

COUNTYWIDE PRIORITY SETTING COMMITTEE PUBLIC HEARING

PROPOSED BUDGET FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME PROGRAM FUNDS FOR PROGRAM YEAR 2015-16

AND

FIVE-YEAR CONSOLIDATED PLAN FOR FISCAL YEARS 2015-2019

Monday, March 30, 2015
7:00 p.m.

B Street Community Center, Rooms 2 and 3
618 B Street
San Rafael

AGENDA

1. Opening Comments.
2. Budget for 2015-16 for six local CDBG Planning Areas (Novato, San Rafael, Upper Ross Valley, Lower Ross Valley, Richardson Bay, and West Marin), reprogrammings of CDBG Planning Area funds from previous years, and use of CDBG Planning Area program income. *(With the exception of West Marin, all Planning Area recommendations are the result of a public hearing by either a local area committee or a city council. Because the West Marin hearing was cancelled due to lack of quorum, the West Marin recommendations will be presented for their initial hearing.)*
 - A. Staff report.
 - B. Public comments.
 - C. Discussion and recommendations by Priority Setting Committee to Marin County Board of Supervisors for proposed use of CDBG Planning Area funds.
3. Recommendations for 2015-16 CDBG Countywide Housing allocations, reprogrammings of CDBG Countywide Housing funds from previous years, use of CDBG Countywide Housing program income, 2015-16 HOME Program allocations, reprogrammings of HOME funds from previous years, and use of HOME program income.
 - A. Staff report.
 - B. Public comments.
 - C. Discussion and recommendations by Priority Setting Committee to Marin County Board of Supervisors for proposed use of CDBG Countywide Housing and HOME Program funds.

4. Request for public comment on the draft Five-Year Consolidated Plan for Fiscal Years 2015-2019 for the use of CDBG and HOME funds, the housing and non-housing community development needs of lower income people, and the past performance of the County’s CDBG, HOME, and Housing Opportunities for Persons with AIDS (HOPWA) programs. *(This is an opportunity for the public to comment on community needs and general issues related to the CDBG, HOME, and HOPWA programs. Please note that items 2 and 3 of this agenda provide for public comment on proposed budget amounts for specific CDBG and HOME projects.)*
 - A. Staff report.
 - B. Public comments.
 - C. Discussion and recommendations by Priority Setting Committee to Marin County Board of Supervisors for the Consolidated Plan.

5. Open Time for Public Comment on Matters Not on the Agenda.

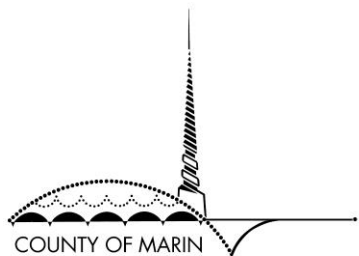
Future Hearing

Tuesday, May 5, 2015	Marin County Board of Supervisors Board of Supervisors Chambers Marin County Civic Center, Room 330 3501 Civic Center Drive, San Rafael	9 a.m. or thereafter (time to be determined)
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If you have questions about the public hearing, please call Roy Bateman at (415) 473-6698 at the Marin County Community Development Agency. People using TTY devices may reach us at (415) 473-3232 (TTY) or through the California Relay Service at 711. All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-6279 (voice-Amy Brown), (415) 473-3232 (TTY), or by e-mail: asbrown@marincounty.org, at least five business days in advance of the event. Copies of documents are available in alternative formats, upon request. Sign language interpretation and translation into languages other than English are available upon request. Please call our office at (415) 473-6279, at least five business days in advance of the public hearing you want to attend, if you need language translation, a sign language interpreter, an assistive listening device, or other reasonable accommodation. In consideration of persons with environmental sensitivities, please do not wear perfume or other fragrances. Call Golden Gate Transit (415-455-2000, 711 TDD) for transit information.



The Consolidated Plan, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports, records regarding past use of Community Development Block Grant, HOME Investment Partnerships Program, and Housing Opportunities for Persons with AIDS Program funds, the Civil Rights Policy, the Residential Antidisplacement and Relocation Assistance Plan, the Nondiscrimination Policy, and program files are available for inspection at the Marin County Community Development Agency, 3501 Civic Center Drive, Room 308, San Rafael, California. Copies of documents are available in accessible formats upon request.



STAFF REPORT

TO: COUNTYWIDE PRIORITY SETTING COMMITTEE

FROM: Roy Bateman, Community Development Manager

SUBJECT: Recommendations for Funding 2015-16
Community Development Block Grant (CDBG) Countywide Housing
Proposals and HOME Program Proposals

DATE: March 24, 2015

The recommendations from Community Development Block Grant (CDBG) staff for funding CDBG Countywide Housing projects and HOME Investment Partnerships Program (HOME) projects are described below in detail and can also be found in summary form in the tables on pages 9-11. These recommendations will be presented and considered at the Countywide Priority Setting Committee public hearing on Monday, March 30, 2015, at 7:00 p.m., at the B Street Community Center, 618 B Street, Rooms 2 and 3, San Rafael. ***(Please note the location of this meeting.)***

Subject to approval by the Countywide Priority Setting Committee on March 30, 2015, and by the Marin County Board of Supervisors on May 5, 2015, the funding recommendations in this memo, along with the funding recommendations adopted by the CDBG Local Area Committees, will be presented in a summary format as part of Marin County's Consolidated Plan. The Consolidated Plan serves as a plan and budget for the use of CDBG and HOME funds. Each year, the County submits a five-year Consolidated Plan, or an Action Plan amendment to the Consolidated Plan, to the U.S. Department of Housing and Urban Development (HUD). This year, the County will submit a five-year Consolidated Plan to HUD. The March 30, 2015 meeting of the Countywide Priority Setting Committee will include a public hearing on the proposed Consolidated Plan. The final public hearing on the Consolidated Plan will be held by the Marin County Board of Supervisors on May 5, 2015.

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CDBG and HOME Grant Amounts

In recent years, delays in setting the federal budget have become so routine that the U.S. Department of Housing and Urban Development (HUD) issued formal guidelines for localities on how to prepare CDBG and HOME Investment Partnerships Program (HOME) grant applications when their funding allocations are not known before the filing deadline.

This year, HUD announced our CDBG and HOME grant amounts before the start of Marin's public hearing process! Marin's actual grant amounts are affected by changes in the overall program funding in the federal budget, and by changes in how Marin ranks on demographic factors (population, poverty, overcrowded housing, etc.) in comparison with other grantees. Our 2015-16 CDBG allocation is \$1,295,584, and our HOME allocation is \$566,224. This represents a 0.9% increase in CDBG and a 10.4% decrease in HOME.

Trends in the CDBG and HOME Programs

Nationally, the most important long-term trend in the CDBG and HOME Programs is the decline in funding. Less money means less impact, and unless other funding sources fill the gap, it means fewer and/or smaller projects. As grants decline and personnel costs increase, we are likely to see a gap between actual administrative costs and the amount HUD allows for administration.

Meanwhile, HUD is requiring increased documentation for our projects, partly because Congress is divided on whether CDBG and HOME are worthy of support, and partly because it's easy to add additional data fields to HUD's computer system. HUD is increasingly using its computer system as a management and monitoring tool, making it increasingly risky to fund projects that might not quickly generate beneficiary statistics. The increased emphasis on accountability creates disincentives for risk-taking. In a system where HUD demands repayment of funds advanced for projects that fail, it becomes riskier to fund an inexperienced project sponsor or to provide the first dollars for a promising new idea.

Locally, there has been an increasing emphasis on the extent to which racial and ethnic minorities are served by CDBG and HOME projects, and the quality of each project sponsor's affirmative marketing plan. (Affirmative marketing is a process by which an organization determines which racial and ethnic groups are least likely to apply for its services, followed by targeted marketing efforts to reach those "least likely to apply" groups.)

CDBG Spending Deadlines

The ability to spend funds quickly has become increasingly important. Under pressure from Congress, HUD is becoming more aggressive about taking CDBG funds away from communities that can't spend them fast enough. HUD takes sanctions if, on the annual test date in late April, a 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, HUD will designate the community as a "high-risk" grantee. HUD has also taken CDBG funds away from communities that violate the timely spending standard. The reduction of grant awards is done through an automated process, so there is no opportunity to request a waiver or extension. We are typically very close to the allowable limit of unspent funds. If our CDBG grant declines, the amount of unspent funds we are permitted to hold also declines. Therefore, we should be careful to target CDBG funds to projects that are ready to proceed.

HUD plans to make the timely spending test more difficult. Currently, an unspent balance of old funds can be offset by spending more recent grant dollars quickly. HUD is planning to update its financial system to track the age of each CDBG dollar, so a community could lose any grant dollar which remains unspent for too long, even if its overall CDBG spending meets the old standard. Many communities which are in compliance with the current standard will be out of compliance with the new standard.

There are also project-related factors that make timely spending an ongoing concern:

- It is difficult to predict when projects, particularly large housing development and community facility projects, will be ready to proceed. As a result, funds are frequently budgeted for projects that then encounter environmental, planning, or funding issues that delay them for another year or more.
- Housing development projects need to show a large local financial commitment to compete for low income housing tax credits. Fortunately, the tax credit system classifies CDBG funds as local funds, but the amount of local funds needed to qualify for tax credits can be so large that it takes several annual CDBG funding rounds for a project to amass the required amount.
- Many large housing development projects encounter unanticipated delays in the local planning approval and environmental review process.
- Some projects obtain land from for-profit developers for less than market value, typically in conjunction with the development of a separate for-profit project. This means huge financial savings, but any delays encountered by the project's partner may also affect the CDBG project.
- Some project sponsors are slow to bill for reimbursement after they've expended their own funds.
- Some projects are slow to move forward because the project sponsor needs time to raise additional funds before they are able to proceed.

We can expect to continue to have difficulty meeting the CDBG timely spending requirements. In making funding recommendations, staff is giving increased weight to readiness to proceed, and we have become more aggressive about reallocating funds from slow-moving projects.

HOME Program Spending Deadlines

The HOME program sets deadlines for spending funds, and the County will automatically lose funds if the deadlines are not met.

In July 2013, HUD amended the HOME regulations to add more deadlines for HOME activities. Under the amended HOME regulations:

- Within 2 years after HUD makes an allocation of HOME funds available, the County must enter into a contract with a project sponsor committing the HOME funds to a specific project. But the County is not permitted to enter into a contract to provide a project sponsor with HOME funds unless all necessary financing has been secured, and there must be a reasonable expectation that the project can start construction or rehabilitation within 1 year of the contract date. (If the project involves acquisition, there must be a reasonable expectation that acquisition will occur within six months.) In order to obtain the required funding commitments for the entire cost of the project, the sponsor needs to have secured all local planning approvals.
- A project must be completed within 4 years (5 years if HUD grants an extension) of the date when the County signed the HOME funding contract with the project sponsor.
- Funds must be expended within 5 years after HUD makes the funds available to the County.

If any of these deadlines are not met, HUD can cancel that portion of the community's HOME grant. If deadlines are violated, HUD can also require repayment of funds, even if the County has already spent the money on a project, and regardless of whether the project is eventually completed.

The most serious new requirement is that all other financing must be secured before the County can enter into a contract to provide a project with HOME funds. Paired with the requirement that HOME funds be placed under contract within two years, this could be extremely difficult to implement in Marin County. Most sponsors of affordable housing find that they need a substantial commitment of HOME funds in order to obtain commitments from other sources of funding, particularly if those sources are non-local. For example, in order for an affordable housing development project to successfully compete for low-income housing tax credits, it needs a substantial commitment of local funding, which often includes HOME funds from the local jurisdiction.

There are several possible strategies for meeting the new timing requirements:

- Making preliminary awards (conditional commitments) to several potential HOME projects, tracking each project's progress in obtaining planning approvals and securing other funding, and then shifting those conditional commitments among the projects in order to meet the timing requirements for final commitments. Local funding decisions in the last several years have already put us on this path. While this strategy will help us meet HUD's timing requirements, it could cause chaos for project sponsors who are trying to attract other funders. A project sponsor who has been diligently pursuing local planning approvals, but is being delayed by an unexpectedly long and expensive environmental review process, might be dismayed to find that HOME funds they thought they had secured are being snatched away. In many cases, a project sponsor cites their HOME commitment when they apply to a non-local foundation for funding, or to the State for an allocation of low-income housing tax credits. If a preliminary HOME commitment induces a non-local foundation or the State to make a funding commitment, and then the County cancels that preliminary HOME commitment, why should that non-local foundation or the State give any weight to the County's future preliminary commitments of HOME funds?
- Making final allocations of HOME funds based primarily on deadline pressure. This would mean identifying which projects can meet the HUD timing requirements and directing all the about-to-expire HOME funds to them. In some cases, there might be just one proposed project which meets the HOME timing requirements. The primary question could become "How much can the project legally absorb?" rather than "How much does the project need?" The result might be providing more HOME funds than staff would normally recommend after considering the potential availability of funds from other sources.
- Using HOME funds for rental assistance, or for acquisition and rehabilitation of existing multi-family housing. Using HOME funds for rental assistance requires very little planning time, although that strategy could be limited by the unwillingness of many landlords to accept tenants with federal rent subsidies. If we begin to use HOME funds for rental assistance, and then decide to resume using HOME funds for development of new housing, we might have to cancel HOME-funded rental assistance to families who have no other way to afford rental housing in Marin. That problem might be addressed by limiting the rental assistance to families who have a viable plan to resolve their housing affordability issues within one year. A simple acquisition and/or rehabilitation of existing multi-family housing generally requires much less lead time than new construction.
- Encouraging applicants to consider applying as a Community Housing Development Organization (CHDO). The HOME regulations set aside 15% of HOME funding for nonprofit organizations that meet the CHDO definition, which requires one-third of the Board of Directors to be low-income people or

representatives of low-income communities. Since the inception of the HOME Program, there has been less competition for CHDO funds than for other HOME funds, raising the possibility that, in some years, we might not be able to find projects to use all the available CHDO funds. The latest revision in the HOME regulations is already making us scramble to commit CHDO funds by the two-year deadline.

For the next few years, we have a particular dilemma--there are three promising rental housing construction proposals (Marinwood Plaza, Peace Village, and Whistlestop) which need more funding than we can provide in one year and are therefore all being recommended for less than they need. As it becomes clearer which project can move forward most quickly, we will need to be prepared to shift funds so that we can meet HUD's various spending deadlines, and so that these housing projects can be completed, one at a time, in a sequence to be determined.

The good news is that the Marin Community Foundation has become very active in funding predevelopment costs for affordable housing development, which should make it easier for project sponsors to finance the work that is needed to qualify for a contract for HOME funds.

Recommendations for CDBG Countywide Housing and HOME Program Funds

A list of all the CDBG housing applications is included on pages 36-37. A list of all the HOME Program applications is included on page 38.

The staff recommendations for the use of CDBG Countywide Housing and HOME Program funds are shown in the tables on pages 9-11. A summary of recommended funding for all CDBG and HOME housing proposals, including CDBG planning area amounts, is on page 39.

What if HUD Adjusts Our Grant Allocations?

This year, HUD announced our CDBG grant amount before our annual public hearing process began. (See page 3 of this report.) However, there is a small chance that HUD will change our grant amount, or that the calculations in our local allocation formula will need minor revisions. To avoid the need for an additional hearing, staff recommends that if there is a change in the grant allocation, the grant amounts approved by the Priority Setting Committee be subject to revision. At that time, staff would recalculate the amounts available for each planning area, and for each activity category. To the extent that cuts are needed or additional funds are available, staff would adjust the preliminary project grant amounts, so that the final funding amounts will be proportional to the amounts approved by the committee. Where feasible, staff would then round numbers to the nearest hundred dollars. If additional funds are available, the adjustment would be limited so that no project receives more than the amount the sponsor requested.

Equal Opportunity and Affirmative Marketing Concerns

The tables on pages 9-11 list all the housing applications received and the amount staff recommends for each project, as well as some additional information about the equal opportunity impact of each proposal. In view of the commitments the County has made in the Implementation Plan for its Analysis of Impediments to Fair Housing Choice, we are including information about the extent to which racial and ethnic minorities are being served by potential projects, and ratings of each applicant's affirmative marketing plans. Affirmative marketing is a process by which an organization analyzes which racial and ethnic groups are least likely to apply for its services, followed by targeted marketing efforts to reach those "least likely to apply" groups. (Please note that federal guidelines recognize Hispanic status as an ethnicity, not as a race.)

For projects which have previously received CDBG or HOME funding, we have included the percentage of clients who are racial minorities and the percentage of clients who are Hispanic, based on reports that have been previously filed by the sponsors. For new proposals, not previously funded by CDBG or HOME, we did not report this information, and have noted "new" in the data columns.

For all proposals, we have included a staff evaluation of the sponsor's answer to the affirmative marketing question on the CDBG or HOME application. An "A" grade indicates that the applicant analyzed which racial and ethnic groups are least likely to apply for its project, and clearly stated how they would market their project specifically to the "least likely to apply" groups. A "B" grade indicates that the applicant was responsive to the question, but was not specific enough in its analysis of which racial and ethnic groups are least likely to apply, was too general in its proposed affirmative marketing activities, or proposed weak affirmative marketing actions. A "C" grade indicates that the applicant was not responsive to the question. In some cases, the quality of an applicant's response to the affirmative marketing question is very different from its actual affirmative marketing performance. It is also possible for a project to be very effective in serving a particular minority group but to be less effective in affirmatively marketing its services to other demographic groups.

**COMMUNITY DEVELOPMENT BLOCK GRANT COUNTYWIDE
REQUESTS FOR FUNDING HOUSING PROJECTS (2015-16)**

PROJ.#	PROJECT NAME	If previously funded project, data reported:		Grade on Affirmative Marketing Plan	APPLICANT'S CDBG REQUEST	Proposed CDBG Planning Area Allocation	Proposed CDBG Countywide Housing	Proposed CDBG Reprogrammed Funding	Proposed CDBG Total
		% Racial Minorities	% Hispanic						
Countywide									
CH - 1	Fair Housing Services	19%	29%	A	\$62,850	\$33,128	\$19,372		\$52,500
CH - 2	Rehabilitation Loan Program	17%	13%	A	\$150,000		\$51,607		\$51,607
CH - 3	Residential Accessibility Modification Program	0%	50%	A	\$30,000	\$10,096	\$5,904		\$16,000
					\$242,850	\$43,224	\$76,883	\$0	\$120,107
Lower Ross Valley									
LH - 1	Lifehouse: Corte Madera House-rehabilitation	NEW	NEW	C	\$26,000				
LH - 2	Rehabilitation Loan Program	17%	13%	A	\$45,000	\$28,148			\$28,148
					\$71,000	\$28,148	\$0	\$0	\$28,148
Novato									
NH - 1	Buckelew - Novato House	13%	7%	A	\$10,000	\$9,383			\$9,383
NH - 2	Habitat - 4th Street Homes	NEW	NEW	A	\$100,000			\$85,000 *	\$85,000
NH - 3	Lifehouse: Sunrise I rehabilitation	NEW	NEW	C	\$10,800	\$10,000			\$10,000
NH - 4	Mackey Terrace	NEW	NEW	A	\$250,000				
NH - 5	New Beginnings Center-Rehabilitation	NEW	NEW	A	\$89,672	\$76,000		\$10,000 *	\$86,000
NH - 6	Oma Village-Housing for Working Families	NEW	NEW	A	\$50,000			\$30,000 *	\$30,000
NH - 7	Rehabilitation Loan Program	17%	13%	A	\$90,000	\$64,410			\$64,410
Marin County, 2010 Census		14%	16%		\$600,472	\$159,793	\$0	\$125,000	\$284,793

* To be allocated only if BRIDGE Housing is unable to obtain a site option for Marinwood Plaza by May 4, 2015.

PROJ.#	PROJECT NAME	If previously funded project, data reported:		Grade on Affirmative Marketing Plan	APPLICANT'S CDBG REQUEST	Proposed CDBG Planning Area Allocation	Proposed CDBG Countywide Housing	Proposed CDBG Reprogrammed Funding	Proposed CDBG Total
		% Racial Minorities	% Hispanic						
Richardson Bay									
RH - 1	Galilee Harbor	13%	11%	A	\$139,000	\$13,000		\$10,000 *	\$23,000
RH - 2	Gates Cooperative	8%	5%	B	\$279,700	\$25,000	\$62,685	\$192,015	\$279,700
RH - 3	Rehabilitation Loan Program	17%	13%	A	\$55,000	\$10,343			\$10,343
					\$473,700	\$48,343	\$62,685	\$202,015	\$313,043
San Rafael									
SH - 1	Lifeshouse: Sunrise II rehabilitation	NEW	NEW	C	\$17,000			\$17,000	\$17,000
SH - 2	Marinwood Plaza Housing	NEW	NEW	B	\$650,000				
SH - 3	Rehabilitation Loan Program	17%	13%	A	\$140,000	\$107,222			\$107,222
SH - 4	Whistlestop Senior Housing	NEW	NEW	A	\$1,000,000				
					\$1,807,000	\$107,222	\$0	\$17,000	\$124,222
Upper Ross Valley									
UH - 1	Lifeshouse: Fairfax House-rehabilitation	17%	0%	C	\$21,000	\$20,000			\$20,000
UH - 2	Peace Village	NEW	NEW	A	\$740,987				
UH - 3	Rehabilitation Loan Program	17%	13%	A	\$35,000	\$10,270			\$10,270
					\$796,987	\$30,270	\$0	\$0	\$30,270
West Marin									
WH - 1	Rehabilitation Loan Program	17%	13%	A	\$15,000				
WH - 2	Stockstill House	0%	0%	B	\$13,000	\$9,429			\$9,429
WH - 3	Walnut Place	NEW	NEW	A	\$450,000				
Marin County, 2010 Census		14%	16%		\$478,000	\$9,429	\$0	\$0	\$9,429
TOTAL CDBG HOUSING REQUESTS					\$4,470,009	\$426,429	\$139,568	\$344,015	\$910,012

* To be allocated only if BRIDGE Housing is unable to obtain a site option for Marinwood Plaza by May 4, 2015.

HOME PROGRAM REQUESTS FOR FUNDING (2015-16)

PROJ.#	PROJECT NAME	If previously funded project, data reported:		Grade on Affirmative Marketing Plan	APPLICANT'S HOME REQUEST	Proposed CDBG Planning Area and Countywide Housing Allocation	Proposed HOME Allocation	Proposed Reprogrammed Prior Year HOME Funds and Program Income	Proposed HOME Total
		% Racial Minorities	% Hispanic						
H - 1	Del Ganado Apartments (CHDO) **	NEW	NEW	C	\$90,000			\$91,113	\$91,113
H - 2	Fairfax Vest Pocket	NEW	NEW	A	\$310,573		\$104,364	\$206,209	\$310,573
H - 3	Habitat - 4th Street Homes	NEW	NEW	A	\$251,424	\$85,000 *			
H - 4	Mackey Terrace (CHDO)	NEW	NEW	A	\$250,000				
H - 5	Marinwood Plaza Housing	NEW	NEW	B	\$650,000				
H - 6	Oma Village-Housing for Working Families	NEW	NEW	A	\$510,759	\$30,000 *		\$269,236	\$269,236
H - 7	Peace Village (CHDO)	NEW	NEW	A	\$740,987		\$220,304		\$220,304
H - 8	Walnut Place (CHDO) ***	NEW	NEW	A	\$450,000		\$84,934	\$94,762	\$179,696
H - 9	Whistlestop Senior Housing (CHDO)	NEW	NEW	A	\$1,000,000		\$100,000		\$100,000
	HOME Program Administration						\$56,622		\$56,622
Marin County, 2010 Census		14%	16%		\$4,253,743	\$115,000	\$566,224	\$661,320	\$1,227,544

CHDO = Community Housing Development Organization (15% of HOME funds must be set aside for CHDO projects)

* CDBG reprogrammed funds, to be allocated only if BRIDGE Housing is unable to obtain a site option for Marinwood Plaza by May 4, 2015.

** The Del Ganado Apartments is designated for the reprogrammed 2013 CHDO allocation.

*** Walnut Place is designated for the 2015 CHDO allocation (\$84,934), plus the reprogrammed 2014 CHDO allocation (\$94,762) for a total of \$179,696..

**RECOMMENDATIONS FOR REPROGRAMMING PREVIOUSLY
ALLOCATED CDBG COUNTYWIDE HOUSING FUNDS**

At its January 1992 meeting, the CDBG Priority Setting Committee decided that unspent CDBG balances allocated to projects more than two years previously should be considered for reallocation (“reprogramming”) to other projects which may be in greater need of the funds. In compliance with this policy, CDBG staff has sent the required 30-day notices to most project sponsors with CDBG funds which were allocated more than two years previously, as well as to newer projects which have been moving slowly, so that the Committee would have the option of reprogramming these funds. In cases where a project sponsor was ready to proceed but awaiting a contract from the County, notices were not sent. This year, notices were sent to three projects with unspent CDBG Countywide Housing funds.

<u>Camino Alto Apartments (Marin Homes for Independent Living)</u>	
2011-12	\$2,138.50

The Camino Alto Apartments, built in 1983, provides 24 apartments for low-income people with physical disabilities. For years, tenants have complained about the slipping hazards of transferring between wheelchairs and their vehicles in the parking lot on rainy days. Tenants have requested the construction of a covered walkway and carports as a reasonable accommodation under federal disability rights laws. In 2011, the CDBG program budgeted \$15,000 towards the cost of designing the carports and walkway. In 2014, the project sponsor refinanced the project, lowering their interest rate from 9.25% to 5.77%, and increasing the mortgage amount to obtain funds to accomplish a major renovation. Staff recommends that the remaining CDBG funding be maintained for this project to pay for design expenses.

<u>Gates Cooperative (EAH Inc., Gates Cooperative, and Marin County Housing Authority)</u>	
2008-09	\$18,809
2009-10	71,123
2010-11	127,400
2013-14	<u>107,900</u>
TOTAL	\$325,232

The Gates Cooperative is a liveaboard low-income community located within Waldo Point Harbor, just north of Sausalito. CDBG funds are being held for use by Gates Cooperative residents for rehabilitation of individual houseboats to bring them up to health and safety standards so they will qualify to remain in the new Waldo Point Harbor project. A very lengthy planning approval process for Waldo Point Harbor has been completed and rehabilitation of the Gates Cooperative boats is well underway. It is

expected that the entire CDBG allocation will be needed to complete this project. Therefore, staff recommends that the CDBG Countywide Housing allocation for the Gates Cooperative be maintained.

Marinwood Plaza (BRIDGE Housing Corporation)

2003-04	\$157,424.00
2011-12	39,640.00
2012-13	138,826.52
2013-14	195,900.00
2014-15	<u>44,100.00</u>
TOTAL	\$575,890.52

BRIDGE Housing Corporation proposes to build 72 units of affordable family rental housing on a 5-acre site that includes a neighborhood shopping center in Marinwood. BRIDGE’s option to buy the site has expired. The property owner has solicited offers for the property and is now in the process of reviewing the offers. BRIDGE has submitted a proposal to the owner, and there were probably other offers. It is anticipated that the owner will select a bidder in the next few weeks.

If the owner grants an option to another buyer, and even if the owner sells to another buyer, BRIDGE might still be able to pursue the project, although BRIDGE’s prospects and timeline would become more uncertain. Another buyer might decide to include some affordable units in their project and ask BRIDGE to develop that portion, or the buyer might be unable to obtain planning approvals or financing for their proposed project and then consider selling to BRIDGE. BRIDGE staff have assured us that they are committed to this project and that they will be looking to see if a way might open that would enable them to develop housing at Marinwood.

The CDBG amount being held for Marinwood Plaza is almost half a year's grant, and the HUD timely spending regulation does not allow us to hold an unspent balance of more than 1 1/2 times our annual grant. Even if BRIDGE obtains an option on the site, it will likely take two years to complete the environmental review and the local planning process. Meanwhile, the Gates Cooperative houseboat rehabilitation project has an urgent need for funding so that the Gates project can keep on schedule. Gates boats cannot occupy the new berths being built at Waldo Point Harbor unless the boats have been renovated to meet health and safety standards. Under their agreement with Waldo Point Harbor, Gates Cooperative members are responsible for paying rent for the new berths being built for them even if rehabilitation of their boats is lagging behind the harbor construction. (Further details about the Gates Cooperative can be found on page 24.)

Therefore, even if BRIDGE is able to obtain a site option, staff is recommending that \$93,100 of these funds be reprogrammed to:

Gates Cooperative (EAH Inc., Gates Cooperative, and Marin County Housing Authority)	\$93,100
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This would leave BRIDGE with a balance of \$482,790.52, which would still be a substantial amount of funding.

However, if BRIDGE is unable to obtain a site option by May 4, 2015 (the day before the Board of Supervisors is scheduled to give its final approval to our annual CDBG and HOME funding application to HUD), staff recommends that an additional \$135,000 of the Marinwood CDBG funds be reprogrammed to:

Galilee Harbor (Galilee Harbor Community Association)	\$10,000
Habitat Fourth Street Homes (Habitat for Humanity Greater San Francisco)	85,000
New Beginnings (Homeward Bound of Marin)	10,000
Oma Village (Homeward Bound of Marin)	30,000
TOTAL	\$135,000

For more details about Galilee Harbor, Habitat Fourth Street Homes, New Beginnings, and Oma Village, please see pages 23-26.

After reprogramming the additional \$135,000, as described above, BRIDGE would still be left with \$347,790.52. We could then wait and see if BRIDGE would get another opportunity for the Marinwood site. In any event, as long as we are able to pass the annual HUD timely spending test, it could be helpful to hold some unspent funds for large projects that typically need to collect several years' funds before they can proceed.

**RECOMMENDATIONS FOR ALLOCATION OF
CDBG COUNTYWIDE HOUSING PROGRAM INCOME**

If the CDBG program receives revenue from a completed project, this amount is considered program income, which must be made available to fund new CDBG activities. When CDBG funds are used towards acquisition or major rehabilitation of real estate, a deed of trust or a CDBG lien agreement is usually recorded on the property. The Rehabilitation Loan Program, funded by CDBG, uses a standard Promissory Note and Deed of Trust to secure the loans it makes to homeowners. Loans made by the Rehabilitation Loan Program carry a fixed interest rate, which is stated in the loan documents. For other CDBG projects, we generally use a CDBG lien agreement, which is triggered if the property is ever sold or if its use is ever changed, but which never requires payment of principal or interest if the property remains in the same ownership and use. The standard CDBG lien agreement is for a stated percentage of the value of the property, set at the percentage of the project cost contributed by CDBG, so that, if the lien is triggered, the implicit interest rate on the CDBG funds is the rate at which the property has appreciated. In the past year, one project, the Rehabilitation Loan Program, has generated CDBG program income. In addition, the sale of two Buckelew Programs group homes is expected to produce additional program income.

Rehabilitation Loan Program (Marin County Housing Authority)

The Rehabilitation Loan Program makes loans to eligible homeowners and nonprofit organizations for rehabilitation of single-family houses, including mobile homes, group homes, and houseboats. (See page 26.) In the past, revenue from monthly loan payments and repaid loans has been deposited in the Rehabilitation Loan Program’s Revolving Loan Fund and then used to make additional loans. Staff recommends that this procedure continue to be followed. The amount of program income generated by the Rehabilitation Loan Program is volatile and difficult to predict. During the 2013-14 program year (July 1, 2013 to June 30, 2014), the Rehabilitation Loan Program generated \$378,240.71 in program income. For the 2014-15 program year (July 1, 2014 to June 30, 2015), we expect that this program will generate approximately \$350,000 in program income. For the 2015-16 program year (July 1, 2015 to June 30, 2016), we expect that this program will generate approximately \$350,000 in program income.

Buckelew Group Homes (Horizon House and Lakeside House) (Buckelew Programs)

Buckelew Programs is in the process of selling two group homes in order to increase its operating reserves. Both houses received CDBG funds, so there will be proceeds from CDBG lien agreements. The share of sales proceeds attributable to CDBG Countywide Housing funds is approximately:

Buckelew Horizon House (108 Spring Grove Avenue, San Rafael)	\$50,910
Buckelew Lakeside House (7 Washington Avenue, San Rafael)	48,005
Total	\$98,915

Staff recommends that the Buckelew program income be allocated to:

Gates Cooperative (EAH Inc., Gates Cooperative, and Marin County Housing Authority)	\$98,915
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**RECOMMENDATIONS FOR REPROGRAMMING
PREVIOUSLY ALLOCATED HOME FUNDS**

At its January 1992 meeting, the CDBG Priority Setting Committee decided that unspent CDBG balances allocated to projects more than two years previously should be considered for reallocation (“reprogramming”) to other projects which may be in greater need of the funds. Applying this policy to HOME projects, every year staff sends the required 30-day notices to all project sponsors with HOME funds which were allocated more than two years previously, as well as to newer projects which have been moving slowly, so that the Committee would have the option of reprogramming these funds.

Federal regulations require that HOME funds be committed to projects by a contract between the County and the project sponsor within two years of grant availability. Recent changes to the federal HOME regulations prohibit us from committing HOME funds to a project until all other necessary financing has been secured, and there must be a reasonable expectation that the project can start construction within one year of the commitment date. The new HOME regulations also require that all projects be completed within 4 years (5 years if HUD grants an extension) of the date when the County signed the HOME funding contract with the project sponsor. Marin could lose any funding that does not meet these deadlines. In the past, if we were ahead of schedule spending recent funding, that could offset being behind schedule spending older funding. HUD is enhancing its financial management system so that it can track the staleness of each HOME dollar, so that HOME funds might be taken away from a community that is meeting the overall spending requirement, but has let some old funds linger unspent.

Staff sent 30-day notices to these HOME projects:

Fairfax Vest Pocket Community (Marin Housing Authority)

2013

\$140,000

The Vest Pocket Community was developed as shared inter-generational co-housing by Innovative Housing. In 1996, when Innovative Housing ceased operations, the property was transferred to the Marin Housing Authority. Most of the buildings are occupied by a combination of single-parent households and seniors, with shared kitchens and living rooms. As vacancies occur through attrition, the Housing Authority hopes to convert these shared houses into rental units for large families with Section 8 vouchers.

The exteriors of the buildings need rehabilitation. There is dry rot in some of the decks, stairs, and railings. Nails have rusted and stained the exterior siding. The exterior needs repainting. The Housing Authority has obtained bids for the first phase of rehabilitation work. Staff recommends that the HOME allocation for the Vest Pocket Community be maintained for this project. (Please see page 31 for a detailed description of the status of this project.)

Marinwood Plaza (BRIDGE Housing Corporation)
2014

\$151,467

BRIDGE Housing Corporation proposes to build 72 units of affordable family rental housing on a 5-acre site that includes a neighborhood shopping center in Marinwood. Even if BRIDGE obtained a site option this month, they would still need approximately two years to get through the CEQA and local planning approval process, making it unlikely that they would meet HUD’s 2016 deadline to raise all other needed funds. (Please see page 13 for a detailed description of the status of this project.)

Therefore, staff recommends that the Marinwood HOME allocation be reprogrammed to a project which can move ahead more quickly:

Oma Village (Homeward Bound of Marin)	\$151,467
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Peace Village (Resources for Community Development)

2013 (CHDO Funds)	\$91,113
2014 (CHDO Funds)	94,762
2104 (non-CHDO Funds)	<u>322,338</u>
TOTAL	\$508,213

Resources for Community Development, an experienced nonprofit developer based in the East Bay, proposes to build 40 units of senior rental housing adjacent to the Christ Lutheran Church in Fairfax. The project sponsor, Resources for Community Development, is a Community Housing Development Organization (CHDO) for the purposes of the HOME Program. (For more details about CHDO requirements, see page 29.)

Their 2013 funding allocation is from the HOME CHDO set-aside. These funds carry a commitment deadline of September 2015. A portion of the 2014 allocation for Peace Village is also from the CHDO set-aside and carries a commitment deadline of July 2016. Under the new HOME regulations, commitment cannot occur until the project sponsor has raised all the other funds needed to develop the project. Because these are CHDO funds, if they are reallocated, they must be reallocated to a CHDO project. Staff is recommending that the 2013 and 2014 CHDO funds designated for Peace Village be reallocated to two rehabilitation projects which are ready to proceed more quickly, the Del Ganado Apartments and Walnut Place.

Staff also recommends that the Peace Village 2014 non-CHDO HOME allocation, which carries a commitment deadline of July 2016, be reprogrammed to projects which can move ahead more quickly.

Peace Village HOME funding is recommended for reallocation as follows:

Del Ganado Apartments (EAH Inc., Lifehouse, and Marin Housing for Handicapped, Inc. I)	\$91,113 (2013 CHDO Funds)
Walnut Place (EAH Inc.)	94,762 (2014 CHDO Funds)
Fairfax Vest Pocket Community (Marin Housing Authority)	206,209 (2014 Funds)
Oma Village (Homeward Bound of Marin)	116,129 (2014 Funds)
TOTAL	\$508,213

For more details about the Del Ganado Apartments, please see page 31. For more details about Walnut Place, please see page 33. For more details about the Fairfax Vest Pocket Community, please see page 31. For more details about Oma Village, please see page 26.

Although the Del Ganado Apartments applied for only \$90,000, staff is recommending that the project receive the full \$91,113 CHDO set-aside from 2013, because there is no other CHDO project which is sure to raise all other needed funds by the September 2015 commitment deadline for those funds. Rehabilitation projects often include a contingency allowance for unanticipated needs that become visible only after rehabilitation begins. The additional \$1,113 could be viewed as a small contingency allowance.

**RECOMMENDATION FOR ALLOCATION OF
HOME PROGRAM INCOME**

The Marin Housing Authority implemented the American Dream Downpayment Initiative (ADDI), a segment of the HOME Program which provided supplemental financing for low-income homebuyers. During 2014, a homebuyer made \$1,640.10 in principal and interest payments on an ADDI loan, and the Marin Housing Authority returned the \$1,640.10 to the County in December 2014 for re-use in the HOME Program. Staff recommends that this HOME program income be allocated to:

Oma Village (Homeward Bound of Marin)	\$1,640.10
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For a description of Oma Village, see page 26.

PROJECT REVIEW:
DESCRIPTIONS OF PROPOSED
COMMUNITY DEVELOPMENT BLOCK GRANT
COUNTYWIDE HOUSING PROJECTS

1. Fair Housing Program (Fair Housing of Marin)

Funding is recommended to enable the Fair Housing Program to continue its fair housing counseling services for people seeking housing who may be victims of discrimination. Their services include counseling victims of housing discrimination, investigating potential complaints, mediating settlements where appropriate, referring cases to federal and state enforcement agencies, monitoring filed complaints, helping people with disabilities with requests for reasonable accommodations, conducting training seminars for the housing industry, providing community education on fair housing rights, and presenting educational programs in public schools.

From time to time, the Fair Housing Program runs audits and surveys to determine the extent of discrimination in the Marin rental housing market. Audits conducted by the Program found that an apartment-hunting household with children can expect to encounter discrimination from 37% of Marin landlords, an African-American can expect to encounter discrimination from 33% of Marin landlords, a Latino can expect to encounter discrimination from 31% of Marin landlords, a person with a physical disability can expect to encounter discrimination from 28% of Marin landlords, and a person with a disabling condition that requires a personal care attendant can expect differential treatment from 37% of Marin landlords.

Examples of discriminatory practices include:

- Telling only the white applicants about all available units.
- Not returning calls to callers who sound as if they might be Latino or African-American, while returning calls to Caucasian-sounding callers.
- Showing fewer or less desirable units to Latino applicants.
- Quoting higher rents or security deposits to African-American applicants.
- Offering application forms to couples without children, but providing application forms to families with children only if they specifically ask.

- Refusing to rent to families with children, restricting families to the ground floor, or establishing rules so restrictive for children that families with children are discouraged from living in a complex.
- Not allowing a disabled tenant a reasonable accommodation or modification as required by fair housing laws.

The Fair Housing Program is a valuable community resource, helping to educate landlords and neighbors about the fair housing laws and helping to maintain and encourage a healthy diversity of population in Marin. The proposed funding for Fair Housing will pay for staff to provide community education and outreach concerning fair housing laws and services, to recruit and train fair housing testers, to monitor discrimination in the housing market, to investigate and verify claims of alleged discrimination, to counsel victims of housing discrimination, and to pursue fair housing cases in court or through referrals to state or federal agencies. During the 2013-14 program year, the Program served 321 tenants and processed 150 housing discrimination complaints. Of the discrimination complaints, the range included: disability (57%), national origin (19%), familial status (11%), age (11%), race (10%), and sex/gender/gender identity (8%). Of the Program's clients, 95% are low income.

It is notable that 57% of the fair housing complaints in Marin are on the basis of disability, higher than the national average. With proceeds from a 2010 lawsuit settlement, Fair Housing of Marin has established a fund to make grants for accessibility improvements, in partnership with the Marin Center for Independent Living and the Disability Services and Legal Center.

In December 2014, Fair Housing of Marin held two Fair Housing Law and Practice Seminars for CDBG-funded agencies. In January 2015, Fair Housing of Marin held a fair housing conference at Marin Center, with speakers from the National Fair Housing Alliance and the U.S. Department of Housing and Urban Development. The January conference attracted over 150 participants.

Fair Housing of Marin has also become involved in emerging issues, such as monitoring the use of discriminatory wording in internet advertising for rental housing, and following up with the advertisers to change their wording. CDBG regulations require that the County take affirmative action to further fair housing, and providing CDBG funding for the Fair Housing Program is a part of meeting that obligation. The Fair Housing Program is also assisting local governments with meeting their responsibilities to affirmatively further fair housing.

The Novato City Council and the San Rafael City Council have assumed some of the CDBG project selection functions that were previously performed by subcommittees of the CDBG Priority Setting Committee. Both the Novato and San Rafael City Councils have allocated a share of their CDBG funds for the Fair Housing Program. Combining the \$19,372 recommended in this report with the

\$12,432 allocated by the Novato City Council and the \$20,696 allocated by the San Rafael City Council, the CDBG support for the Fair Housing Program totals \$52,500.

Equal Opportunity Analysis: Racial minorities are represented among the beneficiaries of this program in a larger proportion than their representation in the general Marin population. Hispanics are very well represented compared to their proportion of the Marin population. The sponsor's affirmative marketing proposal is excellent (rated A).

2. Galilee Harbor (Galilee Harbor Community Association)

The Galilee Harbor Community Association is seeking funding towards completion of a major project which has enabled the Galilee Harbor liveaboard community to relocate its 38 member boats to a permanent marina site on the Sausalito waterfront. Over 90% of the residents of Galilee Harbor are low income, and this project represents a unique opportunity to preserve existing affordable housing while retaining the character of the working waterfront. In November 1995, the Bay Conservation and Development Commission (BCDC) approved a settlement agreement with Galilee Harbor which has enabled the project to move forward. The terms of its settlement agreement with BCDC require Galilee Harbor to complete public improvements (including a parking area, public access paths, landscaping, docks, a wheelchair access ramp, and utility hook-ups).

In 1997, with CDBG assistance, Galilee Harbor purchased the final portion of its site. In 1999, Galilee Harbor completed dredging and excavation in preparation for the installation of new docks. In 2001, toxic remediation was completed, and a portion of the parking lot for residents was constructed. In 2003, new docks and sewer connections were built. In 2004, many boats were connected to the sewer, bathrooms were completed, an irrigation system was installed, benches and picnic tables were installed in the public access area, and historic pilot houses from the Issaquah Ferry were moved to the entrance to the main Galilee Harbor dock. In 2005, concrete piles were removed from the dinghy dock area. In 2006, Galilee buried the electric service for the harbor. In 2007, Galilee made landscaping improvements, encased sewer boxes, replaced the wood floors in the pilot houses, installed a ramp at the dinghy dock, established a revolving loan fund to help residents pay for hook-ups to the sewer system, replaced the roof of the building where the showers, toilets, and laundry machines are located, and added railings to the handicapped access ramp at that building. In 2011, Galilee installed a floating wheelchair ramp for dock access. In 2012, Galilee expanded its restroom facility to meet current wheelchair accessibility standards. In 2013, Galilee Harbor completed a trash and recycling storage building.

In 2014, the plan was to install asphalt paving to permanently cap a shorefront area which had been contaminated with diesel fuel, hydraulic fluid, and heavy metals over the years. The asphalt paving was to replace a temporary covering consisting

of a plastic liner covered with soil and grass. The Department of Toxic Substances Control determined that the existing cap would be adequate to meet state environmental standards on a permanent basis. This has resulted in cost savings for Galilee.

The recommended new funding, combined with an allocation from the Richardson Bay Planning Area and the unspent balance of previous CDBG allocations for Galilee, would be used towards the next phase of improvements, including paving what is now a gravel parking lot, resurfacing the public access paths, installing a security system, improvements to metal pilings for the docks, and costs to begin the process of renewing Galilee Harbor's BCDC permits. The existing BCDC permits are set to expire in 2016. The parking lot paving is required by BCDC.

By preventing the displacement of existing lower income residents, Galilee Harbor will retain economic diversity and the historic working waterfront in an area with extremely high housing costs.

Equal Opportunity Analysis: Racial minorities are represented among the beneficiaries of this program at about the same level as their proportion of the Marin population. Hispanics are under-represented compared to their proportion of the Marin population. The sponsor's affirmative marketing proposal is excellent (rated A).

3. Gates Cooperative (EAH Housing, Gates Cooperative, and Marin Housing Authority)

The Gates Cooperative is a liveaboard low-income community located within Waldo Point Harbor, just north of Sausalito. A very lengthy planning approval process for Waldo Point Harbor has been completed, new docks are under construction, and rehabilitation of the Gates Cooperative boats is underway. In order to qualify for berths in the new Waldo Point Harbor, Gates Cooperative members must upgrade their boats to meet health and safety standards. EAH Housing, the Marin Housing Authority, and the Gates Cooperative are collaborating on the rehabilitation and, in some cases, rebuilding, of the 38 Gates Cooperative houseboats. The Rehabilitation Loan Program staff at the Housing Authority are administering the rehabilitation loans being provided for this project, but using a separate pool of CDBG funds designated specifically for the Gates Cooperative project, supplemented by funds from the Marin Community Foundation. The goal is to bring all 38 boats into compliance with health and safety standards by spring 2016. At that point, the Gates Cooperative will become responsible for rent for all 38 berths, whether or not all the boats meet the standard for occupancy. The recommended funds would be used towards staff expenses and for funding rehabilitation loans. Loans for Gates Cooperative boats will have a 3% interest rate.

Equal Opportunity Analysis: Racial minorities and Hispanics are under-represented compared to their proportion of the Marin population. The sponsor's affirmative marketing proposal is responsive (rated B).

4. Habitat Fourth Street Homes (Mt. Burdell Place) (Habitat for Humanity Greater San Francisco)

In 2013, Habitat for Humanity purchased a site in Novato which already had local planning approvals for the development of ten single-family houses. The Habitat project is now under construction, with an expected completion date of December 2016. All units will have three bedrooms, and there will be a common green area at the front of the property. Habitat will sell the ten homes to low-income families with incomes below 80% of median income. As a condition of their participation, the homebuyer families will be required to contribute 500 hours to the work of Habitat. The houses are being built on a non-profit basis, with no downpayment or closing costs required. Habitat will provide the buyers with mortgage loans at zero interest. The recommended CDBG funding would be used to subsidize mortgage principal for one or two families, helping Habitat to achieve its goal of reaching some families with incomes between 65% and 80% of median income.

Equal Opportunity Analysis: The sponsor's affirmative marketing proposal is excellent (rated A). The site is not located in an area of minority concentration.

5. New Beginnings Center (Homeward Bound of Marin)

In 2000, Homeward Bound built the 80-bed New Beginnings homeless shelter at the former Hamilton Air Force Base, with the goal of helping homeless people transition to stable housing and employment. Services include counseling, a 12-step program, relapse prevention groups, and on-site job training in the culinary, building maintenance, and landscaping trades. The New Beginnings Center was built with concrete floors. The coating on the concrete floors has deteriorated, leaving many areas rough and discolored with dirt which cannot be properly cleaned. In 2012, Homeward Bound used CDBG funds to install ceramic tile floors in the dining, administration, and training areas. The recommended funding, combined with \$76,000 in CDBG funds allocated from the Novato Planning Area, would cover most of the cost to install ceramic tile floors in the dormitory areas.

Equal Opportunity Analysis: Based on information provided in the supplement to the funding application for this project, racial minorities and Hispanics are well represented compared to their proportions of the Marin population. The sponsor's affirmative marketing proposal is excellent (rated A).

6. Oma Village (formerly known as Housing for Working Families)
(Homeward Bound of Marin)

Homeward Bound proposes to build 14 small one- and two-bedroom rental homes on the site of the former Henry Ohlhoff House substance abuse treatment center in Novato. The proposed cottages will serve formerly homeless families who have graduated from Homeward Bound's homeless shelters and transitional housing programs and are actively engaged in employment or education. Homeward Bound operates a range of homeless shelters and transitional housing in Marin County and has found that families who do well in its programs and are taking steps to increase their incomes still have difficulty finding apartments they can afford in Marin County. These families often find themselves stuck in a program they have outgrown because they can't find an affordable apartment in the community, or they are forced to leave the County in order to find an apartment they can afford. The proposed housing would help address the needs of this group, and thereby free up space in shelters and transitional housing programs. The proposed housing will be permanent affordable housing, with no specific time limit on occupancy. However, because the units will be very small, approximately 600 square feet, the expectation is that the residents will want to improve their employment situations and move into larger rental units as soon as their finances permit. Homeward Bound intends to serve households at 30% to 50% of median income (extremely low income and very low income), with rents in the range of \$600 to \$650 per month. Rents that low will be possible only if Homeward Bound can obtain grant funding to cover the entire cost of development, so they will not have an ongoing cost for debt service.

Equal Opportunity Analysis: The demographic profile of the clients of Homeward Bound's Transitional Housing Program, which will be the referral source for the tenants at this new project, is 36% racial minorities and 37% Hispanics. The proposed site is not in an area that meets the HUD definition of "minority concentrated." Assuming that the demographics of the new project will be similar to Homeward Bound's existing Transitional Housing Program, racial minorities and Hispanics will be very well represented among the participants in the new program. The sponsor's affirmative marketing proposal is excellent (rated A).

7. Rehabilitation Loan Program (Marin County Housing Authority)

There is an ongoing need for rehabilitation loans for lower income homeowners in Marin County. Over the past thirty-nine years, the Housing Authority has made 716 rehabilitation loans totaling over \$12.9 million. The program operates on a countywide basis. Loans are made available to owners of single-family homes to correct substandard housing conditions, to eliminate health and safety hazards, to create second units within an existing house where permitted by local ordinance, for rehabilitation of houseboats docked at approved berths, and for mobile homes

located within a mobile home park. New loans range from \$5,000 to a usual limit of \$35,000, with an average of \$25,000. Loan terms are set according to the borrower's situation. The program offers amortized loans, interest-only loans, and deferred payment loans (with no payments due until the property is transferred). New loans are being made at a 5% interest rate.

Twenty years ago, in response to a local policy limiting the number of CDBG projects, the Housing Authority expanded the scope of this program to include non-profit-operated group homes serving special populations. The program offers group homes deferred payment loans at 3% interest, with no payments due until the use or ownership of the house changes. This has enabled the CDBG program to continue to assist the rehabilitation of group homes while reducing the administrative burden on the CDBG office. Involvement of the Housing Authority as intermediary also gives group homes the benefit of the knowledge of the rehabilitation experts on the staff of the Housing Authority.

The Rehabilitation Loan Program is currently assisting owners of houseboats that belong to the Gates Cooperative, a liveaboard low-income community located within Waldo Point Harbor, just north of Sausalito. (See page 24.)

Annual CDBG funding allocations are used towards the cost of staff and other operating expenses of the Rehabilitation Loan Program. The program's loans are funded from a revolving loan fund. Revenue from monthly loan payments and repaid loans is expected to total \$350,000 in program income for the 2015-16 program year, and will be added to the revolving loan fund and used to make additional loans.

Combining the \$51,607 recommended in this report with the \$220,393 allocated by the Planning Areas, the CDBG support for this program totals \$272,000.

Equal Opportunity Analysis: Racial minorities are adequately represented among the beneficiaries of this program. Hispanics are slightly under-represented among the beneficiaries of this program. However, racial and ethnic minorities are under-represented among homeowners and the elderly. A large fraction of the program's beneficiaries are elderly homeowners. The sponsor's affirmative marketing proposal is excellent (rated A).

8. Residential Accessibility Modification Program (Marin Center for Independent Living (MCIL))

Through its Residential Accessibility Modification Program, the Marin Center for Independent Living provides technical assistance and minor remodeling to make housing accessible to lower-income residents with impaired mobility, visual or hearing difficulties, and environmental illness. Clients include the frail and/or elderly as well as those identified as HIV positive or living with AIDS. In many cases, only minor improvements, such as installation of a ramp or grab bars, are

needed to meet the accessibility needs of a disabled tenant. If needed, the program can also make more substantial kitchen and bathroom modifications. Services include a wide range of projects such as emergency installation of grab bars for patients recently discharged from the hospital, interior stair railing and chair lifts, and the installation of exterior ramps, accessibility bridges, and wheelchair lifts. These services allow clients to safely continue to live in their homes without a loss of independence or the risk of being confined to a nursing home. This program has expanded the supply of accessible rental housing in Marin. In many cases, when a tenant vacates a modified apartment, a new tenant with a physical disability is selected to occupy the unit, and the accessibility modifications continue to be used. This program is a cost-effective way to allow people with disabilities to live with the dignity that comes from independence and self-sufficiency. MCIL staff operate the program with a high level of efficiency and effectiveness. In many cases, modest accessibility improvement projects can avoid premature placement in a nursing home.

The Novato City Council and the San Rafael City Council have assumed some of the CDBG project selection functions that were previously performed by subcommittees of the CDBG Priority Setting Committee. Both the Novato and San Rafael City Councils have allocated a share of their CDBG funds for the MCIL Residential Accessibility Modification Program. Combining the \$5,904 recommended in this report with the \$3,789 allocated by the Novato City Council and the \$6,307 allocated by the San Rafael City Council, the CDBG support for this program totals \$16,000.

Equal Opportunity Analysis: Racial minorities are under-represented among the beneficiaries of this program. A large percentage of the program's beneficiaries are elderly. The sponsor's affirmative marketing proposal was deemed to be excellent (rated A).

Most of the projects being recommended for CDBG Countywide Housing funds are being recommended for less than the requested amounts, and there was not enough money available to provide many worthy proposals with any funds at all. Marin's local policy to limit the number of CDBG projects was a factor in limiting the number of projects recommended by staff. Some large-scale projects were recommended for HOME funds instead of CDBG funds. Small-scale housing project proposals have already been considered for funding in their planning areas.

THE HOME PROGRAM

The HOME Program, administered by the U.S. Department of Housing and Urban Development (HUD), was established by the Cranston-Gonzalez National Affordable Housing Act of 1990 as a new source of federal funds for affordable housing. Eligible HOME activities include housing rehabilitation, housing construction, site acquisition, acquisition of existing housing, and tenant-based rental assistance. As with the Community Development Block Grant (CDBG) Program, HOME funds are granted to the County of Marin on behalf of both the County and all the cities in Marin, so projects throughout Marin County are eligible for funding. HOME-assisted rental units must serve people below 60% of area median income (\$66,420 for a family of four), with one-fifth of the HOME-assisted rental units reaching households below 50% of area median income (\$55,350 for a family of four). HOME-assisted homeownership units can serve people at up to 80% of median income (\$88,600 for a family of four).

Unlike other HUD programs, HOME requires the active participation of community-based organizations which both represent and are controlled by low-income community residents. The regulations require that localities set aside 15% of HOME funds for Community Housing Development Organization (CHDO) projects. The HOME regulations define a CHDO as a nonprofit organization with a third of its board consisting of low income people, residents of low income neighborhoods, and/or elected representatives of low income neighborhood organizations. Since our 2015-16 HOME grant is \$566,224, the 15% set-aside for CHDOs would be \$84,934. This requirement would be met by the recommended HOME allocation for Walnut Place.

The 2013 CHDO set-aside of \$91,113 was designated for Peace Village, which cannot meet the HUD requirement to have 2013 HOME funds put under contract in 2015. (See page 5 for an explanation of the HOME timing and commitment requirements.) Staff recommends that the 2013 CHDO set-aside amount be reprogrammed to the Del Ganado Apartments, which can meet the timing requirements. Although the Del Ganado Apartments applied for only \$90,000, staff is recommending that the project receive the full \$91,113 CHDO set-aside from 2013, because there is no other CHDO project which is sure to raise all other needed funds by the September 2015 commitment deadline.

The 2014 CHDO set-aside of \$94,762 was designated for Peace Village, which is unlikely to be able to meet the HUD requirement to have 2014 HOME funds put under contract in 2016. (See page 5 for an explanation of the HOME timing and commitment requirements.) Staff recommends that the 2014 CHDO set-aside amount be reprogrammed to Walnut Place, which should be able to meet the timing requirements.

Implementation of the program and ongoing monitoring of funded projects requires a substantial amount of staff time. The County's contractual obligation is to monitor projects for as long as we require them to remain affordable, and the County's policy has been to exceed HUD's minimum requirements for the term of affordability. The HOME program regulations allow up to 10% of the grant to be used for administrative expenses.

Staff is recommending that 10% of this year's HOME grant, \$56,622 be set aside for administrative expenses.

When a project sponsor accepts HOME financing, it must agree to have an affordability restriction recorded on the property. The HOME affordability restriction, mandated by HUD, may be removed only upon foreclosure. Even if the sponsor repays the HOME subsidy, the affordability restriction cannot be released. If a project sponsor might eventually want to end the project and sell the property, the HOME affordability restriction would persist and make it impossible to sell the property for full unrestricted market value. The CDBG program is more forgiving--in most cases, the project sponsor may remove the CDBG restriction simply by making a payment to the County. The amount of the payment would generally be the current fair market value of the property multiplied by the percentage of the initial project cost contributed by CDBG. Therefore, smaller projects and projects with an uncertain future are more suitably funded by CDBG rather than HOME. For example, group homes typically depend on annual allocations of funds for client services, and if those services are no longer funded, the sponsor might need to close the home and sell the property. Because of provisions in HUD regulations, some forms of housing, such as homeless shelters, are eligible for CDBG but not for HOME.

PROJECT REVIEW: DESCRIPTIONS OF PROPOSED HOME PROJECTS

1. Del Ganado Apartments (EAH, Inc., Lifehouse, and Marin Housing for Handicapped, Inc. I)

The Del Ganado Apartments is a 12-unit apartment complex for developmentally disabled adults in Terra Linda. The project is owned by Marin Housing for Handicapped, Inc. I, with Lifehouse providing support services to the tenants, and EAH, Inc. as the property manager. This complex is over 30 years old, and the wood shake siding has deteriorated from sun and weather exposure. The original windows are single pane, and the complex was built without air conditioning. The sponsor has replaced the most badly deteriorated wood shake siding, replaced some windows, and installed air conditioning units in some of the apartments. The requested funding would enable the sponsor to complete this work throughout the project. In addition, the project sponsor would like to apply a wood preservative stain to the new siding, expand the laundry room, make landscaping improvements, replace carpeting, repair fascia, and rebuild storage lockers.

This proposal is recommended for 2013 CHDO set-aside funds that were previously designated for Peace Village, which cannot meet the HUD requirement to have 2013 HOME funds put under contract in 2015. (See page 5 for an explanation of the HOME timing and commitment requirements.) Staff recommends that the 2013 CHDO set-aside amount be reprogrammed from Peace Village to the Del Ganado Apartments, which can meet the timing requirements. Although the Del Ganado Apartments applied for only \$90,000, staff is recommending that the project receive the full \$91,113 CHDO set-aside from 2013, because there is no other CHDO project which is sure to raise all other needed funds by the September 2015 commitment deadline. Rehabilitation projects often include a contingency allowance for unanticipated needs that become visible only after rehabilitation begins. The additional \$1,113 would constitute a small contingency allowance.

Equal Opportunity Analysis: This is a new project, for which we do not have tenant data. The sponsor's affirmative marketing proposal is non-responsive (rated C).

2. Fairfax Vest Pocket Community (Marin Housing Authority)

The Vest Pocket Community was developed as shared inter-generational co-housing by Innovative Housing. In 1996, when Innovative Housing ceased operations, the property was transferred to the Marin Housing Authority. The project consists of six buildings near downtown Fairfax. One building consists of a community room and a studio apartment. Two buildings have three bedrooms

each, and three buildings have four bedrooms each. Most of the buildings are occupied by a combination of single-parent households and seniors, with shared kitchens and living rooms.

With experience, it has become apparent that there is a very limited market for shared housing. Over the years, there have been many conflicts among tenants who shared these homes, and there are persistent vacancies due to interpersonal problems. As vacancies occur through attrition, the Housing Authority hopes to convert these shared houses into rental units for large families with Section 8 vouchers. Permission from the California Department of Housing and Community Development, which financed the original development of this project, will have to be obtained to change the occupancy profile. Conversion of these shared houses into rental units for large families would help to meet a housing need, reduce the level of conflict among residents, and increase revenue so that the property no longer operates at a loss.

The exteriors of the buildings need rehabilitation. There is dry rot in some of the decks, stairs, and railings. Nails have rusted and stained the exterior siding. The exterior needs repainting. In addition, there is a need for interior remodeling to better utilize the space for large families. Exterior repairs that prevent water intrusion are a high priority to preserve the physical structure. It may also be important for the economics of the project to do some interior remodeling on a priority basis while there are vacancies. We are confident that the Housing Authority will formulate a practical strategy for using the available HOME funds.

Equal Opportunity Analysis: We do not have current tenant data for this project. The sponsor's affirmative marketing proposal is excellent (rated A).

3. Oma Village (formerly known as Housing for Working Families)
(Homeward Bound of Marin)

(Please see project description on page 26.)

4. Peace Village (Resources for Community Development)

Resources for Community Development, an experienced nonprofit developer based in the East Bay, proposes to build 40 units of senior rental housing adjacent to the Christ Lutheran Church in Fairfax. A portion of the church property is leased to the Cascade Canyon School, a nonsectarian private school which has been operating on the site since 1981.

The church, the school, and Resources for Community Development have been collaborating effectively to plan this project. The church members are carefully considering the long-term stewardship of the land, and see both the school and senior housing as part of their vision for the future of the property. The housing site will be subdivided from the rest of the property, and there will be joint use

agreements for portions of the site. Environmental review for the project has been completed. The project will need a General Plan amendment to rezone the site to Planned Development District, a lot split, and design review.

The project sponsor, Resources for Community Development, is a Community Housing Development Organization (CHDO) for the purposes of the HOME Program. However, because Peace Village is likely to proceed more slowly than Walnut Place and might not meet the HUD timing requirements for commitment of HOME funds, Walnut Place is recommended to be designated for this year's CHDO set-aside. It has been difficult to find CHDO projects that can meet HOME timing requirements. If it becomes necessary to substitute a different project to meet HOME timing requirements, it will be easier if the funds do not have the CHDO restriction.

Equal Opportunity Analysis: The majority of the sponsor's tenants are racial and ethnic minorities. The sponsor's affirmative marketing proposal is excellent (rated A).

5. Walnut Place (EAH, Inc.)

Walnut Place is a 25-unit senior apartment complex in downtown Point Reyes Station. Built in 1986, this project was originally financed with a HUD Section 202 loan and project-based Section 8 rent subsidies. The building is now in need of renovations. While interest rates are low, there is an opportunity to refinance the project and accomplish needed rehabilitation. EAH proposes to replace the HUD loan with tax-exempt bonds and 4% low-income housing tax credits. Use of tax credits will require a 55-year affordability restriction. The refinancing will generate funding for renovations, to be supplemented by the recommended HOME allocation. Renovations would include new kitchen appliances, elevator repairs, increasing exterior lighting, replacing plumbing fixtures with low-flow fixtures, and making accessibility improvements for the laundry room and the common area kitchen.

The project sponsor has agreed to form a nonprofit organization that will qualify as a Community Housing Development Organization (CHDO) for the purposes of the HOME Program. The CHDO will take the role of managing general partner in the partnership that will be formed to own the property after the refinancing. Because this project is likely to proceed quickly, it is recommended to be designated for this year's CHDO set-aside.

Equal Opportunity Analysis: We do not have current tenant data on file for this project, but the information included in the application shows no minority tenants. However, it should be noted that this is a senior project in a rural location. The sponsor's affirmative marketing proposal is excellent (rated A).

6. Whistlestop Senior Housing (Eden Development, Inc.)

The Marin Senior Coordinating Council provides senior services in its “Whistlestop” building, located adjacent to the proposed SMART train station and near the downtown bus terminal. The Marin Senior Coordinating Council has decided to keep its offices and services at this location, but as part of a proposed new five-story complex that would combine Whistlestop senior programs and 50 units of senior housing. The senior housing would be developed by an affiliate of Eden Housing, a nonprofit housing developer that owns the Fireside Apartments near Mill Valley and the Warner Creek Senior Housing in Novato. Because of its central location, the Whistlestop housing is likely to qualify for 9% low-income housing tax credits.¹ While the project’s location next to transit will help in the competition for tax credits, it also creates some site planning, parking, and design challenges, and federal historic preservation regulations may affect this former train station building. Eden has assembled a capable development team, and has submitted a pre-application to the City of San Rafael earlier this year.

The project sponsor, Eden Development, Inc., is a Community Housing Development Organization (CHDO) for the purposes of the HOME Program. The CHDO will take the role of managing general partner in the partnership that will be formed to own the project. However, because this project is likely to proceed more slowly than Walnut Place and might not meet the HUD timing requirements for commitment of this year’s HOME funds, Walnut Place is recommended to be designated for this year’s CHDO set-aside. It has been difficult to find CHDO projects that can meet HOME timing requirements. If it becomes necessary to substitute a different project to meet HOME timing requirements, it will be easier if the funds do not have the CHDO restriction.

Equal Opportunity Analysis: The sponsor’s affirmative marketing proposal is excellent (rated A).

This year, HOME applications totaled over \$4.2 million, more than seven times the expected \$566,224 grant amount. All HOME applicants were encouraged to apply to both the HOME and CDBG programs for the amount needed, so that the total of their CDBG and HOME applications would be double their actual need.

¹ There are two varieties of low-income housing tax credits. The more valuable 9% credits are available through a competition that typically awards credits only to projects that achieve a better-than-perfect tie-breaker score on project characteristics and proximity to transit, stores, and services. The less valuable 4% credits are available to projects that qualify for tax-exempt private activity bond financing. The terms 9% and 4% refer to the approximate percentage of “qualified basis” which the tax credit investor may deduct from their federal taxes each year for ten years. Projects must remain affordable for at least a 30-year compliance term.

Staff did not recommend HOME funds for three projects for which HOME funds were sought:

- The Habitat for Humanity Fourth Street Homes project was not recommended for HOME funds, but was recommended for a modest CDBG allocation if Marinwood Plaza is unable to obtain site control. (See page 14.)
- EAH submitted HOME applications for rehabilitation of two senior housing projects in conjunction with their planned refinancing and tax credit syndication of both projects. HOME funds are recommended for Walnut Place, the smaller of the two projects, which has a greater need for grant assistance. The other project, Mackey Terrace, was not recommended for funding.
- Marinwood Plaza was not recommended for HOME funds, but a substantial amount of CDBG funds is being held for this project. (See pages 13-14.) At this point, the project sponsor does not have site control.

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**COMMUNITY DEVELOPMENT BLOCK GRANT COUNTYWIDE
REQUESTS FOR FUNDING HOUSING PROJECTS (2015-16)**

PROJ.#	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	PROJECT DESCRIPTION
Countywide				
CH - 1	Fair Housing Services	Fair Housing of Marin	1314 Lincoln Avenue, Suite A, San Rafael 94901	Fair housing services
CH - 2	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
CH - 3	Residential Accessibility Modification Program	Marin Center for Independent Living	Countywide	Housing rehabilitation for handicapped accessibility
Lower Ross Valley				
LH - 1	Lifeshouse: Corte Madera House-rehabilitation	Lifeshouse Inc	7 Seminole, Corte Madera, CA 94925	Rehabilitate group home for developmentally disabled adults
LH - 2	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
Novato				
NH - 1	Buckelew - Novato House	Buckelew Programs	1333 - 7th St., Novato, CA	Rehabilitation of group home for adults with severe mental illness
NH - 2	Habitat - 4th Street Homes	Habitat for Humanity	1112 4th Street, Novato 94945	Homeowner mortgage assistance
NH - 3	Lifeshouse: Sunrise I rehabilitation	Lifeshouse Inc	627 Wilson Avenue, Novato, CA 94947	Rehabilitate group home for developmentally disabled adults
NH - 4	Mackey Terrace	EAH, Inc.	626 Owens Drive, Novato 94949	Rehabilitate apartments for low income seniors
NH - 5	New Beginnings Center-Rehabilitation	Homeward Bound of Marin	1399 N. Hamilton Parkway, Novato 94949	Rehabilitation of emergency shelter facility
NH - 6	Oma Village-Housing for Working Families	Homeward Bound of Marin	5394 Nave Drive, Novato 94949	Site demolition, project design, pre-development, off-site improvements for
NH - 7	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans

PROJ.#	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	PROJECT DESCRIPTION
Richardson Bay				
RH - 1	Galilee Harbor	Galilee Harbor Community Association	300 Napa Street, Sausalito 94965	Liveaboard community, public facility improvements
RH - 2	Gates Cooperative	EAH and Marin Housing Authority	Waldo Point Harbor, Sausalito Area	Rehabilitation of 38 houseboats
RH - 3	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
San Rafael				
SH - 1	Lifeshouse: Sunrise II rehabilitation	Lifeshouse Inc	48 Golden Hinde, San Rafael, CA 94903	Rehabilitate group home for developmentally disabled - bathroom
SH - 2	Marinwood Plaza Housing	BRIDGE Housing Corp.	121, 155, 175, 197 Marinwood Avenue, San Rafael 94903	Development of rental housing
SH - 3	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
SH - 4	Whistlestop Senior Housing	Eden Housing, Inc.	930 Tamalpais Ave., San Rafael 94901	Development of senior housing
Upper Ross Valley				
UH - 1	Lifeshouse: Fairfax House-rehabilitation	Lifeshouse Inc	16 Porteous Ave., Fairfax, CA 94930	Rehabilitate group home for developmentally disabled adults
UH - 2	Peace Village	Resources for Community Development	2626 Sir Francis Drake Blvd., Fairfax 94930	Site acquisition for senior housing
UH - 3	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
West Marin				
WH - 1	Rehabilitation Loan Program	Marin Housing Authority	4020 Civic Center Drive, San Rafael 94903	Staff salaries to provide residential rehabilitation loans
WH - 2	Stockstill House	West Marin Senior Services	12051 State Route #1, Point Reyes Station, 94956	Rehabilitation of senior assisted living home
WH - 3	Walnut Place	EAH, Inc.	600 A Street, Point Reyes Station 94956	Rehabilitate housing for low income seniors

HOME PROGRAM REQUESTS FOR FUNDING (2015-16)

PROJ.#	PROJECT NAME	PROJECT SPONSOR	PROJECT ADDRESS	PROJECT DESCRIPTION
H - 1	Del Ganado Apartments	Marin Housing for Handicapped, Inc. 1	626 Del Ganado, San Rafael, CA 94903	Rehabilitation of housing for adults with developmental disabilities
H - 2	Fairfax Vest Pocket	Marin Housing Authority	75,80,82&84 Park Rd; 3&5 Frustruck St. Fairfax, CA 94930	Rehabilitation of rental housing
H - 3	Habitat - 4th Street Homes	Habitat for Humanity	1112 4th Street, Novato 94945	Site work: paving, curbs, gutters, sidewalks & patios
H - 4	Mackey Terrace	EAH, Inc.	626 Owens Drive, Novato 94949	Rehabilitate apartments for low income seniors
H - 5	Marinwood Plaza Housing	BRIDGE Housing Corp.	121, 155, 175, 197 Marinwood Ave, San Rafael 94903	Development of rental housing
H - 6	Oma Village-Housing for Working Families	Homeward Bound of Marin	5394 Nave Drive, Novato 94949	Development of affordable rental homes
H - 7	Peace Village	Resources for Community Development	2626 Sir Francis Drake Blvd., Fairfax 94930	Development of senior housing
H - 8	Walnut Place	EAH, Inc.	600 A Street, Point Reyes Station 94956	Rehabilitate housing for low income seniors
H - 9	Whistlestop Senior Housing	Eden Development, Inc. (CHDO)	930 Tamalpais Ave., San Rafael 94901	Construction of affordable housing for seniors

**CDBG and HOME Projects - Program Year 2015-16
Funding Summary**

2015-16 PROJECT NAME	Community Development Block Grant (CDBG)										HOME Program				PROJECT TOTAL	
	APPLICANT'S CDBG REQUEST	CDBG Planning Areas								Reprogrammed Prior Year Funds & Program Income	CDBG Total	APPLICANT'S HOME REQUEST	HOME Allocations	Reprogrammed Prior Year Funds & Program Income		HOME Total
		Countywide	Lower Ross Valley	Novato	Richardson Bay	San Rafael	Upper Ross Valley	West Marin								
HOUSING																
Bucklew - Novato House	\$10,000			\$9,383						\$9,383				\$0	\$9,383	
DelGanado Apartments										\$0	\$90,000		\$91,113	\$91,113	\$91,113	
Fair Housing Services	\$62,850	\$19,372		\$12,432		\$20,696				\$52,500				\$0	\$52,500	
Fairfax Vest Pocket										\$0	\$310,573	\$104,364	\$206,209	\$310,573	\$310,573	
Galilee Harbor	\$139,000				\$13,000				\$10,000 *	\$23,000				\$0	\$23,000	
Gates Cooperative	\$279,700	\$62,685			\$25,000				\$192,015	\$279,700				\$0	\$279,700	
Habitat - 4th Street Homes	\$100,000								\$85,000 *	\$85,000	\$251,424			\$0	\$85,000	
Lifehouse - Fairfax House rehabilitation	\$21,000						\$20,000			\$20,000				\$0	\$20,000	
Lifehouse - Sunrise I rehabilitation	\$10,800			\$10,000						\$10,000				\$0	\$10,000	
Lifehouse - Sunrise II rehabilitation	\$17,000								\$17,000	\$17,000				\$0	\$17,000	
New Beginnings Center - rehabilitation	\$89,672			\$76,000					\$10,000 *	\$86,000				\$0	\$86,000	
Oma Village (Housing for Working Families)	\$50,000								\$30,000 *	\$30,000	\$510,759		\$269,236	\$269,236	\$299,236	
Peace Village	\$740,987									\$0	\$740,987	\$220,304		\$220,304	\$220,304	
Rehabilitation Loan Program	\$530,000	\$51,607	\$28,148	\$64,410	\$10,343	\$107,222	\$10,270			\$272,000				\$0	\$272,000	
Residential Accessibility Modification Program	\$30,000	\$5,904		\$3,789		\$6,307				\$16,000				\$0	\$16,000	
Stockstill House	\$13,000							\$9,429		\$9,429				\$0	\$9,429	
Walnut Place (CHDO)	\$450,000									\$0	\$450,000	\$84,934	\$94,762	\$179,696	\$179,696	
Whistlestop Senior Housing	\$1,000,000									\$0	\$1,000,000	\$100,000		\$100,000	\$100,000	
CAPITAL																
Marin City Health & Wellness Center - rehabilitation	\$10,000				\$10,000					\$10,000				\$0	\$10,000	
San Rafael ADA Compliance						\$182,612			\$80,892	\$263,504				\$0	\$263,504	
Tomales Town Hall - Rehabilitation	\$20,839							\$11,197		\$11,197				\$0	\$11,197	
PUBLIC SERVICES																
After School Transportation Program	\$14,500						\$6,200			\$6,200				\$0	\$6,200	
Family Law Legal Services	\$27,500		\$5,470			\$6,500	\$2,756			\$14,726				\$0	\$14,726	
Marin Brain Injury Network Services	\$30,000		\$4,034			\$7,330	\$3,400			\$14,764				\$0	\$14,764	
Marin Learning Center, Therapeutic Services	\$20,000				\$15,561					\$15,561				\$0	\$15,561	
Middle School Program	\$15,000					\$15,000				\$15,000				\$0	\$15,000	
North Bay Children's Center Scholarships	\$20,000			\$6,300						\$6,300				\$0	\$6,300	
Novato Independent Elders Program	\$26,000			\$26,000						\$26,000				\$0	\$26,000	
Novato Youth Center-Scholarships	\$15,000			\$6,300						\$6,300				\$0	\$6,300	
Performing Stars	\$20,000				\$15,000	\$2,200				\$17,200				\$0	\$17,200	
Pickleweed Children's Center	\$51,742					\$16,552				\$16,552				\$0	\$16,552	
Quality Care for Kids Scholarships	\$12,500			\$6,800						\$6,800				\$0	\$6,800	
Senior Access Scholarships	\$54,460		\$5,240	\$2,500		\$7,330	\$3,500			\$18,570				\$0	\$18,570	
SGVCC - Human Services Program	\$18,000							\$6,100		\$6,100				\$0	\$6,100	
WMSS - Home Care Assistance for the Elderly	\$10,000							\$4,705		\$4,705				\$0	\$4,705	
Wise Choices for Girls	\$17,000					\$1,000				\$1,000				\$0	\$1,000	
CDBG Administration	\$350,000	\$350,000								\$350,000				\$0	\$350,000	
HOME Administration	\$56,622									\$0		\$56,622		\$56,622	\$56,622	
	\$4,323,172	\$489,568	\$42,892	\$223,914	\$88,904	\$372,749	\$46,126	\$31,431	\$424,907	\$1,720,491	\$3,353,743	\$566,224	\$661,320	\$1,227,544	\$2,948,035	