

2023-24 Super-NOFA Application for Affordable Housing Funds

Marin County Housing & Federal Grants Division

This application is for affordable housing developers in Marin County, California who would like to apply for multiple state, local, and federal funding sources simultaneously. Please refer to the Notice of Funding Availability (NOFA) released on February 6, 2023 for detailed information about qualifications and application requirements.

The following grant sources and amounts are available through this application:

1. **Marin County Affordable Housing Fund (HTF) and State Permanent Local Housing Allocation (PLHA)** - \$2.3 million
2. **Federal HOME-ARP** - \$2.4 million
3. **Federal CDBG Housing** - \$600 thousand

Applicant Information

Organization Name

Education Housing Partners, Inc.

Website URL

<https://www.thompsondorfman.com/teacher-staff-housing/>

Mailing Address

39 Forrest Street, CA
Mill Valley, California, 94941

Project Contact Name

Joanna Julian

Title

Senior Program Manager

Email Address

jj@thompsondorfman.com

Phone Number

(818) 631-7789

Executive Director Name

Bruce Dorfman

Executive Director Email Address

bd@thompsondorfman.com

Is there a co-applicant organization?

No

Briefly describe your organization, including mission, programs, staff experience, and number

of clients served. Describe the co-applicant organization, if applicable.

Education Housing Partners, Inc. (EHP) is a California nonprofit public benefit corporation with the mission to develop affordable workforce housing to help public agencies recruit and retain employees. EHP is led by the principals of Thompson Dorfman Partners, LLC (TDP). Formed in 1999 by Will Thompson and Bruce Dorfman, TDP focuses on multifamily residential development with particular emphasis on well-sited, urban infill properties in the Bay Area. The principals of TDP are 35+ year veterans in the housing industry with a reputation for quality residential development and a track record of performance. During this period, TDP and its venture partners have developed 18,000 units of housing in over 60 projects in California.

The principals of TDP formed Education Housing Partners, Inc. (EHP) in 2004 to provide its market-rate development services to public school districts and other public agencies on a non-profit basis in order to promote the creation of high-quality, publicly owned housing communities for teachers, staff, and other public sector employees. EHP is a California nonprofit public benefit corporation with the mission to develop affordable workforce housing to help public agencies recruit and retain employees. These award-winning developments help their residents address the high costs of living and low levels of housing affordability in many of California’s most desirable areas. EHP has been retained on nearly two-dozen different faculty housing projects to date.

EHP’s developments are structured to be fully financed, requiring minimal funding from the agency sponsor, and self-sustaining, with below-market rental rates covering all operating and financing costs. EHP takes no ownership interest in these developments and delivers the housing on a turnkey basis to the district. Its completed communities have been initially leased to employees at rental rates that were 25% to 35% less than market for comparable units and all are achieving much greater rental discounts currently. Each of these projects has a demonstrated ability to assist school districts and other public agencies to recruit and retain personnel and stabilize their employee base.

Since commencing its work on this project, EHP has been working with the County of Marin and the Marin County Office of Education. These public entities are in the process of forming a Joint Powers Authority (“JPA”) named the Marin County Public Financing Authority. The JPA will fund and own the workforce housing component of the Oak Hill project, composed of 135 units of which 75% will be designated for qualifying teachers and staff and 25% for qualifying county employees. All of the units will be leased at rental rates that are affordable to households earning between 50% (Very-Low) and 120% (Moderate) AMI. The ownership of this housing by the JPA allows a preference of its members’ employees without violating Fair Housing statues. This structure has been reviewed and approved by HCD’s Fair Housing team.

Oak Hill will be the first time that a JPA has been informed to develop workforce housing in the California and the State believes this will be a template that other districts and public agencies can follow.

Have there been any recent or upcoming leadership transitions?

None

Have there been any recent expansions or cutbacks in activities and/or budget? If so, please explain.

None

If applicable, what is the organization’s standing with licensing or other accreditation authorities?

EHP is in good standing as a California nonprofit public benefit corporation.

How does your organization verify client income?

The 135 apartments at Oak Hill to be developed by EHP will be reserved for income-qualifying teachers and staff of local school districts and County of Marin employees. EHP will work closely with the Marin County Office of Education and the County in the selection process of these residents. EHP will assist the JPA to create a Resident Selection Plan for this property which will use relevant income, employment, and household information to verify eligibility, as further described below.

Specific verification requirements and procedures will be determined and formally adopted by the Marin County Public Financing Authority prior to the start of marketing and pre-leasing activities. No decision to accept or reject an application will be made until all needed verifications have been collected and any necessary follow-up interview has been performed.

Types of Verifications Required

All information relative to eligibility for admission must be verified as described in these procedures:

1. Employment Status (At least one member of the household must be an employee of a Marin County public school, the Marin County Office of Education, or the County of Marin.)
2. Annual Income
3. Assets and asset income
4. Household composition
5. Social Security Numbers of all Household Members

Period for Verification:

All the above information must be documented and appropriate verification forms or letters placed in the applicant's file. Only verified income information that is less than 90 days old may be used for certification or recertification. All verifications shall be date stamped upon receipt. The 90-day period begins from the date of the stamp, which is the date the verification was received, and not the date it was filled out by the sender. Verifications may be extended for an additional 30 days with a telephone update. Verified information not subject to change (such as a person's date of birth) need not be re-verified. Information obtained which is subject to change and for which verifications are more than 120 days old, must be re-verified.

Verifying Annual Income

- A. Annual Income shall be based on the best available information, considering the past year's income, current income rate and effective date; and shall include estimates for each income recipient in the household.
- B. The income of irregular workers will be estimated on the basis of the best information available, considering earning ability and work history.
- C. Overtime income will be computed in accordance with verification obtained on the Employment Verification form from the employer unless the applicant is able to provide other reliable or accurate information.

General Project Information

Project Name

Oak Hill - Educator/County Employee Housing

Project Address

Sir Francis Drake Blvd
Marin County, California, 94939

Funding Requests

Which funding source(s) are you seeking for this project? Please refer to the NOFA for a description of each funding source and eligible project types. Those applying for HOME-ARP funds are highly encouraged to apply for HTF/PLHA funds as well.

HTF/PLHA

HTF/PLHA Amount Requested

\$2,358,030

Project Details

Scope of Work: Describe the proposed project, including details such as property characteristics, proposed use of funds, and number of housing units involved. Explain how the project will benefit the community.

Oak Hill Apartments is proposed to be developed on approximately 8.5 acres of unused state property in the unincorporated area of San Quentin as a result of Executive Order (N-06-19) executed by Governor Gavin Newsom to identify State-owned sites to address the California housing crisis. The proposed development will be comprised of two affordable residential communities – 115 apartments developed by Eden Housing targeted toward lower income families, and 135 apartments to be built by Education Housing Partners (EHP) for income qualifying teachers and staff of local school districts and County employees.

Both residential communities will offer one, two and three-bedroom for-rent apartment homes and will share common infrastructure, including some amenity areas and a parking structure. Due to the State's ownership of the site, the State will be the lead agency on entitlements, CEQA, and permitting. The site was formerly used by the State as a gun range, and the site will be remediated by the State prior to construction.

The preliminary design concept responds to the environment by gently terracing homes to maximize Bay and hillside views. The community will feature sustainable design, drought-tolerant landscaping, and high-quality durable finishes. Amenities will include a clubhouse with a lounge and business center, a fitness center, as well as outdoor areas for socializing, playing, and reflecting.

This project will make a dramatic difference in the ability to improve and stabilize the employment base of school districts as well as create a significant amount of workforce housing at a time when Marin County public schools are struggling to fill vacancies, largely due to high costs of living. Marin County Schools Superintendent John Carroll has reported that there were nearly 400 openings for teachers and support staff positions at the beginning of the 2022-23 school year, which dropped to 339 in November only after unprecedented recruitment efforts. According to a survey by Marin Promise, About 58% of BIPOC educators – for Black, Indigenous or people of color – and 55.5% of younger educators from 18 to 39 years old were unable to rent a studio apartment in Marin. In an earlier survey, 57.5% of educators indicated that they would be interested in affordable, employer-provided housing if it were available. The number was 64.1% among educators of color and 65.4% for respondents 18 to 39 years old. The County of Marin is facing similar recruitment and retention challenges.

A major impediment for school districts and other public agencies to create this desperately-needed workforce housing is capitalizing the first phases of work—from project feasibility, to entitlements, to design development and permitting. Should funds be awarded by the County of Marin, EHP proposes using these funds for predevelopment costs in order to bridge the gap between now and when the JPA bond financing proceeds are available prior to construction.

Describe the property's history leading up to this request. Include when the organization acquired/will acquire the property, any previous requests for County funding, attempts to secure other financing, etc.

The total site is 8.3 acres, with EHP's portion comprising approximately 4.2 acres of the site. The site is currently owned by the State of California and managed by the Department of Corrections and Rehabilitation (CDCR). The site used to be used as the CDCR gun range but is currently unused with the exception of a small portion of the site, which has a sewer treatment facility.

Executive Order (N-06-19) was executed by Governor Gavin Newsom in 2019 to identify State-owned sites to address the California housing crisis. The Department of General Services (DGS) and the Department of Housing and Community Development (HCD) collaborated to identify and prioritize excess state-owned property for sustainable, innovative and cost-effective housing developments. The State of California issued an RFQ for the San Quentin site in June 2020, to which EHP and Eden Housing jointly responded and were shortlisted for the RFP. In November 2020, EHP and Eden Housing submitted their joint proposal and were formally selected by the State of California in February 2021 to develop the site for up to 230 units (115 units for EHP and 115 units for Eden). Subsequently, EHP requested and received approval from the State to build up to 135 units for the educator/County employee component of Oak Hill, bringing the total unit count for Oak Hill to 250 units.

EHP and Eden Housing were granted a Right of Entry to the site in July 2021 to begin on-site feasibility, due diligence, and CEQA-required studies. EHP and Eden completed the schematic design of the

project and the State (Department of General Services) approved the Schematic Design plan in September 2022. The Draft EIR was published February 22, 2023 and the Final EIR is expected to be certified by the State in June 2023.

EHP has not previously sought County funding. To fund predevelopment costs to date, EHP and Eden Housing submitted a joint request for funding to Marin Community Foundation in January 2022 to fund predevelopment costs. EHP was awarded \$700,000 for its portion of the Oak Hill community which has funded a portion of predevelopment costs to date. However, now that the project is nearing the completion of CEQA, EHP is seeking funds for the design development and construction documents/permitting stage. In addition to the County of Marin, EHP is also working with the State of California for additional funds.

Describe any nearby amenities, such as parks, public transportation, grocery stores, health care facilities, schools, childcare, libraries, parks/open space, etc. that residents of the project are/would be able to use.

The Larkspur Landing commercial center, which includes neighborhood restaurants, retail, and services at Marin County Mart, is located approximately 0.3 mile from the project site. Nearby grocery stores include Trader Joe's (2 miles), Mollie Stone's (1.5 miles), and Target Grocery (2.5 miles). In addition, Larkspur Landing has a Farmer's Market (0.3 mile) every Saturday.

The site is across the street from Remillard Park and the multi-modal Bay Trail. Our proposed project includes a traffic signal and signalized crosswalk to provide safe and controlled access for pedestrians and cyclists from our project to the south side of Sir Francis Drake Blvd, providing easy access to Remillard Park and the Bay Trail. In addition, Hal Brown Park is approximately 2.2 miles east of the project site; Bayside Park is approximately 5.8 miles northeast of the project site, and Santa Margarita Island Preserve is approximately 6.1 miles north of the project site.

The site is located within a true transit corridor. The Larkspur Ferry Terminal is located approximately 0.5 mile from the project site. The Larkspur Sonoma-Marin Area Rail Transit (SMART) Train Station is located approximately 0.8 mile from the project site. The nearest bus stop for Marin Transit Routes 17, and 28 is at East Sir Francis Drake Boulevard and Larkspur Landing Circle (0.5 mile from the project site).

The project site is served by the San Rafael City Schools (District), which includes the San Rafael Elementary School District and the San Rafael High School District. Within these districts, the closest elementary school to the project site is Bahia Vista Elementary School, located 2.8 miles from the project site. The closest middle school to the project site is Davidson Middle School, located approximately 3.4 miles away. The closest high schools to the project site are Madrone High School and San Rafael High School, both located approximately 3.4 miles away. The District has determined that its elementary and middle schools across the District have the capacity to serve students generated by the proposed project

Nearby libraries include Larkspur Library (2.7 miles), Pickleweed Library (2.9 miles), and Corte Madera Library (2.4 miles). In addition, the County is served by the Marin County Free Library, which has 12 locations throughout the County with the closest location to the project site being 2.6 miles south of the project site.

MarinHealth Primary Care | A UCSF Health Clinic is located 0.8 miles away, and Marin Healthcare District is 1.3 miles away. MarinHealth Medical Center is 2.2 miles from the project site.

Select the known environmental issues of the proposed project site, and/or adjacent properties if relevant.

Phase I/II site assessment results

Environmentally sensitive area or species

Easements or encroachments

Notes or clarifying information on environmental issues:

All environmental issues have been studied in the Draft EIR published February 22, 2023. No significant environmental impacts were identified that could not be addressed with mitigation.

Have you begun any state or federal environmental review procedures for the proposed project?

Yes

Who is the staff member that will supervise and manage the proposed project? Describe their past experience with project management.

Joanna Julian, Executive Director: Ms. Julian will manage and coordinate all aspects of project work, overseeing design and consultant teams, and managing the project schedule and budget. To date Ms. Julian has managed the proposed project's schematic design, CEQA process, and coordination with local staff and elected officials. She has over 10 years' experience (including 4 years with EHP) in multi-family development and project management through all development stages including acquisition, entitlements, design, permitting, construction and lease-up.

Bruce Dorfman, CEO: Mr. Dorfman leads EHP's workforce housing development efforts with 35+ years experience in multi-family development. He will supervise EHP's staff through all phases of the development from inception, project design, and construction through project stabilization, and will be involved in all high-level business decisions, JPA and financing matters, community outreach, and stakeholder discussions.

Both Mr. Dorfman and Ms. Julian have been involved in Oak Hill since its inception, including the preparation of the RFP response and development of the project concept which was ultimately selected by the State.

Will the project involve hiring an external property management company?

Yes

Describe the property management company. Include the company name and the number of affordable housing sites and units that it currently manages.

The property management company will be selected through an RFQ/RFP process. The company's experience managing faculty/staff housing projects will be considered, as well as the number of affordable housing sites and units that it manages. Education Housing Partners will act as an advisor during this selection process, with the property management company ultimately being selected and hired by the Marin Public Finance Authority (the JPA to be formed by the Marin County Office of Education and the County of Marin), which is the entity that will own the educator/county employee housing improvements.

If awarded funding, you will need to draft and submit an Affirmative Marketing Plan for this project. The plan would describe how you will market the project to different groups of people based on protected characteristics such as race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability. Please refer to the Affirmative Marketing tab of the [Federal](#)

[Grants website](#) for more information.

Describe any prior experience with affirmative marketing or similar initiatives.

EHP has had extensive communication with HCD’s Fair Housing team regarding this workforce housing project. EHP completed a detailed analysis for HCD demonstrating that this project will not only further equity for public employees, disabled persons, and the population of Marin County generally, but that it will also promote diversity in Marin County. In addition, EHP has been briefed by HCD directing regarding Affirmatively Furthering Fair Housing (AFFH) considerations. EHP understands the requirements and has made the commitment to complete an Affirmative Marketing Plan regardless of funding sources.

In addition, Eden Housing has significant experience with Affirmative Marketing Plans and will be a resource for EHP as we prepare our plan. Eden Housing is building the lower income portion of Oak Hill and we have been working closely with them throughout the project design and CEQA process; Eden’s and EHP’s respective portions of Oak Hill will share common infrastructure, a parking garage, and some amenity areas.

All projects funded by HUD programs must Affirmatively Further Fair Housing. This is defined as combating housing discrimination and taking meaningful actions to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to housing opportunities based on protected characteristics: race, color, national origin, religion, sex (including sexual orientation and gender identity), familial status, and disability.

Describe any past community engagement activities for this project, and future plans for community engagement.

Since the beginning of our involvement with Oak Hill, EHP and Eden Housing have together met with numerous individuals and community organizations to provide information and seek feedback about the project, as well as meetings with City of Larkspur staff, County staff, and elected officials. Our project outreach began with the neighboring Drake’s Cove residents and HOA, with whom we’ve had multiple meetings. Additional meetings have been held with San Quentin Village Association, Canal Alliance, Greenbelt Alliance, League of Women Voters, Housing Crisis Action, and the Marin Environmental Housing Collaborative. The project also hosted two town hall meetings to solicit local input on the project, the first on October 28, 2021 and the second on October November 30, 2022.

Our project website at oakhillmarin.com will continue to be live throughout the life of the project. The website provides current information about the project and is routinely updated with project news; it also offers an interest list for members of the community to sign up for project updates and/or to express interest in living at the future community.

The project’s Draft Environmental Impact Report (DEIR) was published February 22, 2023. Over 150 neighbors, organizations, public agencies, and interested community members were notified of the DEIR publishing. The publishing of the DEIR also began a 45-day period for public comment running from February 22, 2023 to April 10, 2023. A public meeting for the DEIR was held by the EIR consultant, First Carbon Solutions, on March 16, 2023 to provide another forum for public engagement and comment.

Throughout the remaining stages of the project, EHP and Eden will continue to offer to meet with project neighbors and other interested stakeholders to provide an opportunity for questions and address concerns.

Demographics and Unit Information

In the table below, enter the existing or anticipated number of units based on income level and bedroom count. Refer to the [Current Marin County Income Limits](#) to determine income level.

Anticipated Unit Count by Bedrooms and Income Level

	Extremely Low	Very Low	Low	Moderate	Market Rate	TOTAL UNITS
Studio						0
1 bed		14	35	37		86
2 bed			20	17		37
3 bed			6	6		12
4 bed						0
Other						0
TOTAL UNITS	0	14	61	60	0	135

Notes or clarifying information on the unit count:

Estimated income levels

In the table below, enter the demographics of the people who live (or will live) in the proposed housing project. If unknown, use the demographics of households within similar existing Marin complexes as the proposed project, within the organization's purview. Specify the number of Hispanic/Latino residents in its stand-alone column. The "Total" column must include the number of Hispanic/Latino residents as part of the sum.

Are these numbers specific to the proposed project, or to a similar existing Marin complex?

Similar existing Marin complex

Demographic Information

	Total Number of Persons	Persons Identifying as Hispanic/Latino
White	61	
Black/African American	4	
Asian	5	
American Indian/Alaskan Native	.5	
Native Hawaiian/Other Pacific Islander	0.3	
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
American Indian/Alaskan Native & Black.African American		
Other Multi-Racial	0.9	

	Total Number of Persons	Persons Identifying as Hispanic/Latino
Other/Not Disclosed	1.5	21
TOTAL (Unduplicated)	73.20	21

Fill in a number for each of the fields below. For new construction, or if you are unsure, please put 0.

Families

0

Female-headed households

0

Households that include person(s) with a disability

0

Notes or clarifying information on demographics:

Numbers above reflect percentages. Supporting information available.

Project Planning

Select the current phase of the proposed project.

Planning

Describe the project timeline and specify a real or estimated completion date for each milestone below. Add/explain any additional milestones as needed.

For acquisition projects:

For new construction and/or rehabilitation projects:

Define scope of work/finish design

Sunday, December 31, 2023

Complete planning and environmental review

Friday, June 30, 2023

Release bid package

Friday, March 1, 2024

Select contractor

Monday, April 1, 2024

Finalize contract

Saturday, June 1, 2024

Obtain building permits

Saturday, June 1, 2024

Start construction

Monday, July 1, 2024

Complete construction

Thursday, October 1, 2026

Explain any additional milestones for New and/or Rehabilitation Projects below:

Estimated

Will you be seeking Project Based Section 8 Vouchers for this project?

Yes

Please be aware that if Project Based Section 8 Vouchers (PBV) are committed to the project, the environmental review process and subsidy layering must be completed before the acquisition is complete or construction commences. Actions taken prior to PBV being committed are not subject to this requirement.

Describe the type of site control that your organization has for the proposed property. If this request includes funds for acquisition, summarize the acquisition terms, price, contingencies, and conditions.

Project Based Section 8 Vouchers are being considered but not determined.

Together with Eden Housing, EHP executed a Lease Option of Agreement (LOA) with the State of California, acting by and through the Department of General Services (DGS) and the Department of Housing and Community Development (HCD). For a one-time Option Payment of \$100, the LOA grants EHP and Eden Housing the option to each enter into a ground lease for their respective portions of the property for a period of 99 years. The LOA includes an option term of 3 years, with an automatic extension to allow for the resolution of legal challenges to the CEQA document should they arise.

Please describe in detail the entitlements and permits that will be required, and those already obtained. For example, Design Review, Master Plan, Zone Change, General Plan Change, Coastal Permit, etc.

The project site is located on land owned by the State of California, which has the authority to invoke State sovereignty and, therefore, the project is not subject to local land use regulations. The California Department of General Services (DGS) is the Lead Agency for CEQA, permitting, construction inspections, and issuing the Certificate of Occupancy. Specifically, the Environmental Services Unit of DGS is managing the CEQA process, and the Project Management & Development Branch of DGS will manage the permitting and construction inspections process. DGS is also acting in coordination with HCD.

DGS approved the Schematic Design of the project in September 2022. Once the Final EIR is certified, the project will enter the design and permitting stage. There will be no other entitlements needed.

Describe any contact with the planning staff at the relevant government jurisdiction, and any specific feedback they provided.

The State of California has sovereignty over this site and will be controlling all entitlements through the Department of General Services (DGS). We are working with DGS closely as we design this project and taking their input into account through the schematic design and design development phases of this process. In addition, EHP and Eden have had multiple meetings with City of Larkspur staff and County of Marin staff to share project information.

Identify all applicable accessibility laws and specific accessibility requirements that must be met in the design of the proposed project.

Though EHP is not currently seeking tax-credit financing from the California Tax Credit Allocation Committee, EHP intends to meet their required design standards as can be applied to our project (which includes low to moderate income units). The standards are as follows: "All new construction projects must provide a minimum of fifteen percent (15%) of the Low Income Units with mobility features, as defined in CBC 11B 809.2 through 11B 809.4, and a minimum of ten percent (10%) of the Low Income Units with communications features, as defined in CBC 11B 809.5. These units shall, to the maximum extent feasible and subject to reasonable health and safety requirements, be distributed throughout the project consistent with 24 CFR Section 8.26."

HCD also has design standards which we intend to meet. The building standards are published in the California Code of Regulations, Title 24, known as the California Building Standards Code. This code includes a requirement to meet Americans With Disabilities Act design standards.

Financing Plan

What is the status of all proposed project funding sources as of the date of this application?

Predevelopment Funding

As of the date of this application, EHP has received \$700,000 from Marin Community Foundation for predevelopment expenses. These funds have covered predevelopment expenses through the preparation of the EIR, but additional funds are needed to fund design development and permitting before construction can begin and construction financing becomes available. EHP will be requesting additional predevelopment funds from the Marin Community Foundation in the 2Q of 2023. We will also be pursuing funding from the Excess Sites Local Government Matching Grants Program (LGMG) once the Round 3 application is released, anticipated in 2Q-3Q 2023.

In addition, EHP effectively received the land at no cost (paying a minimal fee of \$1/year of the 99 year ground lease), estimated at approximately \$8.6M in land value.

Construction Financing

The educator and County housing units will be owned by a Joint Powers Authority (JPA) called the Marin County Public Financing Authority which will be formed by the Marin County Office of Education and the County of Marin. Once formed and prior to construction start, the JPA will issue tax exempt bonds to fund the project construction. Debt service for the bonds will be paid by the property operations.

What is the timing and likelihood for obtaining commitments of anticipated funding sources?

EHP will apply for the Excess Sites Local Government Matching Grants Program (LGMG) once the Round 3 application is released, anticipated in 2Q-3Q 2023. Since that funding is reserved for excess site projects there is a high likelihood that Oak Hill will be awarded its full ask.

This funding source will match certain local government funding that the project receives, so the local funding like this Marin County NOFA can be worth twice as much if awarded. As our sources of local funding continue to grow this pool of state funding will grow and allow us to fill any potential gaps in our pro forma.

In the event that any funding sources are not obtained or are committed at lower levels than requested, what alternatives will be pursued?

We are working with both Senator McGuire's office and Damon Connelly's office for funding allocations. Damon Connelly's office is preparing a district budget ask. We will also look at structuring with tax credits if needed.

For each item in your project budget, to be attached to this application, please explain how the budgeted amount was derived, whether costs are estimated or bid, and any other relevant information that justifies the budgeted expense (e.g., cost per square foot, percentage of other costs, estimated number of work hours).

Please see attached PDF including footnotes.

Is your organization receiving any other Marin County funding for this project?

No

Does your organization have unspent funds that were previously awarded by the County (for any project)?

No

Attachments

Please closely review the Notice of Funding Availability (NOFA) for instructions on which documents you must attach. The County requires specific attachments for each funding type (HTF/PLHA, HOME-ARP, CDBG Housing). Please label your attachments in this manner: "2023-24 [Document Name] for [Organization Name]- [Project Name]."



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2023-24 - 230307-6-CAO-Publ....pdf



2023-24 - 230317 Oak Hill_E... .pdf



2023-24 - MCOE Oak Hill Boa... .pdf



2023-24 220524 Executed SQ....pdf



2023-24 230221 Oak Hill Proj... .pdf



2023-24 Letter Supporting Te... .pdf

Certification

Please review your responses above for accuracy.

Name of Person Completing this Application

Joanna Julian

Title of Person Completing this Application

Senior Program Manager

By checking this box,

I hereby certify that the information in this application is true and accurate to the best of my knowledge.