

Bidders Conference

COMMUNITY INFRASTRUCTURE/CAPITAL
AND HOUSING
2020-22 APPLICATION CYCLE

Wednesday, January 15, 2020



Photo Credit: Jeff Wong



Community Development Agency
Housing and Federal Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6279
T/www.marincounty.org/federalgrants

Agenda

JANUARY 15, 2020

- Welcome & introductions
- Program overview
- Local priorities
- Review Application
- Q&A



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2020-22 Application Cycle

APPLICATION AND REVIEW TIMELINE

- Application open – **January 6, 2020**
- Bidders Conference for potential applicants – **January 15, 2020**
- Application closes – **February 6, 2020**
- Countywide Priority Setting Committee Application Workshop – **February 20, 2020**
- San Rafael City Council Hearing – **March 16, 2020**
- Novato City Council Hearing – **March 24, 2020**
- Countywide Priority Setting Committee Public Hearing – **April 2, 2020**
- Board of Supervisors Public Hearing – **May 12, 2020**
- Submit to HUD – **May 15, 2020**



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Federal Grants Program

OVERVIEW

- **Community Development Block Grant (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 (HOME)**
 - Increase the supply of decent, affordable housing to low-and very low-income households



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Community Development Block Grants Program

OVERVIEW CONTINUED

- 2020-21 Fiscal Year Expected Funding
 - CDBG - **\$1.5 million**
 - HOME - **\$700 thousand**
- CDBG
 - Administration – **up to 20%** of annual entitlement + program income
 - Public Service – **up to 15%** of annual entitlement + program income
 - Housing Projects – **minimum of 40%** of net grant
 - Capital Projects or Housing – **remaining 25%** of net grant
- HOME
 - Administration – **up to 10%** of annual entitlement + program income
 - Community Housing Development Organization (CHDO) – **minimum of 15%**
 - Housing Acquisition, Rehabilitation, and/or Development – **remaining 75%** of net grant

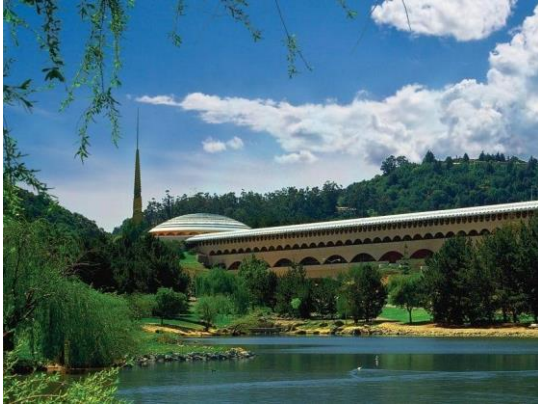


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Federal Grants Program

CDBG FUNDING AVAILABLE BY PLANNING AREA

3 Planning Areas:



County Other

Housing **\$246,000**
Capital/Housing \$ **76,000**



Novato

Housing **\$109,000**
Capital/Housing \$ **98,000**



San Rafael

Housing **\$182,000**
Capital/Housing **\$163,000**



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Funding Thresholds

ESTABLISHED BY HUD AND LOCAL OVERSITE COMMITTEE

CDBG National Objectives Thresholds:

- Benefit low- and moderate- income persons,
- Prevent or eliminate blight, or
- Meet other community development needs.

HOME Threshold:

- Increase the supply of decent, affordable housing to low-and very low- income households

Countywide Priority Setting Committee Enhanced Thresholds:

- Support projects that Affirmatively Furthering Fair Housing and have the commitment and capacity to engage in Affirmative Marketing.
- Prioritize projects that serve members of the protected classes as defined by HUD.
- Prioritize projects that serve low-income persons.



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Local Funding Priorities

FOR HOUSING FUNDS

The Countywide Priority Setting Committee identified local funding priorities for **CDBG Housing and HOME funding categories**. These priorities were determined by way of the County's **Voluntary Compliance Agreement** with HUD and the recently completed **Analysis of Impediments to Fair Housing Choice**.

- 2020-22 funding priorities for CDBG housing and HOME funds:
 - Family Housing
 - Land trust model in eastern Marin that provides home ownership opportunities. *Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin*
- Other types of projects can apply, however, these projects will be prioritized.



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Eligible Activities

- Acquisition of property (CDBG & HOME)
- Construction of new housing (HOME)
- Rehabilitation of existing housing (CDBG & HOME), for example:
 - Accessibility improvements
 - Roof replacement
 - Replace flooring
- Rehabilitation of community building or resource (CDBG), for example:
 - Accessibility improvements
 - Replace park equipment
 - Upgrade bathrooms



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Ineligible Activities

- Housing rehabilitation for individuals who are not low or moderate-income. (CDBG & HOME)
- Purchase of durable equipment for rehabilitation projects. i.e., funds can purchase the nails, but not a hammer. (CDBG & HOME)
- New housing construction (CDBG)
- Housing rehabilitation or construction in the Canal neighborhood of San Rafael or Marin City.



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Application – *What's New?*

- Transitioning from a one (1) year application cycle to a two (2) year application cycle
- The minimum grant size is \$15,000 per year.
- Local housing priorities*
 - Family Housing
 - Land trust model in eastern Marin that provides home ownership opportunities. *Eastern Marin in this case is defined as all of the areas of Marin, except for West Marin*

* Other types of projects can apply, however, these projects will be prioritized.

- Detail on process for income verifying clients.
- Online submission form



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Application – *What's the Same?*

- Applicants must either be a nonprofit, government entity, or have a fiscal sponsor that is a nonprofit or government entity. Individuals are not eligible for funding.
- Funding is allocated based on where your clients are rather than where your agency is located. Your application should indicate the share of services provided in each Planning Area. For example:
 - Novato 25%, San Rafael 50% and County other 25% or
 - County other 100%
- Project budgets and organizational budgets are required for **all projects**.
- An applicant can submit **one** application per category
 - For example, 1 application for Capital and 1 application for Housing.
- Average grant size:
 - Community Infrastructure/Capital improvement - \$15,000 to \$150,000
 - Housing - \$30,000 to \$500,000



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Application Deadline

- Applications are due by *Thursday, February 6, 2020 at 5pm*
- Please email questions to: federalgrants@marincounty.org
- Mailing address/physical address (if dropping off application):
County of Marin
3501 Civic Center Drive #308
San Rafael, CA 94903
Attn: Federal Grants
- Applications must be complete, please contact us if you need assistance



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Application Review

Complete Application:

- Application with all applicable fields completed
- Project budget
- Organization budget

Compliance with Federal Program Objectives and Local Funding Thresholds

Staff Evaluation Criteria:

- Prioritize applications that address local funding priorities.
- Readiness—can awarded funds be completely expended during the grant year?
- Sustainability—does the organization have capacity to sustain a project or program beyond this federal funding period?
- Effectiveness and Accountability—does the organization have the capacity and track record to effectively conduct the project and administer federal funds?
- Prioritize greatest impact.



Materials Walk-through

- Application Guidelines
- Online Application
- Project Budget



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Federal Requirement: NEPA: Environmental Reviews

- Environmental reviews must be up-to-date on *all projects* funded through CDBG
 - Review lasts 5 years, if project does not change
 - Applies to both Public Service and Housing/Capital projects
- Must be completed *before* any funds can be spent
 - Spending prior to an Environmental Review by the agency cannot be reimbursed
- If any mitigation is required by NEPA it is the responsibility of the grantee to correct.



Federal Requirements: Davis Bacon Act

- Davis Bacon Act requires that prevailing wages (fair wages) are paid to all contractors.
 - It is the responsibility of the funding recipient to ensure their contractor/s pays prevailing wages.
 - If Davis Bacon is not completed, the County cannot reimburse any invoices until it is provided.
- Davis Bacon does not apply to the following:
 - Work performed by the owner/operator
 - Work on a single family home
 - Contracts under \$2,000
 - CDBG Housing funded projects with 7 or less units
 - HOME projects with 11 or less units



Bay Area Multifamily Building Enhancements (BAMBE) Program

Program Highlights

- Cash rebates
 - \$750 per unit calculated for whole building
 - Save 15% energy & water with multiple improvements (3 or more)
 - Choose your own contractor
- No-cost consulting
 - Energy & water usage analysis, site visits, scope development
 - One-stop-shop to connect with other programs
- Low-cost financing
 - Bring your standard interest rate down by half
 - Use a Participating Lender or your own lender

Eligibility Criteria

- 5+ attached dwelling units
- Located in 9 county Bay Area
- PG&E service
- Rebate upgrade scope to be approved through free consulting
 - Saves %15 of more on whole building basis
 - Must install multiple (3+) improvements



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Local Governments Empowering Our Communities

Questions?

Contact the Housing and Federal Grants Division at

federalgrants@marincounty.org

Or

Molly Kron at (415) 473.6279

Jillian Zeiger at (415) 473.7549



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Thank You



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