

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

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Date: Thursday, May 16, 2024 at 6:00 p.m.

To: Countywide Priority Setting Committee (PSC)

From: Molly Kron, Senior Planner
Aline Tanielian, Senior Planner
Leelee Thomas, Deputy Director

Subject: Funding Recommendations for:

- FY 2024-25 Community Development Block Grant (CDBG);
- 2024-25 Home Investment Partnership Program (HOME);
- Amendment to the HOME-American Rescue Plan Act (HOME-ARP) recommendations approved in 2023; and
- CY 2024 Permanent Local Housing Allocation (PLHA).

Location: Virtual Hearing via Zoom. Register here:
https://us06web.zoom.us/webinar/register/WN_HOwF-f4wQUuupEuPa8SGsw#/registration

REQUEST:

1. Consider and approve fiscal year 2024-25 funding recommendations for Community Development Block Grant program (CDBG) for the County Other planning area.
2. Consider and approve fiscal year 2024-25 CDBG funding recommendations provided by the Novato City Council and the San Rafael City Council for their respective planning areas.
3. Consider and approve fiscal year 2024-25 funding recommendations for the HOME Investment Partnerships Program (HOME).
4. Receive information on an amendment to funding recommendations for HOME-ARP approved in 2023.
5. Consider and approve calendar year 2024 funding recommendations for the Permanent Local Housing Allocation program (PLHA).

SUMMARY:

The Countywide Priority Setting Committee annually reviews applications and approves funding allocations for Federal funding through Community Development Block Grant

program (CDBG) and HOME Investment Partnerships Program (HOME), as well as State funding from the Permanent Local Housing Allocation program (PLHA). These funding programs provide resources for housing, community facilities, and services for lower-income households. County Staff (“Staff”) propose the following recommendations for the 2024-25 Annual Action Plan and the proposed amendments to the 2021-22 Annual Action Plan to adjust HOME-ARP project funds allocated in 2023.

DISCUSSION:

CDBG, HOME and HOME-ARP

Federal Grants Overview

The Community Development Block Grant (CDBG) program and Home Investment Partnership Program (HOME) are federally funded programs of the U.S. Department of Housing and Urban Development (HUD) that provide funding to benefit low- and moderate-income households. Examples of projects funded by CDBG and HOME throughout the County include:

- site acquisition, development, and rehabilitation of affordable housing;
- rehabilitation of group homes, community centers, and childcare centers; and
- a wide range of services including childcare, legal services, and food access.

HOME funds must be used for affordable housing projects, while CDBG funds are divided into three activity categories: 1) Housing, 2) Community Facilities (“Capital”) projects, and 3) Public Services. Federal regulation stipulates that at least 85% of CDBG funds must be spent on administration, Housing projects, and Capital projects, and a maximum of 15% may be spent on Public Services.

HOME-ARP funds were part of the American Rescue Plan (ARP) Act, which became law on March 11, 2021. The federal government allocated \$2,902,549 of this HOME-ARP funding to the County of Marin to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. HOME-ARP funds were approved by the PSC in May 2023 to support affordable rental housing consistent with Marin County’s [HOME-ARP Allocation Plan](#) which was approved by HUD on March 13, 2023. There are no new HOME-ARP funds available this year; the proposal is to reallocate unspent funds from last year’s cycle.

The recommendations enclosed in this staff report include CDBG funding approved by the Novato and San Rafael City Councils for their respective planning areas and are subject to approval by the Marin County Board of Supervisors on June 4, 2024.

2024-25 Funding Year

Marin County’s CDBG allocation is \$1,559,706, approximately 1.9% less than the 2022-23 funding received and a decrease of over 4.3% over the past 2 years. The HOME allocation is \$713,595, which represents a 15.7% reduction from last year and a 16.5% reduction over the past two years. HUD determines funding based on its own programmatic budget and a

demographic comparison of Marin with other grantees. The project funding recommendations in this staff report are subject to change in accordance with the final grant agreement received from HUD.

Staff issued a Notice of Funding Availability (NOFA) in January 2024 to solicit applications. The application period closed on February 16th with 32 CDBG and HOME applications received, totaling nearly \$8.5 million in requests.

Proposed funding recommendations for the use of federal fiscal year 2024 CDBG funds and HOME funds is available in Attachment 1. To be eligible for future rounds of funding, the County must efficiently spend federal funds according to a 'timeliness test' described in Attachment 2. In order to meet HUD's time limits for spending, the budget also includes CDBG funds from prior years which are recommended for reprogramming (reallocation) to new projects, and allocations from CDBG and HOME program income.

Program Structure and Requirements

The Marin County Federal Grants program generally runs on a two-year application cycle. However, because this is the last year of the five-year planning cycle, this year is a one year application cycle.

There is a minimum individual grant size of \$15K per year. Countywide projects may receive funding from each planning area to bring their grant amount up to at least \$15K. There is a local emphasis on the extent to which members of the protected classes, as defined under fair housing law, are served by CDBG and HOME projects, and the quality and effectiveness of each funded organizations' Affirmative Marketing Plan, meaning how well they can identify who is underserved and proactively reach out to those populations.

This year the PSC established an Application Review Subcommittee to engage in the proposal evaluation and recommendation process more deeply. The Subcommittee participated in detailed discussions about proposed projects, scored applications, and deliberated on recommendations. The six PSC members who participated include:

- Jaime Yan Furot, Novato Community Representative
- Darlene Goins, San Rafael Community Representative
- Ida Green, Southern Marin Community Representative
- Stephen Burke, City of Mill Valley Councilmember
- Rachel Kertz, City of San Rafael Councilmember
- Rosa Thomas, Town of Corte Madera Councilmember

All project applications are evaluated on multiple evaluation criteria, including:

HUD National Objective Thresholds:

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

Project Evaluation Criteria:

- 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? Are there current or upcoming organizational leadership transitions?
- Prioritize greatest impact—greatest number of people served and/or most impact on an individual basis, and/or serving hard-to-reach populations.

PSC Adopted Priorities:

- Support projects that Affirmatively Further 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.

PSC Priorities for CDBG and HOME Housing projects:

- Family Housing—units not deed restricted for specific populations, such as seniors.
- Land trust model in eastern Marin that provides home ownership opportunities. (Eastern Marin in this case is defined as all areas of Marin except West Marin.)

PSC Priorities for CDBG Public Services projects:

- Basic Health Services – includes services that prevent or treat medical conditions for individuals who are uninsured, under-insured, or people with low incomes who cannot afford their deductible. Programs and services include but are not limited to preventative health such as immunizations, well-child care from birth, periodic health evaluations for adults, voluntary family planning services, children’s eye and ear examinations conducted to determine the need for vision and hearing correction, and hygiene services.
- Children, Youth, and Parent Support Services – includes services that target low-income families and address disparities in access to early childhood education, high costs of childcare countywide, and family self-sufficiency. Programs and services include but are not limited to supporting childcare scholarships, student extracurricular activities, parent engagement and training, case management, therapeutic services, transportation, home visitations, and family legal supports.
- Food Security – includes services that provide physical and/or economic access to food to meet dietary needs for a productive and healthy life. Programs and services include but are not limited to free meal sites, food banks, grocery subsidies, home delivered meals, and other programs that provide food to people in need.
- Housing Support Services – includes services that assist individuals in accessing stable housing, prevent discrimination in housing choice, and aid renters in maintaining stable housing. Programs and services include but are not limited to fair

housing counseling, legal support, housing locators, and down payment and rental assistance.

Additional details regarding the application of priorities, guiding principles for making recommendations, and spending deadlines can be found in Attachment 2.

CDBG RECOMMENDATIONS:

The CDBG Program has a total federal allocation of \$1,559,706 for FY 2024-25, to be used in combination with approximately \$43,209 in program income, and \$60,000 in reprogrammed funds. After accounting for 20% in administration costs, it is expected that about \$1,326,806 will be available for projects.

Due to delays in the budget announcement from HUD, staff prepared initial recommendations for funding largely based on the previous year’s funding. However, staff anticipated budget cuts would be on the horizon and to address this, the initial recommendations were more conservative than last year’s budget. Therefore, Public Services funding recommendation are largely the same as initial recommendations.

Below are CDBG funding recommendations for Countywide Fair Housing and the County Other Planning Area, as well as the recommendations approved by the Novato and San Rafael City Councils for their respective planning areas.

❖ Countywide Fair Housing

In recent years funding for Fair Housing services has been allocated before funding calculations are made for each Planning Area. Funding fair housing services is a CDBG requirement, and doing so before making other recommendations ensures that we meet the requirement.

Funding recommendation: Staff and Subcommittee recommend allocating \$64,710 to support funding for one fair housing project.

| Project | FY 23-24 Allocation | Current Request | Initial Recommendation | Total Recommended |
|---|---------------------|-----------------|------------------------|-------------------|
| Fair Housing Advocates of Northern CA <i>Fair Housing Counseling and Education</i> | \$65,000 | \$85,000 | \$65,000 | \$64,710 |

❖ County Other Planning Area

The County Other Planning Area is expected to receive a total CDBG allocation of \$467,577 for FY 2024-25 plus \$60,000 in reprogrammed funds. A minimum of \$271,123 is designated for housing projects, a maximum of \$63,000 may be applied to public services, and the remaining \$177,162 can be applied to either capital or housing projects. A total of

23 applications were evaluated for the County Other Planning Area – 16 Countywide projects and 7 serving the County Other Planning Area only. The total funding request for these 23 projects is \$4,240,200.

Housing Projects

A total of seven housing applications were considered for the County Other Planning Area – four Countywide projects and three serving the County Other Planning Area only. The applications have a total request of \$3,319,450.

Funding recommendation: Staff and Subcommittee recommend allocating a total of \$440,384 to support funding four housing projects.

| Project | CDBG Request | County Other Recommendation | Total Expected CDBG Allocation with San Rafael and Novato planning Areas |
|---|--------------|-----------------------------|--|
| Eden Housing, Inc. <i>Point Reyes Coast Guard</i> | \$650,000 | \$0 | \$0 |
| Habitat for Humanity Greater San Francisco <i>Habitat Redwood Blvd.</i> | \$650,000 | \$111,079 | \$291,951 |
| Marin Center for Independent Living <i>Residential Access Modification Program (RAMP)</i> | \$45,000 | \$14,745 | \$44,235 |
| Pep Housing/ Demson Development <i>Marin Vista Residences</i> | \$650,000 | \$0 | \$0 |
| Bolinas Community Land Trust* <i>2024 Bolinas Affordable Housing Rehabilitation</i> | \$261,200 | \$93,385 | \$93,385 |
| Community Land Trust Association of West Marin* <i>35 Third Street Septic and Solar Installation</i> | \$224,250 | \$0 | \$0 |
| EAH Housing* <i>Point Reyes Affordable</i> | \$839,000 | \$221,175 | \$221,175 |
| Housing Subtotal | | \$440,384 | |

*County Other-only request

Capital Projects

Three capital applications were considered for the County Other Planning Area. All three are Countywide projects with total funding request was \$320,000.

Funding recommendation: Staff and Subcommittee do not recommend funding for the capital projects from the County Other Planning Area.

| Project | CDBG Request | County Other Recommendation | Total Expected CDBG Allocation with San Rafael and Novato planning Areas |
|---|--------------|-----------------------------|--|
| Benevolence: A communication Wellness Café <i>The BlackStage Xperience</i> | \$30,000 | \$0 | \$0 |
| Hamilton Community Church of the Nazarene <i>Project Bethany</i> | \$50,000 | \$0 | \$0 |
| WeeCare, Inc. (DBA Upwards) <i>Boost (Business Operation & Optimization Support Tools)</i> | \$240,000 | \$0 | \$0 |
| | | \$0 | |

Public Services

A total of 13 public services applications were considered for the County Other Planning Area – nine Countywide projects and four serving the County Other Planning Area only. The applications have a total request of \$630,750.

Funding recommendation: Staff and Subcommittee recommend allocating a total of \$63,000 to support funding for seven public services projects. Because the initial recommendations were conservative these final recommendations have not changed.

| Project | CDBG Request | County Other Recommendation | Total Expected CDBG Allocation with San Rafael and Novato planning areas |
|--|--------------|-----------------------------|--|
| Benevolence: A Communication Wellness Café <i>The BlackStage Xperience</i> | \$30,000 | \$0 | \$0 |
| Front Porch Communities Foundation <i>Home Match Marin</i> | \$20,000 | \$4,000 | \$15,000 |
| Make it Home <i>Pilot Furniture Pick-Up and Delivery Program</i> | \$65,000 | \$0 | \$0 |
| Marin YMCA <i>Expanding Affordable Childcare through YMCA Elementary Aged Programs</i> | \$30,000 | \$6,000 | \$23,000 |
| Mental Health Advocates of Marin/Fiscally sponsored by Marin Link <i>Enterprise Resource Center</i> | \$60,000 | \$0 | \$0 |
| Pearl Transit Corp <i>Oral health outreach for low income Marin County residents</i> | \$60,000 | \$0 | \$0 |
| Planned Parenthood of Northern California <i>Increasing Access to Sexual Reproductive Health Care In Marin County</i> | \$65,000 | \$4,000 | \$18,000 |

| Project | CDBG Request | County Other Recommendation | Total Expected CDBG Allocation with San Rafael and Novato planning areas |
|---|--------------|-----------------------------|--|
| Vivalon <i>Nourish by Vivalon</i> | \$55,000 | \$4,000 | \$15,000 |
| Young Performers International <i>YPI Young Musicians Scholarship Program</i> | \$45,000 | \$0 | \$0 |
| Bridge the Gap <i>Bridge the Gap Children, Youth, and Parent Support Services: K-8 Year-Round Academic and Enrichment Activities</i> | \$35,000 | \$15,000 | \$15,000 |
| Performing Stars of Marin (PSoM) <i>Robust Social Services for Southern Marin Residents Including Children, Youth, and Families</i> | \$15,000 | \$0 | \$0 |
| San Geronimo Valley Community Center <i>San Geronimo Valley Community Center Food Bank</i> | \$32,928 | 15,000 | 15,000 |
| The Hannah Project Partnership for Academic Achievement <i>Hannah Freedom School/FS2</i> | \$32,822 | 15,000 | 15,000 |
| Public Services Subtotal | | \$63,000 | |

*County Other-only request

❖ Novato Planning Area

On Tuesday, April 23, 2024, the Novato City Council passed a resolution approving CDBG funding recommendations for the 2024-25 fiscal year (Attachment 3). Staff recommend that the Priority Setting Committee adopt the City of Novato’s recommendations with a pro-rata reduction across Housing and Capital projects, in accordance with the Cooperation Agreement governing the administration of the Novato Planning Area.

❖ San Rafael Planning Area

On Monday, May 6, 2024, the San Rafael City Council passed a resolution approving CDBG funding recommendations for the 2024-25 fiscal year (Attachment 3). Staff recommend that the Priority Setting Committee adopt these recommendations with a pro-rata reduction across Housing and Capital projects, in accordance with the Cooperation Agreement governing the administration of the San Rafael Planning Area.

❖ Program Income Recommendations

When the CDBG program receives revenue from a completed project, payment of accrued interest, or repayment of a loan, this amount is considered program income, which must be made available to fund new CDBG activities. In 2023-24, the County received \$ 29,752 in

program income from Toussin Senior Apartments project, located in Kentfield. A detailed account of program income funds can be found in Attachment 4.

❖ Reprogramming Funds

To ensure timely spending, staff prioritize reprogramming funds in the planning area from which the funds originated, when possible, to ensure continuity and equity across planning areas. For FY 2024-25 staff recommend that a total of \$60,000 in CDBG funds be reprogrammed. These reprogrammed funds come from the County Other Planning Area. Staff recommendations for reprogrammed funds are included in the dollar amounts listed in previous sections. A detailed account of reprogrammed funds can be found in Attachment 4.

HOME RECOMMENDATIONS:

The Countywide HOME Investment Partnerships Program has a FY 2024-25 entitlement of \$713,595, to be used in combination with \$66,413 in program income. After accounting for 10% in administration costs, it is expected that \$708,649 will be available for projects. HOME requires that a minimum of 15% of the annual entitlement, or \$107,039 for 2024-25 be allocated to a Community Housing Development Organization (CHDO).

❖ Countywide Funding Recommendations

A total of five applications were received for the Countywide HOME program totaling \$2,944,143. Two applications were received from previously certified CHDO's.

Funding recommendation: Staff and Subcommittee recommend allocating a total of \$708,649 to support funding one project.

| Project | HOME Request | HOME Recommendation |
|--|--------------------|---------------------|
| Canal Alliance <i>Marin Villas Phase 2 Affordable Housing Renovations</i> | \$200,000 | |
| Community Land Trust Association of West Marin <i>35 Third Street Septic and Solar Installation</i> | \$224,250 | |
| EAH Housing <i>Turina House/Riviera Apartments (scattered site project)</i> | \$819,893 | \$708,649 |
| Pep Housing/ Demson Development <i>Marin Vista Residences</i> | \$850,000 | |
| Eden Housing, Inc. <i>Oak Hill Apartments</i> | \$850,000 | |
| Total | \$2,944,143 | \$708,649 |

❖ Program Income Recommendations

When the HOME program receives revenue from a completed project, payment of accrued

interest, or repayment of a loan, this amount is considered program income, which must be made available to fund new HOME activities. In 2023-24, the County received \$66,413 in program income from Toussin Senior Apartments in Kentfield. Staff recommendations for reprogrammed funds are included in the dollar amounts listed in the previous section. A detailed account of program income funds can be found in Attachment 4.

HOME-ARP AMENDMENT:

❖ Countywide Funding Recommendations

In 2023 the Board of Supervisors approved \$2,902,549 of HOME-ARP Program funding. The approval included a funding alternative in the event one of the approved projects, Homeward Bound of Marin’s Veterans and Workforce Housing, received State Homekey funds. In February 2024, the State announced a \$14.4 million Homekey award to Homeward Bound of Marin to support the Veterans and Workforce Housing.

Alternative funding allocation: Per the previously approved funding alternative Staff a amending the HOME-ARP allocation to support the remaining two projects.

| Project | 2023 HOME-ARP Recommendation | Amended HOME-ARP Recommendation |
|---|------------------------------|---------------------------------|
| Eden Housing, Inc. <i>Point Reyes Coast Guard</i> | \$710,000 | \$1,000,000 |
| Eden Housing, Inc. <i>Oak Hill Apartments</i> | \$1,300,000 | \$1,600,000 |
| Homeward Bound of Marin <i>Novato Veterans and Workforce Housing</i> | \$590,000 | \$0 |
| Administration | \$302,549 | \$302,549 |
| Total | \$2,902,549 | \$2,902,549 |

PLHA

PLHA Overview

The Permanent Local Housing Allocation Program (PLHA) is a state funding source through the Department of Housing and Community Development (HCD). Funding recommendations are subject to final approval by the State.

On July 21, 2020, the Marin County Board of Supervisors passed a resolution to apply for PLHA grant funding. In August 2020, the Board approved a five-year expenditure plan for the funds. This plan was developed in consultation with the Board of Supervisors Housing Subcommittee and in alignment with the Countywide Priority Setting Committees’ (PSC) priorities and Assessment of Impediments to Fair Housing Choice (AI).

Under the five-year plan, PLHA funds match portions of funds placed into the Marin County Affordable Housing Trust. Marin County Affordable Housing Trust funds can be applied to projects in all eligible jurisdictions of Marin and seeks funding from cities and towns where eligible projects are approved.

2024 Funding Year

PLHA funds come from a \$75 recording fee on real estate documents. Because PLHA funding is based on real estate activity the funding levels change from year to year. This year the PLHA funding available is \$636,907, which is a nearly 49% reduction from 2023 funding levels¹. Along with an equal match from the Marin County Affordable Housing Trust, \$1,210,124 is available to projects.

Staff issued a Notice of Funding Availability (NOFA) for these funds along with CDBG and HOME in January 2024 to solicit proposals. The application period closed on February 16th with seven applications received totaling over \$7 million in requests. Funding recommendations for 2024 PLHA funding is available in Attachment 1.

Program Structure and Requirements

Applications are evaluated on their ability to meet PLHA criteria developed by HCD and the PSC's approved program goals. This year all applications were reviewed and scored by the PSC's newly established Application Review Subcommittee and staff.

HCD criteria includes:

- Demonstration of readiness, including site control for development projects, land use entitlements, environmental review, and commitments of other required funding and resources.
- Prioritization for projects that support those earning 60% AMI or below.
- Projects must be in jurisdictions with a certified housing element.

Readiness is a key factor identified by HCD. The County is not eligible to receive additional PLHA funds if previous funds have not been committed to housing projects.

In addition to the HCD criteria, the PSC approved the following program goals:

- Family Housing
- Rental Housing – Acquisition, New Construction, Rehabilitation
- Homeowner Housing – Acquisition, New Construction, Rehabilitation
- Special Needs Housing
- Land trust in eastern Marin that provides home ownership opportunities, with specific inclusion for Black/African American residents.

In alignment with the PSC's efforts on fair housing and equity, all applications include:

- A demographic assessment (race/ethnicity, people with disabilities, families) of the applicants existing housing developments in Marin.

¹ After accounting for administration, \$605,062 in PLHA funds is available to projects.

- Demographics of staff and board members of the applicant organization.

PLHA RECOMMENDATIONS:

❖ Countywide Funding Recommendations

The total PLHA allocation for 2024 is \$1,210,124. This includes a 1-for-1 match from the Marin County Affordable Housing Fund and accounts for a 5% administration fee from the PLHA portion.

A total of seven applications were received for the Countywide PLHA program totaling \$7,063,250.

Funding recommendation: Staff and Subcommittee recommend allocating a total of \$1,210,124 to support funding two projects.

| Project | PLHA Request | PLHA Recommendation |
|--|--------------------|---------------------|
| Community Land Trust Association of West Marin <i>35 Third Street Septic and Solar Installation</i> | \$224,250 | |
| EAH Housing <i>Point Reyes Affordable</i> | \$839,000 | |
| EAH Housing <i>1 Hamilton</i> | \$1,200,000 | \$605,062 |
| Eden Housing Inc. <i>Oak Hill Eden</i> | \$1,200,000 | \$605,062 |
| Eden Housing Inc. <i>Pt. Reyes Coast Guard</i> | \$1,200,000 | |
| Education Housing Partners, Inc. <i>Oak Hill Workforce Housing</i> | \$1,200,000 | |
| Pep Housing/ Demson Development <i>Marin Vista Residences</i> | \$1,200,000 | |
| Total | \$7,063,250 | \$708,649 |

FISCAL IMPACT:

There is no direct cost or revenue impact on local jurisdictions' general funds generated by the recommended action for CDBG, HOME, and HOME-ARP, as the Priority Setting Committee is directing HUD funds to specific projects.

Approval of the PLHA recommendations will increase expenditures from the Marin County Affordable Housing Fund to match state funded PLHA resources.

OPTIONS:

1. Approve allocations of CDBG, HOME, HOME-ARP, and PLHA funding as recommended in this staff report.
2. Make different allocations of CDBG, HOME, HOME-ARP, and PLHA funding. (Funds may be shifted between the CDBG categories, but the Public Services category cannot exceed 15% and the Housing category cannot be less than 40%.)
3. Provide direction to staff.

ATTACHMENTS:

Attachment 1 — CDBG, HOME, and PLHA Recommendations

Attachment 2 — Additional Guiding Principles for Funding Recommendations

Attachment 3 — Novato and San Rafael Planning Area Funding Recommendations

Attachment 4 — CDBG and HOME Program Income and Reprogrammed Funding

Attachment 5 — CDBG, HOME, and PLHA Project Summaries

LINKS TO PROJECT APPLICATIONS:

- [Community Infrastructure/Capital Project Applications](#)
- [Housing Project Applications](#)
- [Public Services Project Applications](#)
- [Addendum 1](#)

Attachment 1 - 2024-25 CDBG, HOME, and PLHA Funding Summary

| PROJECT SPONSOR | PROJECT NAME | APPLICANT'S CDBG REQUEST | Novato | San Rafael | County Other | CDBG Allocations | APPLICANT'S HOME REQUEST | HOME Allocations | APPLICANT'S PLHA REQUEST | PLHA Allocations | PROJECT TOTALS |
|--|--|--------------------------|------------|------------|--------------|------------------|--------------------------|------------------|--------------------------|------------------|----------------|
| HOUSING | | | | | | | | | | | |
| EAH Housing | 1 Hamilton | | | | | | | | \$ 1,200,000 | \$ 605,062 | \$ 605,062 |
| Eden Housing Inc. | Oak Hill Eden | | | | | | | | \$ 1,200,000 | \$ 605,062 | \$ 605,062 |
| Eden Housing Inc. | Pt. Reyes Coast Guard | \$ 650,000 | \$ - | \$ - | \$ - | \$ - | \$ 850,000 | \$ - | \$ 1,200,000 | \$ - | \$ - |
| Education Housing Partners, Inc. | Oak Hill Workforce Housing | | | | | | | | \$ 1,200,000 | \$ - | \$ - |
| Habitat for Humanity Greater San Francisco | Habitat Redwood Blvd. | \$ 650,000 | \$ 107,147 | \$ 73,725 | \$ 111,079 | \$ 291,951 | | | | | \$ 291,951 |
| Marin CIL | Residential Access Modification Program (RAMP) | \$ 45,000 | \$ 14,745 | \$ 14,745 | \$ 14,745 | \$ 44,235 | | | | | \$ 44,235 |
| Pep Housing/ Demson Development | Marin Vista Residences | \$ 650,000 | \$ - | \$ - | \$ - | \$ - | \$ 850,000 | \$ - | \$ 1,200,000 | \$ - | \$ - |
| Bolinas Community Land Trust (BCLT) | 2024 Bolinas Affordable Housing Rehabilitation | \$ 261,200 | \$ - | \$ - | \$ 93,385 | \$ 93,385 | | | | | \$ 93,385 |
| Community Land Trust Association of West Marin | 35 Third Street Septic and Solar Installation | \$ 224,250 | \$ - | \$ - | \$ - | \$ - | \$ 224,250 | \$ - | \$ 224,250 | \$ - | \$ - |
| EAH Housing | Point Reyes Affordable | \$ 839,000 | \$ - | \$ - | \$ 221,175 | \$ 221,175 | | | \$ 839,000 | \$ - | \$ 221,175 |
| Art Works Downtown | AWD Electrical Upgrade Project | \$ 332,195 | \$ - | \$ 196,600 | \$ - | \$ 196,600 | | | | | \$ 196,600 |
| Canal Alliance | Marin Villas Phase 2 Affordable Housing Renovations | \$ 200,000 | \$ - | \$ - | \$ - | \$ - | \$ 200,000 | \$ - | | | \$ - |
| EAH Housing | Turina House/Riviera Apartments (scattered site project) | | | | | | \$ 819,893 | \$ 708,649 | | | \$ 708,649 |
| | | \$ 3,851,645 | \$ 121,892 | \$ 285,070 | \$ 440,384 | \$ 847,346 | \$ 2,944,143 | \$ 708,649 | \$ 7,063,250 | \$ 1,210,124 | \$ 2,766,119 |

| PROJECT SPONSOR | PROJECT NAME | APPLICANT'S CDBG REQUEST | Novato | San Rafael | County Other | CDBG Allocations | APPLICANT'S HOME REQUEST | HOME Allocations | APPLICANT'S PLHA REQUEST | PLHA Allocations | PROJECT TOTALS |
|--|--|--------------------------|------------|------------|--------------|------------------|--------------------------|------------------|--------------------------|------------------|----------------|
| CAPITAL | | | | | | | | | | | |
| Benevolence: A communication Wellness Café | The BlackStage Xperience | \$ 30,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - |
| Hamilton Community Church of the Nazarene | Project Bethany | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - |
| WeeCare, Inc. (DBA Upwards) | Boost (Business Operation & Optimization Support Tools) | \$ 240,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - |
| North Bay Children's Center | Garden of Eatin' Greenhouse and Classrooms | \$ 75,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - |
| North Marin Community Services | Lower Roof Replacement | \$ 200,000 | \$ 122,875 | \$ - | \$ - | \$ 122,875 | | | | | \$ 122,875 |
| Canal Alliance | Proposed pedestrian hybrid beacon located across Grand Avenue between Francisco Boulevard and Second Street in San Rafael, CA. | \$ 350,000 | \$ - | \$ 122,875 | \$ - | \$ 122,875 | | | | | \$ 122,875 |
| | | \$ 945,000 | \$ 122,875 | \$ 122,875 | \$ - | \$ 245,750 | | | | | \$ 245,750 |

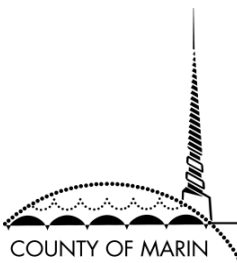
| PROJECT SPONSOR | PROJECT NAME | APPLICANT'S CDBG REQUEST | Novato | San Rafael | County Other | CDBG Allocations | APPLICANT'S HOME REQUEST | HOME Allocations | APPLICANT'S PLHA REQUEST | PLHA Allocations | PROJECT TOTALS |
|-----------------|--------------|--------------------------|--------|------------|--------------|------------------|--------------------------|------------------|--------------------------|------------------|----------------|
|-----------------|--------------|--------------------------|--------|------------|--------------|------------------|--------------------------|------------------|--------------------------|------------------|----------------|

PUBLIC SERVICES

| | | | | | | | | | | | | |
|---|--|-----------|--|-----------|-----------|-----------|--|--|--|--|-----------|-----------|
| Benevolence: A Communication Wellness Café | The BlackStage Xperience | \$ 30,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - | |
| Fair Housing Advocates of Northern California | Fair Housing Counselling and Education | \$ 85,000 | Funding recommendation of 64,710 from all 3 Planning Areas | | | \$ 64,710 | | | | | | \$ 64,710 |
| Front Porch Communities Foundation | Home Match Marin | \$ 20,000 | \$ 4,000 | \$ 7,000 | \$ 4,000 | \$ 15,000 | | | | | \$ 15,000 | |
| Make It Home | Pilot Furniture Pick-Up and Delivery Program | \$ 65,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - | |
| Marin YMCA | Expanding Affordable Childcare through YMCA Elementary Aged Programs | \$ 30,000 | \$ 4,000 | \$ 13,000 | \$ 6,000 | \$ 23,000 | | | | | \$ 23,000 | |
| Mental Health Advocates of Marin/Fiscally sponsored by Marin Link | Enterprise Resource Center | \$ 60,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - | |
| Pearl Transit Corp | Oral health outreach for low income Marin County residents | \$ 60,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - | |
| Planned Parenthood of Northern California | Increasing Access to Sexual Reproductive Health Care In Marin County | \$ 65,000 | \$ 4,000 | \$ 10,000 | \$ 4,000 | \$ 18,000 | | | | | \$ 18,000 | |
| Vivalon | Nourish by Vivalon | \$ 55,000 | \$ 4,000 | \$ 7,000 | \$ 4,000 | \$ 15,000 | | | | | \$ 15,000 | |
| Young Performers International | YPI Young Musicians Scholarship Program | \$ 45,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - | |
| Bridge the Gap | Bridge the Gap Children, Youth, and Parent Support Services: K-8 Year-Round Academic and Enrichment Activities | \$ 35,000 | \$ - | \$ - | \$ 15,000 | \$ 15,000 | | | | | \$ 15,000 | |
| Performing Stars of Marin (PSoM) | Robust Social Services for Southern Marin Residents Including Children, Youth, and Families | \$ 15,000 | \$ - | \$ - | \$ - | \$ - | | | | | \$ - | |
| San Geronimo Valley Community Center | San Geronimo Valley Community Center Food Bank | \$ 32,928 | \$ - | \$ - | \$ 15,000 | \$ 15,000 | | | | | \$ 15,000 | |
| The Hannah Project Partnership for Academic Achievement | Hannah Freedom School/FS2 | \$ 32,822 | \$ - | \$ - | \$ 15,000 | \$ 15,000 | | | | | \$ 15,000 | |
| North Bay Children's Center | Child Care Scholarships | \$ 20,000 | \$ 15,000 | \$ - | \$ - | \$ 15,000 | | | | | \$ 15,000 | |

| PROJECT SPONSOR | PROJECT NAME | APPLICANT'S CDBG REQUEST | Novato | San Rafael | County Other | CDBG Allocations | APPLICANT'S HOME REQUEST | HOME Allocations | APPLICANT'S PLHA REQUEST | PLHA Allocations | PROJECT TOTALS |
|--------------------------------|------------------------|--------------------------|-----------|------------|--------------|------------------|--------------------------|------------------|--------------------------|------------------|----------------|
| North Marin Community Services | Nourishing North Marin | \$ 25,000 | \$ 15,000 | \$ - | \$ - | \$ 15,000 | | | | | \$ 15,000 |
| City of San Rafael | Pickleweed Preschool | \$ 25,000 | \$ - | \$ 23,000 | \$ - | \$ 23,000 | | | | | \$ 23,000 |
| | | \$ 700,750 | \$ 46,000 | \$ 60,000 | \$ 63,000 | \$ 233,710 | | | | | \$ 233,710 |
| | | | | | | \$ 316,702 | \$ 71,360 | \$ 31,845 | \$ 419,906 | | |
| GRAND TOTALS | | | | | <i>CDBG</i> | \$1,643,508 | <i>HOME</i> | \$780,009 | <i>PLHA</i> | \$1,241,969 | \$3,665,485 |

| LEGEND | |
|--------------|--|
| Countywide | |
| County Other | |
| Novato | |
| San Rafael | |



Attachment 2 — Additional Guiding Principles for Funding Recommendations

Program Spending Deadlines

Community Development Block Grants (CDBG) –

HUD regulations stipulate the timely expenditure of project funds and that unspent funds should be reallocated and used in communities that can meet timely spending guidelines. HUD takes sanctions if, on the annual test date in late April, an entitlement community has unspent CDBG funds that exceed 1.5 times its annual CDBG grant amount. If a community's unspent CDBG balance exceeds the 1.5 standard on the test date for two years in a row, HUD will designate the community as a "high-risk" grantee and may also take funds away. The reduction of grant awards is done through an automated process, so there is no opportunity to request a waiver or extension. If the CDBG grant declines, the amount of unspent funds permitted also declines. Therefore, we must take care to prioritize CDBG funds for projects that are ready to proceed.

Current HUD regulations and policy trends suggest increased scrutiny on entitlement communities and the administration of their federal dollars. Funding should therefore be prioritized for projects that can meet timely spending requirements, avoiding funding agencies with unspent balances or agencies lacking the administrative capacity to execute their spending in a timely manner.

HOME Investment Partnerships Program (HOME) –

The 2023 HOME appropriations included a provision continuing the suspension of the 24-month commitment requirement for Community Housing Development Organization (CHDO)¹ set-aside funds and the suspension of the 24-month commitment requirement for regular HOME funds. Both deadline requirements are suspended through December 31, 2025.

Prior to the passage of this, the County was required to enter into a contract with a CHDO project sponsor, committing the HOME funds to a specific project within 2 years of the HUD allocation. The requirement that HOME funds be placed under contract within two years is extremely difficult to implement in Marin County. This change combined with the increased time for project completion will ease some burden and risk of losing funds due to projects involved in prolonged entitlement, funding obtainment,

¹ A CHDO is a private nonprofit, community-based organization that has staff with the capacity to develop affordable housing for the community it serves.

and construction processes. The County is not permitted to enter into a contract to provide a project sponsor with HOME funds unless all other necessary financing has been secured, and there is a reasonable expectation that the project can start construction or rehabilitation within one year of the contract date. If the project involves acquisition, there must be a reasonable expectation that acquisition will occur within six months. In practice, the sponsor needs to have secured all local planning approvals before they can obtain the funding commitments for the entire cost of the project.

Although the 24-month commitment has been suspended, the four-year project completion requirement is now being enforced following the expiration of COVID related waivers. In addition, there remains a 9-year expiration on funds. If this deadline is not met, HUD can cancel that portion of the community's HOME grant. HUD can also require repayment of funds, even if the County has already spent the money on a project, regardless of whether the project is eventually completed.

The most challenging aspect of HOME funds is the requirement that all other financing must be secured prior to the County entering into a contract to provide a project with HOME funds. Most sponsors of affordable housing find that they need a significant commitment of HOME funds in order to leverage commitments from other sources of funding, particularly if those sources are not local. For example, in order for an affordable housing development project to successfully compete for Low-Income Housing Tax Credits (LIHTC), it needs a substantial commitment of local funding, which often includes HOME funds.

Priorities

Affirmatively Furthering Fair Housing –

Marin County has received criticism for its lack of affordable housing, particularly for members of the protected classes. The 2020 County Analysis of Impediments to Fair Housing Choice (AI) identifies four (4) broad categories of barriers to fair housing choice. Federal grant funding will be used in a manner consistent with supporting the goals of furthering fair housing choice in Marin County. To do this, fair housing and affirmative marketing criteria have been elevated as a comprehensive part of the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) project selection process. All CDBG and HOME applications are assessed for capacity and compliance with those criteria.

Projects in alignment with the Fair Housing goals laid out in the Consolidated Plan and the AI will be prioritized. Addressing the fair housing concerns in Marin County will require a concerted effort on behalf of County staff, the Board of Supervisors, cities and towns, and Countywide Priority Setting Committee members.

Supporting Projects That Serve Members Of The Protected Classes –

The PSC has opted to prioritize projects that serve members of the protected classes. The funding application collects data that specifically identifies which members of the protected classes are being served and how. This data aids in making funding recommendations and evaluating whether projects predominantly serve members of protected classes.

All funded projects will be required to affirmatively market their services. In this context, project applicants must market services and give special assistance to historically disadvantaged groups. It is insufficient to simply not discriminate; assertive steps aimed at reversing historical trends and discriminatory patterns must be taken. The affirmative marketing plans are one part of that effort, with the purpose of promoting a condition in which individuals of similar income levels in the same area have available to them a range of choices in housing and services regardless of their race, religion, color, national origin, sex, disability, or familial status. Through an affirmative marketing plan, a grantee indicates what special efforts they will make to reach out to potential clients who might not normally seek housing or services. This requires that the provider study the market area, learn the target population, and design methods to reach out to the target population. Affirmative marketing does not limit choices; it expands choices by actively seeking to reverse the patterns of the past and provide for open and fair access to housing and services where the individual is free to live, work, and recreate where they choose. Affirmative marketing does not include specific goals or quotas. However, quantitative data and analysis are essential to planning and monitoring affirmative marketing program effectiveness.

To better support organizations in conducting affirmative marketing, County staff have updated affirmative marketing planning templates and continue to provide technical assistance to encourage successful planning. In addition, Fair Housing Advocates of Northern California recently offered a training for public service providers to increase capacity around conducting affirmative marketing.

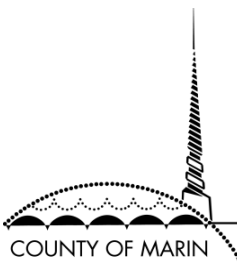
Prioritizing Fewer Applications –

HUD requested that Marin reconsider the numerous small allocations that have been made in favor of funding fewer, larger projects that address priorities established by the Priority Setting Committee, “larger projects” being identified by HUD as \$10,000 per project. This recommendation was based on multiple conversations with the HUD office on ways to utilize funds more efficiently and effectively, most recently with comments on the 2016 Consolidated Plan Amendments.

Funding Fewer Housing Projects Per Year –

The PSC also recommended that one or two housing projects that are prepared and ready to utilize funds be prioritized. Funding fewer projects per year could allow more substantial funding commitments instead of funding many projects for multiple years.

Funding in larger amounts may also assist housing projects with meeting a timelier completion schedule. However, this may not always be feasible due to Marin's commonly lengthy approval processes and HUD's strict timely spending requirements.



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Attachment 3 — Novato and San Rafael Planning Area Funding Recommendations

Novato Planning Area

| Project | Council Approved Recommendation | Final Recommendation with Pro-Rata Reduction |
|--|---------------------------------|--|
| HOUSING | | |
| Eden Housing Inc. <i>Pt. Reyes Coast Guard</i> | \$0 | \$0 |
| Habitat for Humanity Greater San Francisco <i>Habitat Redwood Blvd.</i> | \$109,000 | \$107,147 |
| Marin Center for Independent Living <i>Residential Access Modification Program (RAMP)</i> | \$15,000 | \$14,745 |
| Pep Housing/ Demson Development <i>Marin Vista Residences</i> | \$0 | \$0 |
| Housing Subtotal | \$124,000 | \$121,892 |
| CAPITAL | | |
| <i>Benevolence: A communication Wellness Café</i> <i>The BlackStage Xperience</i> | \$0 | \$0 |
| <i>Hamilton Community Church of the Nazarene</i> <i>Project Bethany</i> | \$0 | \$0 |
| <i>WeeCare, Inc. (DBA Upwards)</i> <i>Boost (Business Operation & Optimization Support Tools)</i> | \$0 | \$0 |
| <i>* North Bay Children's Center</i> <i>Garden of Eatin' Greenhouse and Classrooms</i> | \$0 | \$0 |
| <i>* North Marin Community Services Lower Roof Replacement</i> | \$125,000 | \$122,875 |
| Capital Subtotal | \$125,000 | \$122,875 |

| Project | Council Approved Recommendation | Final Recommendation with Pro-Rata Reduction |
|--|---------------------------------|--|
| PUBLIC SERVICES | | |
| Benevolence: A Communication Wellness Café <i>The BlackStage Xperience</i> | \$0 | \$0 |
| Front Porch Communities Foundation <i>Home Match Marin</i> | \$4,000 | \$4,000 |
| Make it Home <i>Pilot Furniture Pick-Up and Delivery Program</i> | \$0 | \$0 |
| Marin YMCA <i>Expanding Affordable Childcare through YMCA Elementary Aged Programs</i> | \$4,000 | \$4,000 |
| Mental Health Advocates of Marin/Fiscally sponsored by Marin Link <i>Enterprise Resource Center</i> | \$0 | \$0 |
| Pearl Transit Corp <i>Oral health outreach for low income Marin County residents</i> | \$0 | \$0 |
| Planned Parenthood of Northern California <i>Increasing Access to Sexual Reproductive Health Care In Marin County</i> | \$4,000 | \$4,000 |
| Vivalon <i>Nourish by Vivalon</i> | \$4,000 | \$4,000 |
| Young Performers International <i>YPI Young Musicians Scholarship Program</i> | \$0 | \$0 |
| *North Bay Children's Center <i>Childcare Scholarships</i> | \$15,000 | \$15,000 |
| *North Marin Community Services <i>Nourishing North Marin</i> | \$15,000 | \$15,000 |
| Public Services Subtotal | \$46,000 | \$46,000 |
| TOTAL Planning Area Allocation | \$295,000 | \$290,767 |

*Novato-only request

San Rafael Planning Area

| Project | Council Approved Recommendation | Final Recommendation with Pro-Rata Reduction |
|---|---------------------------------|--|
| HOUSING | | |
| Eden Housing, Inc. <i>Point Reyes Coast Guard</i> | \$0 | \$0 |
| Habitat for Humanity Greater San Francisco <i>Habitat Redwood Blvd.</i> | \$75,000 | \$73,725 |
| Marin Center for Independent Living <i>Residential Access Modification Program (RAMP)</i> | \$15,000 | \$14,745 |
| Pep Housing/ Demson Development <i>Marin Vista Residences</i> | \$0 | \$0 |
| * Art Works Downtown <i>Electrical Upgrade Project</i> | \$200,000 | \$196,600 |
| * Canal Alliance <i>153 Novato Street Rehabilitation</i> | \$0 | \$0 |
| Housing Subtotal | \$290,000 | \$285,070 |
| CAPITAL | | |
| Benevolence: A communication Wellness Café <i>The BlackStage Xperience</i> | \$0 | \$0 |
| Hamilton Community Church of the Nazarene <i>Project Bethany</i> | \$0 | \$0 |
| WeeCare, Inc. (DBA Upwards) <i>Boost (Business Operation & Optimization Support Tools)</i> | \$0 | \$0 |
| * Canal Alliance <i>Proposed pedestrian hybrid beacon located across Grand Avenue between Francisco Boulevard and Second Street in San Rafael, CA.</i> | \$125,000 | \$122,875 |
| Capital Subtotal | \$125,000 | \$122,875 |

| Project | Council Approved Recommendation | Final Recommendation with Pro-Rata Reduction |
|--|---------------------------------|--|
| PUBLIC SERVICES | | |
| Benevolence: A Communication Wellness Café <i>The BlackStage Xperience</i> | \$0 | \$0 |
| Front Porch Communities Foundation <i>Home Match Marin</i> | \$7,000 | \$7,000 |
| Make it Home <i>Pilot Furniture Pick-Up and Delivery Program</i> | \$0 | \$0 |
| Marin YMCA <i>Expanding Affordable Childcare through YMCA Elementary Aged Programs</i> | \$13,000 | \$13,000 |
| Mental Health Advocates of Marin/Fiscally sponsored by Marin Link <i>Enterprise Resource Center</i> | \$0 | \$0 |
| Pearl Transit Corp <i>Oral health outreach for low income Marin County residents</i> | \$0 | \$0 |
| Planned Parenthood of Northern California <i>Increasing Access to Sexual Reproductive Health Care In Marin County</i> | \$10,000 | \$10,000 |
| Vivalon <i>Nourish by Vivalon</i> | \$7,000 | \$7,000 |
| Young Performers International <i>YPI Young Musicians Scholarship Program</i> | \$0 | \$0 |
| * City of San Rafael <i>Pickleweed Preschool</i> | \$23,000 | \$23,000 |
| Public Services Subtotal | \$60,000 | \$60,000 |
| TOTAL Planning Area Allocation | \$475,000 | \$467,945 |

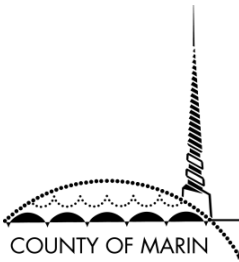
*San Rafael-only request

Attachment 4 - CDBG/HOME Program Income and Reprogrammed Funds

| | | | | |
|--|---------------|---|---------------|-----------------|
| Community Development Block Grant Program | | | | |
| Program Income | | | | |
| | Amount | Program Income | Amount | PROJECT |
| | 29,752.00 | 2023-24 Program Income - \$29,752 (Toussin) | 5,950.40 | Administration |
| | | | 23,801.60 | Project funding |
| | | | 29,752.00 | |

| | | | | |
|---------------------------|---------------|---|---------------|-----------------|
| Reprogrammed Funds | | | | |
| | Amount | Reprogrammed Funds | Amount | PROJECT |
| | 60,000.00 | 2020-21 County Other - \$60,000 (Marin Horizon School Playground) | - | Administration |
| | | | 60,000.00 | Project funding |
| | | | 60,000.00 | |

| | | | | |
|---|---------------|---|---------------|-----------------|
| HOME Investment Partnerships Program | | | | |
| | Amount | Program Income | Amount | PROJECT |
| | 66,413.00 | 2023-24 Program Income - \$66,413 (Toussin) | - | Administration |
| | | | 66,413.00 | Project funding |
| | | | 66,413.00 | |



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

Attachment 5 — Project Descriptions

Housing Funding Requests

Countywide Projects

EAH – 1 Hamilton Dr

EAH, a nonprofit affordable housing organization committed to inclusive neighborhoods with thriving socioeconomic and cultural diversity, requests \$1,200,000 in Permanent Local Housing Allocation (PLHA) funding. The request will support the development of a 45-unit affordable residential complex on land owned by the City of Mill Valley. The funding is proposed to go towards predevelopment, general development, and construction expenses.

Eden Housing, Inc. – Oak Hill Apartments

Eden Housing, Inc., a nonprofit affordable housing developer committed to creating and sustaining high-quality affordable housing communities that advance equity and opportunity for all, requests \$1,200,000 in PLHA funding. The request will support the development of 115 affordable units on State-owned surplus land near San Quentin. The funding is proposed to go towards predevelopment, general development, and construction expenses.

Eden Housing, Inc. – Point Reyes Coast Guard

Eden Housing, Inc., a nonprofit affordable housing developer committed to creating and sustaining high-quality affordable housing communities that advance equity and opportunity for all, requests \$650,000 in CDBG, \$850,000 in HOME, and \$1,200,000 in PLHA funding. The request will support the rehabilitation of 54 affordable homes at the former Coast Guard site in Point Reyes Station. The funding is proposed to go towards predevelopment, general development, and construction expenses.

Education Housing Partners, Inc. – Oak Hill Workforce Housing

Education Housing Partners, Inc. (EHP), an arm of Thompson | Dorfman Partners dedicated to addressing the housing crisis impacting many of our public institutions, requests \$1,200,000 in PLHA funding. The funding will support the creation of 135 affordable units for the Marin County school staff and teachers as well as County employees on State-owned surplus land near San Quentin. The funding is proposed to go towards predevelopment, general development, and construction expenses.

Habitat for Humanity Greater San Francisco – Habitat Redwood Blvd

Habitat for Humanity Greater San Francisco, a nonprofit affordable housing developer committed to building homes and sustaining affordable homeownership opportunities, requests \$650,000 in CDBG funding. The request will support the development of 80

affordable single-unit homes on donated land in northern Novato. The funding is proposed to go toward general development and construction expenses for utilities and infrastructure in the public right of way.

Marin Center for Independent Living – Residential Access Modification Program (RAMP)

Marin Center for Independent Living, a nonprofit service provider committed to helping seniors and persons with disabilities achieve independence, requests \$45,000 in CDBG funding. The funding will support home access modifications to improve housing accessibility for people with disabilities. The funding is proposed to go towards construction expenses for home modifications and staff expenses to administer the program.

Pep Housing/Demson Development Joint Venture – Marin Vista Residences

Pep Housing, a nonprofit senior affordable housing developer committed to providing affordable housing and services for older adults with limited incomes is partnering with Demson Development, a for profit development firm, to request \$650,000 in CDBG, \$850,000 in HOME, and \$1,200,000 in PLHA funding. The funding would support the development of 200+ affordable senior housing units on the Buck Center site in unincorporated Novato. The funding is proposed to go towards predevelopment, general development, and construction costs.

County Other Projects

Bolinas Community Land Trust (BCLT)

Bolinas Community Land Trust, a nonprofit community land trust committed to the creation and preservation of affordable housing for low-income residents, requests \$261,200 in CDBG funding. The request will support rehabilitation of two affordable housing properties, an 8-unit property located at 6 Wharf Road and a 7-unit property at 20 Wharf Road in Bolinas. The proposed funding would go directly towards construction costs.

Community Land Trust Association of West Marin – 35 Third Street Septic and Solar Installation

Community Land Trust Association of West Marin, a nonprofit community land trust committed to providing stable and permanently affordable homes in the communities surrounding Tomales Bay, requests \$224,250 in CDBG, HOME, or PLHA funding. The funding will support the cost of installation of new septic system, solar array, and development of an Accessory Dwelling Unit on a recently acquired property now deed restricted for low to very low-income households. The proposed funding would go towards predevelopment and construction costs.

EAH Housing – Point Reyes Affordable

EAH Housing, a nonprofit affordable housing organization committed to inclusive neighborhoods with thriving socioeconomic and cultural diversity, requests \$839,000 in CDBG or PLHA funding. The request will support rehabilitation costs of 19 units and the

community office affected by water intrusion at Point Reyes Affordable homes. The proposed funding would go directly toward construction expenses.

San Rafael Projects

Art Works Downtown – AWD Electrical Upgrade Project

Art Works Downtown, a nonprofit arts and affordable housing provider committed to providing an environment where visual arts thrive for the well-being of the community, request \$332,195 in CDBG funding. The request will support the second phase of a comprehensive electrical upgrade on the 130 year old building, benefiting 17 affordable housing units. The funding is proposed to go toward construction expenses.

Canal Alliance – Marin Villa Phase 2 Affordable Housing Renovations

Canal Alliance, a nonprofit organization service provider committed to break the generational cycle of poverty for Latino immigrants and their families by lifting barriers to their success, requests \$200,000 in HOME and \$200,000 in CDBG funding. The request will support the rehabilitation of two (2) low-income units at 161 Novato Street and two (2) units at 165 Novato Street in San Rafael. The funding is proposed to go directly toward construction expenses.

EAH Housing – Turina House/Rivera Apartments (scattered site project)

EAH Housing, a nonprofit affordable housing organization committed to inclusive neighborhoods with thriving socioeconomic and cultural diversity, requests \$819,893 in HOME funding. The funding will support the rehabilitation costs of two family affordable housing properties with 56-one, two, and three bedroom units in San Rafael. The funding is proposed to go toward predevelopment and construction expenses.

Capital Funding Requests

Countywide Projects

Benevolence: A Communication Wellness Café – The Blackstage Xperience

Benevolence Wellness Café, a community based project committed to eradicating the stigma of mental health services, requests \$30,000 in CDBG funding. The request will support the acquisition and construction of mobile cafe vehicle to provide therapy, social, emotional, and mental health services to families, residents, and local agencies across the county. The funding is proposed to go towards acquisition and construction of the mobile cafe.

Hamilton Community Church of the Nazarene – Project Bethany

Hamilton Community Church of the Nazarene, a local church that serves as a community convenor, and provides a safe, inclusive meeting space for local activities and groups, requests \$50,000 in CDBG funding. The request will support construction costs to modify the existing bathrooms to add and an ADA shower and laundry facilities

to serve the homeless community countywide. The funding is proposed to go toward construction and material expenses.

WeeCare, Inc. (DBA Upwards) - BOOST

Upwards, a for-profit tech-powered childcare marketplace for licensed home-based childcare providers, committed to providing families with access to quality, affordable care, request \$240,000 in CDBG funding. The request will support the BOOST program which assists home-based childcare providers expand their capacity and increase earnings through business training and technical assistance. The funding is proposed to go towards staff salary and benefits.

Novato Projects

North Bay Children’s Center - Garden of Eatin’ Greenhouse and Classrooms

North Bay Children’s Center, a nonprofit early childcare center committed to providing all children and families with an equal opportunity for early education, requests \$75,000 in CDBG funding. The request will support the Garden of Eatin’ program with a new a greenhouse and two outdoor classrooms for the redeveloped state-of-the-art child development center and learning lab in Novato. The funding is proposed to go toward purchasing kits used to build the structures.

North Marin Community Services – Lower Roof Replacement

North Marin Community Services, a nonprofit safety-net service and childcare provider committed to providing quality early childcare, education, and integrated services, requests \$200,000 in CDBG funding. The request will support the replacement of the leaking lower roof and damaged siding at the Child Development Building in Novato. The funding is proposed to support constructions costs.

San Rafael Projects

Canal Alliance – Proposed pedestrian hybrid beacon located across Grand Avenue between Francisco Boulevard and Second Street in San Rafael, CA

Canal Alliance, a nonprofit organization service provider committed to serving low-income Latine immigrant communities in San Rafael and throughout Marin, requests \$350,000 in CDBG funding. The request will support the construction of a pedestrian crosswalk at their new facility located between Francisco Blvd and Second Street in San Rafael. The funding is proposed to support constructions costs.

Public Services Funding Requests

Countywide Projects

Benevolence: A Communication Wellness Café – The Blackstage Xperience

Benevolence Wellness Café, a community based project committed to eradicating the stigma of mental health services, requests \$30,000 in CDBG funding. The request will support the provision of therapy, social, emotional, and mental health services to families, residents, and local agencies across the County. The funding is proposed to go directly toward staff salaries and program-related expenses.

Fair Housing Advocates of Northern California – Fair Housing Counseling and Education

Fair Housing Advocates of Northern California, a nonprofit fair housing organization committed to ensuring equal housing opportunity and HUD certified housing counselor, requests \$85,000 in CDBG funding. The request will support its fair housing counseling and education programs for 350 households. The funding is proposed to go directly toward staff salaries and program-related expenses.

Front Porch Communities Foundation - Home Match Marin

Front Porch Communities Foundation, a nonprofit senior housing and service provider dedicated to celebrating individuals and building strong communities, requests \$20,000 in CDBG funding. The request will support the creation of shared affordable housing by matching 20 over-housed older adults with 20 low-income renters. The funding is proposed to go directly toward staff salaries and program-related expenses.

Make it Home – Pilot Furniture Pick-Up and Delivery Program

Make it Home, a nonprofit furniture bank that provides gently used furniture and household goods to newly-housed foster kids, formerly homeless families and individuals who would otherwise move into an empty apartments, requests \$65,000 in CDBG funding. The request will support the pilot of a furniture pick-up and delivery program. The funding is proposed to go towards salary and benefits of drivers.

Marin YMCA – Expanding Affordable Childcare through YMCA Elementary Aged Programs

Marin YMCA, a nonprofit community center committed to building healthy, sustainable, and equitable communities by offering programs for youth, families, and older adults requests \$30,000 in CDBG funding. The request will support a scholarship fund for 50 new fully subsidized spots for elementary students to enroll in YMCA school year and summer childcare camp programs. The funding is proposed to subsidize the salary and operating expenses for its child development programs.

Mental Health Advocates of Marin/Fiscally Sponsored by Marin Link – Enterprise Resource Center

Mental Health Advocates of Marin, a fiscally sponsored project dedicated supporting folks with lived experience with mental health or substance use challenges through

mental health support groups, a day program, peer education, art, activities, and field trips, request \$60,000 in CDBG funding. The request will support delivery of services and programs. The funding is proposed to go directly toward staff salaries and program-related expenses.

Pearl Transit Corp – Oral Heal Outreach for Low Income Marin County Residents

Pearl Transit Corp, a nonprofit committed to ending homelessness by providing free and low cost community transit solutions, non-perishable food delivery, street outreach services and more, requests \$60,000 in CDBG funding. The request will support the creation of a no cost denture program low-income persons in Marin County. The funding is proposed to go directly toward staff salaries and program-related expenses.

Planned Parenthood Northern California – Increasing Access to Sexual Reproductive Health Care in Marin County

Planned Parenthood Northern California, a nonprofit sexual and reproductive health care provider committed to creating healthy communities and increasing access to quality health care, information, and reproductive freedom requests \$65,000 in CDBG funding. The request will support new ADA compliant exam tables and accompanying vital monitoring devices for the San Rafael Health Center. The funding is proposed to go towards the purchase of equipment.

Vivalon – Nourish by Vivalon

Vivalon, a nonprofit service provider committed to advancing independence, health and quality of life for older adults and people with disabilities requests \$55,000 in CDBG funding. The request will support the provision of home delivered meals to 50 chronically ill adults. The funding is proposed to go towards the purchase of meals.

County Other Projects

Bridge the Gap – Bridge the Gap Children, Youth, and Parent Support Services: K-8 Year-Round Academic and Enrichment Activities

Bridge the Gap, a nonprofit providing comprehensive educational, social and emotional resources to underserved students in Marin City and Southern Marin requests \$35,000 in CDBG funding. The request will support their K-8 year-round academic intervention and enrichment programs for 285 youth. The funding is proposed to go directly toward staff salaries and program-related expenses.

Performing Stars of Marin (PSoM) – Robust Social Services for Southern Marin Residents including Children, Youth and Families

Performing Stars of Marin, a nonprofit arts and safety-net organization committed to providing children in Marin City opportunities to participate in the arts, requests \$15,000 in CDBG funding. The request will support the continuation of after-school and summer arts and enrichment programs for 125 children and youth. The funding is proposed to go directly toward staff salaries and program-related expenses.

San Geronimo Valley Community Center – San Geronimo Valley Community Center Food Bank

San Geronimo Valley Community Center, a nonprofit safety-net provider and community center committed to fostering healthy communities in the San Geronimo Valley and Nicasio, requests \$32,928 in CDBG funding. The request will support the weekly food banks providing free accessible food to people in need. The funding is proposed to go directly toward staff salaries and program-related expenses.

The Hannah Project Partnership for Academic Achievement – Hannah Freedom School/FS2

The Hannah Project Partnership for Academic Achievement, a nonprofit education and cultural organization committed to boosting academic proficiency and college attendance for low-income youth in Marin City, requests \$32,822 in CDBG funding. The request will support FreedomSchool2 – an education enrichment program that provides literacy, leadership, youth development and leadership skills to 150 students in 3rd-12th grade. The funding is proposed to go directly toward staff salaries and program-related expenses.

Young Performers International – YPI Young Musicians Scholarship Program

Young Performers International, a nonprofit children's performing arts company providing music classes, lessons, and music camps requests, \$45,000 in CDBG. The funding will support the provision of high-quality, inclusive, hands-on music education. The funding is proposed to go directly toward staff salaries and program-related expenses.

Novato Projects

North Bay Children's Center – Childcare Scholarships

North Bay Children's Center, a nonprofit early childcare center committed to providing all children and families with an equal opportunity for early education, requests \$20,000 in CDBG funding. The request will support childcare scholarships for five (5) families. The funding is proposed to subsidize the salary and operating expenses for its child development programs.

North Marin Community Services – Nourishing North Marin

North Marin Community Services, a nonprofit safety-net service and childcare provider committed to providing quality early childcare, education, and integrated services, requests \$25,000 in CDBG funding. The request will support the childcare nutrition and food access program for 107 children. The funding is proposed to go directly toward staff salaries and program-related expenses.

San Rafael Projects

City of San Rafael – Pickleweed Preschool

City of San Rafael Library and Recreation Department, a local government body committed to providing community enrichment through discovery, learning and play,

requests \$25,000 in CDBG funding. The request will support quality preschool programming at the Pickleweed Preschool in the Canal neighborhood of San Rafael for 68 children. The funding is proposed to go directly toward staff salaries and program-related expenses.