



COMMUNITY DEVELOPMENT AGENCY  
**HOUSING AND FEDERAL GRANTS DIVISION**

**Early Notice and Public Review of a Proposed  
Activity in a 100-Year Floodplain**

To: All interested Agencies, Groups and Individuals

This is to give notice that the County of Marin has determined that the following proposed action under Home Investments Partnership Program (HOME Program) is located in the 100-year and 500-year floodplain, and the County of Marin will be identifying and evaluating practicable alternatives to locating the action in the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

Whistlestop and Eden Housing proposes to develop affordable senior housing on a portion of a 3.04 acre site (0.34 acre/approximate 15,000 square foot portion of APN 011-265-01) with address 999 3<sup>rd</sup> Street, San Rafael, Marin County, California 94901. The entire parcel is currently vacant and the proposal would occupy 0.34 acres at the northwest corner of the project site. A new six-story building will be constructed with approximately 18,000 square feet for a Healthy Aging Center on the first two floors and 67 affordable senior housing units on the upper four floors. The unit mix is 50 studio apartments, 16 one-bedroom units and one two-bedroom units for an onsite manager for a total of 67 units. A total of 12 parking spaces will be provided on site – 11 spaces for the Center and one space for the on-site manager. Residential amenities would include a community room, computer center and library, and landscaped courtyards with community gardens for residents to grow vegetables and herbs. A roof deck would be provided on the northwest and southwest corners of the sixth floor. The project is considered a “Healthy Aging Campus.” The proposed 67 housing units would be leased at affordable rents to those aged 62 and over who earn less than 60 percent of the area median income.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by the County of Marin on or before **September 15, 2020** via email to Jillian Zeiger, Planner, Housing & Federal Grants Division, County of Marin at [JZeiger@marincounty.org](mailto:JZeiger@marincounty.org). Information on the project is available at the following website: [www.marincounty.org/federalgrants](http://www.marincounty.org/federalgrants)

**Date: August 31, 2020**