to address those barriers
ACTIONS FROM THE AI

- 2013 – DREAM (DIVERSITY, RESPECT, ENCOURAGEMENT, ACCEPTANCE MARIN)
  - COUNTY EMPLOYEES INTERESTED IN PROMOTING DIVERSITY AND INCLUSION
- 2014 – BOS ADOPTS THE 2015 – 2023 HOUSING ELEMENT
- 2015 – FAIR HOUSING SPECIALIST WAS HIRED
- 2015 – COUNTY SPONSORED DELEGATION ATTENDED POLICYLINK’S EQUITY SUMMIT IN LA
  - COUNTY EMPLOYEES, COMMUNITY REPRESENTATIVES AND MEMBERS OF PROTECTED CLASSES
- COUNTY PLANNING AND HUMAN RIGHTS COMMISSIONS
  - INCREASE REPRESENTATIVES FROM THE PROTECTED CLASSES
- PRIORITY SETTING COMMITTEE
  - EXPANDED TO INCLUDE NON-ELECTED COMMUNITY REPRESENTATIVES FROM THE PROTECTED CLASSES
  - AFFIRMATIVELY FURTHERING FAIR HOUSING FOCUS FOR PROJECT SELECTION PROCESS
2015
NEW APPROACH TO
AFFIRMATIVELY
FURTHERING FAIR
HOUSING

- HUD’S NEW REQUIREMENT FOR AN
  ASSESSMENT OF FAIR HOUSING
- GOAL: IDENTIFY AND EVALUATE
  BARRIERS TO FAIR HOUSING CHOICE
  AND CONTRIBUTING FACTORS
  WITHIN THE COUNTY
- PRIORITY: EFFECTIVE COMMUNITY
  ENGAGEMENT
MARIN’S ASSESSMENT OF FAIR HOUSING

2016 BOARD OF SUPERVISORS APPROVE COUNTY’S AFH COMMUNITY ENGAGEMENT WORK PLAN

INCLUDES A STEERING COMMITTEE OF CONSULTANTS AND PROFESSIONALS FROM:

- PUBLIC HOUSING
- FAITH-BASED ORGANIZATIONS
- HOUSING AUTHORITY
- ASIAN COMMUNITIES
- CITIES AND TOWNS
- AFRICAN AMERICAN COMMUNITIES
- LEGAL AID
- INDIVIDUALS EXPERIENCING HOMELESSNESS
- DISABLED COMMUNITIES
- CHILDREN AND FAMILIES
- LATINO COMMUNITIES
- PHILANTHROPY
- FAIR HOUSING ORGANIZATION
COMMUNITY ADVISORY GROUP

- 11 REPRESENTATIVES FROM
  - SAN RAFAEL
  - SAUSALITO
  - WEST MARIN
  - NOVATO
  - CENTRAL MARIN
  - ROSS VALLEY
    - 5 FEMALE / 6 MALE
    - 5 WHITE / 3 AFRICAN AMERICAN / 3 LATINO
ADDITIONAL VOICES

- YOUTH – HIGH SCHOOL STUDENTS
- COUNTY EMPLOYEES
- GRAND JURY REPORT
PROCESS

JULY 2016 – APRIL 2018
STAFF MET WITH OVER 1,400

- COMMUNITY REPRESENTATIVES
- INDIVIDUAL RESIDENTS
- COUNTY EMPLOYEES
- NONPROFITS
- COMMUNITY MEETINGS IN
  - MARIN CITY
  - SAN RAFAEL
  - THE CANAL
  - WEST MARIN
  - MILL VALLEY

COUNTY OF MARIN

JANUARY 2017 – APRIL 2018
COMMUNITY ADVISORY GROUP
AND STEERING COMMITTEE

- DISCUSSED AND ANALYZED
  TOPICS RELATED TO HOUSING
  DISCRIMINATION AND
  SEGREGATION
- DISCUSSED AND ANALYZED
  TOPICS RELATED TO PUBLIC
  HOUSING

131 RECOMMENDATIONS,
COMMENTS AND PERCEPTIONS

- PRESENTED TO COMMUNITY
  ADVISORY GROUP AND
  STEERING COMMITTEE
- IDENTIFIED 37 ACTIONABLE
  ITEMS
- DELIBERATED AND IDENTIFIED
  2 TOP RECOMMENDATIONS
- IDENTIFIED 5 SPECIFIC
  RECOMMENDATIONS FROM
  COMMUNITY ADVISORY GROUP
COUNTY UPDATES SINCE ASSESSMENT OF FAIR HOUSING

- 2016
  - BOS ALLOCATED $1 MILLION FOR CREATION OF AFFORDABLE FAMILY HOUSING
  - COUNTY DEVELOPED 5 EQUITY PILOT PROGRAMS
  - BOS ALLOCATED $450,000 FOR LANDLORD INCENTIVE PROGRAM
  - COUNTY SPONSORED STAFF TO PARTICIPATE IN THE GOVERNMENT ALLIANCE ON RACE EQUITY (GARE)

- 2017
  - BOS APPROVED ORDINANCE FOR SOURCE OF INCOME PROTECTION, INCLUDING SECTION 8 VOUCHERS
  - SECOND GARE COHORT ADVANCED
  - BOS SPONSORED RICHARD ROTHSTEIN EVENT
  - HHS: RACE MATTERS DIALOGUE AND EDUCATIONAL SERIES ON RACE AND RACISM
  - SPONSORED FAIR HOUSING CONFERENCE
  - AMENDMENTS TO DEVELOPMENT CODE TO ALLOW ACCESSORY DWELLING UNITS AND JR ACCESSORY DWELLING UNITS
GOING FORWARD

REFINING RECOMMENDATIONS

MOBILIZING SUPPORT

SCHEDULED BOARD OF SUPERVISORS DATE – JUNE 12, 2018 AT 5:30 P.M.
Update on Voluntary Compliance Agreement

- HUD has requested that the County enter into a new VCA with a 3 year term
- Terms continue to be negotiated
- May include a numerical goal for increasing supply of family rental housing
  - County proposing to release a RFP for family housing
  - Through acquisition and new construction on named housing element sites
- Continue to prioritize projects which affirmatively further fair housing.
Public Comment
Marin County Board of Supervisors Hearing

Tuesday, May 8, 2018 at 9am or thereafter
Marin County Civic Center, Board of Supervisors Chambers
3501 Civic Center Dr., Room # 330, San Rafael, CA 94903