

COMMUNITY DEVELOPMENT AGENCY
HOUSING AND GRANTS DIVISION

Agenda

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Countywide Priority Setting Committee Meeting

Public meeting to approve funding goals and priorities, funding cycle process components and timeline, and funding recommendations for recently received Program Income

Thursday, December 5, 2024 at 6:00 p.m.

Meeting Location

Virtual Hearing via Zoom. Register here:

https://us06web.zoom.us/webinar/register/WN_F2xRimnLRVisEXWrvgyNvg#/registration

- 1. Opening Comments**
- 2. Review and approve the 2025-29 Consolidated Plan goals and funding priorities.**
 - A. Report from staff.
 - B. Discussion and public comments.
 - C. Approve goals and funding priorities.
- 3. Review and approve the funding cycle process components and timeline.**
 - A. Report from staff.
 - B. Discussion and public comments.
 - C. Approve the funding cycle process components and timeline.
- 4. Review and approve the Permanent Local Housing Allocation funding goals**
 - A. Report from staff.

- B. Discussion and public comments.
- C. Approve the Permanent Local Housing Allocation funding goals.

5. Review and approve recommendations for allocating Program Income

- A. Report from staff.
- B. Discussion and public comments.
- C. Approve recommendations for allocating Program Income.

6. Other Staff Updates

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

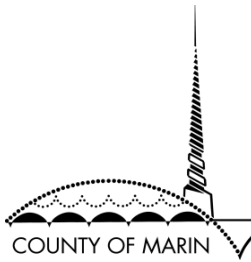
Future Hearing:

Thursday, May 12, 2025 at 6 P.M.
In-person Board of Supervisors Chambers
3501 Civic Center Drive, Suite 330

If you have questions about the public hearing, please call Housing and Federal Grants at (415) 473-6279 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 Housing and Federal Grants at (415) 473-6279, (415) 473-3232 (TTY), or by e-mail: federalgrants@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 Anti-Displacement 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.



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Date: Thursday, December 5, 2024 at 6:00 p.m.

To: Countywide Priority Setting Committee (PSC)

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

Subject: Public meeting to approve funding goals and priorities, funding cycle process components and timeline, and funding recommendations for recently received Program Income.

Location: Virtual Hearing via Zoom:
https://us06web.zoom.us/webinar/register/WN_F2xRimnLRVisEXWrvgyNvg#/registration

REQUEST:

- Review and approve the 2025-29 Consolidated Plan and goals and funding priorities.
- Review and approve the funding cycle process components and timeline.
- Review and approve the Permanent Local Housing Allocation funding goals.
- Review and approve recommendations for allocating Program Income.

DISCUSSION:

2025-29 Consolidated Plan Goals & Priorities

The Consolidated Plan (ConPlan) is a five (5) year strategic plan that identifies goals for federal funding programs provided through HUD, including the Community Development Block grant program (CDBG) and the HOME Investment Partnerships Program (HOME). The Plan provides a framework to identify and prioritize the County's housing, community development, and public service needs for federal funding over the next five years.

The Consolidated Planning process undertaken between August and November of 2024 has included a robust community engagement and outreach process completed in partnership with Mosaic Community Planning and various community-based organizations,

including Adopt a Family of Marin, Canal Alliance, Fair Housing Advocates of Northern California, Homeward Bound of Marin, Marin Asian Advocacy Project, North Marin Community Services, Performing Stars, and West Marin Community Services. These partnerships with trusted community organizations provided the County with a valuable opportunity to reach a broad audience and seek input from those most affected by these plans, including low-income and traditionally underrepresented communities.

The outreach process engaged communities in multiple ways: four (4) community workshops; a community survey (available online and in print in English, Spanish, and Vietnamese); four (4) focus groups with impacted populations; pop-ups at community and nonprofit partner events; and stakeholder interviews. The recommended goals and priorities for the 2025-29 ConPlan are informed by the findings of this community engagement process detailed in Attachment 1 & 2. Based on these findings, staff recommends the PSC adopt the following proposed goals and priorities:

Housing Goals

- Down Payment Assistance for First-time Homebuyers
- Homeowner Housing – Acquisition, Construction, and Rehabilitation
- Rental Housing – Acquisition, Construction, and Rehabilitation
- Special Needs Housing – Acquisition, Construction, and Rehabilitation

Priorities:

- Housing activities benefiting extremely low-income persons (earning 30% Area Median Income or less).
- Multi-bedroom units available to families (Required by the AI)
- Land trust model in eastern Marin that provides home ownership opportunities, with specific inclusion for African Americans to be prioritized. (Required by the AI)

Community Infrastructure and Capital Projects Goals

- Accessibility Improvements
- Community Facilities
- Pedestrian Safety Improvements
- Youth Facilities

Priorities:

- Childcare Centers (including Home Daycares) and Youth Centers
- Homeless and Domestic Violence Shelters

Public Services Goals

- Basic Health Services
- Behavioral Health and Recovery Services
- Children and Youth Services
- Domestic Violence Services
- Economic Development Assistance for Businesses including Microenterprise
- Education and Job Training
- Food Security

- Housing Stability and Support Services
- Legal Services
- Senior Services
- Subsistence Payments

Priorities:

- Children and Youth Services
- Housing Stability and Support Services

* Children and Youth Services – includes services that target low-income families and address disparities in access to early childhood education, high costs of childcare countywide, and youth activities. Programs and services include but are not limited to supporting childcare scholarships, student extracurricular activities, youth engagement and job training, therapeutic services, transportation, home visitations, and family legal supports.

* Housing Stability & Support Services – includes services that assist individuals and families in accessing stable housing, prevent discrimination in housing choice, and aid renters in maintaining stable housing. Programs and services include but are not limited to fair housing counseling, legal support, housing locators, and down payment and rental assistance.

While the survey responses identified senior services as a high need, the feedback received from the community workshops and focus groups provided insight into the specific needs of seniors being primarily housing stability and housing support services. Further, the priorities listed do not preclude the funding of other types of projects, but rather provides further direction when evaluating applications.

The draft ConPlan is expected to be available for review by the Countywide Priority Setting Committee in April 2025. The 2025-29 ConPlan will cover the period July 1, 2025 – June 30, 2030.

Recommendation: Approve 2025-29 Consolidated Plan goals & funding priorities.

Funding Cycle Process Components and Timeline

Through the ConPlan evaluation process, staff have reviewed current processes and practices for increasing impact and effectiveness of funding allocations. The purpose of this is to address common issues that arise in the implementation of CDBG and HOME programs. Two common themes arose from this analysis. First, projects require a baseline level of funding to sustainably implement their programs and accommodate the extensive compliance, reporting, and monitoring requirements associated with federal funds. Second, there is variation in consistency of successful project implementation. Public service projects face fewer barriers to implementing their programs to meet their objectives and goals. However, the variable nature of capital and housing projects makes delays in project implementation more common. To address these themes, staff recommend the following to encourage greater impact, effectiveness, and timely spending of funds:

1. Maintain minimum grant size of \$15K per year.
2. Conduct application cycle for public services every 2 years.
3. Conduct an annual application cycle for capital and housing.

Further, it is recommended that all project applications continue being evaluated against the following criteria:

HUD National Objective Thresholds:

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

Project Evaluation Criteria:

- Readiness—can awarded funds be completely expended during the grant year?
- Sustainability—does the organization have capacity to sustain a project or program beyond this federal funding period?
- Effectiveness and Accountability—does the organization have the capacity and track record to effectively conduct the project and administer federal funds? Are there current or upcoming organizational leadership transitions?
- Prioritize greatest impact—greatest number of people served and/or most impact on an individual basis, and/or serving hard-to-reach populations.

PSC Adopted Priorities:

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

More detailed information can be found in Attachment 3: Additional Guiding Principles.

Staff recommend continuing to develop the Application Review Subcommittee to more deeply engage in the proposal evaluation and recommendation process. Through this process the PSC is able to hold detailed discussions about proposed projects, score applications, and deliberate on recommendations to present to the larger PSC body.

Based on feedback from last year the following review sessions are proposed:

- Capital Improvement projects
- Housing projects
- Public Service projects
- Application follow-up & clarification with project applicants
- Review potential recommendations to present to the PSC

The Project Review Subcommittee is open to all members of the PSC. Similar to last year, reviewers should be non-conflicted, meaning that they are not employees or staff of and do

not otherwise have a business or personal conflict of interest with the applicant organizations. In addition, the participants shall review projects with the best interest of low-income residents and projects that serve members of the federally protected classes.

Funding Timeline

Staff propose the following timeline for the 2025-26 annual funding cycle:

- Funding Application Opens – January 22
- Applicant workshops – January 29
- Funding Application Closes – February 19
- PSC Application Review Subcommittee – March 17 – April 4
- Novato City Council – April 22
- San Rafael City Council – April 21 or May 5
- PSC Recommendations – May 12
- Board of Supervisors Recommendations – June 3
- HUD Submission – June 13

Recommendation: Approve funding process components and timeline.

Permanent Local Housing Allocation Funding Priorities

The [Permanent Local Housing Allocation Program \(PLHA\)](#) is a state funding source through the Department of Housing and Community Development (HCD). The County of Marin is eligible for non-competitive PLHA funds as an Entitlement Community designated by HUD for the Community Development Block Grant (CDBG) program, and because it has an approved Housing Element and submits Annual Progress Reports to the State. In 2020, the Marin County Board of Supervisors approved a 5-year expenditure plan for these funds. The plan was developed in consultation with the Board of Supervisors Housing Subcommittee and in alignment with the PSC-approved [2020-24 Consolidated Plan](#) and [Assessment of Impediments to Fair Housing Choice \(AI\)](#).

This is the final year of the approved PLHA plan to support these projects by matching funds from the County Affordable Housing Fund (HTF), which can fund projects in all jurisdictions of Marin County. Together, these matched funds may support predevelopment, development, acquisition, and preservation of housing projects, with an emphasis on those that serve residents at or under 60% Area Median Income (AMI), as stipulated in the [PLHA Final Guidelines](#).

This year HCD is requiring 40% of PLHA funds to be allocated towards Affordable Owner-Occupied Workforce Housing (AOWH)¹. HCD has determined that funds projected to be

¹ HCD defines AOWH as “owner-occupied housing that is affordable to persons and families of low or moderate income, as that term is defined in HSC Section 50093, except in high-cost areas where moderate income shall include households earning up to 150 percent of AMI.”

expended on AOWH are trailing. The PSC will consider this when evaluating project proposals.

In this final year of the approved expenditure plan staff recommend maintaining current PSC approved program goals:

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

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

- A demographic assessment (race/ethnicity, people with disabilities, families) of the applicant's existing housing developments in Marin.
- Demographics of the applicant organization's staff and board members.

Staff recommend that the PSC readopt the previously approved goals for PLHA.

Recommendation: Approve the Permanent Local Housing Allocation funding goals.

Allocating Program Income

At the November 14, 2024, PSC meeting, staff received direction to prepare funding recommendations for the use of \$1,218,521.95 in Program Income (PI)² using the pool of housing applications received in the 2024 Notice of Funding Availability. Staff have prepared two options of recommendations. The first is what staff believe will best meet the timely spending requirements of HUD. The second is a pro-rata allocation of only the projects funded.

The first option leverages applications previously reviewed by your committee and is consistent with HUD's guidance to prioritize funding for projects ready to move forward. This will also help the County in meeting its timeliness requirements.

² Income generated through projects supported by CDBG and HOME funding

Option 1 Timeliness Focus:

PROJECT SPONSOR	PROJECT NAME	APPLICANT'S CDBG REQUEST	2024-25 Approved CDBG Allocations	Timeliness Focus	Notes
Eden Housing Inc.	Pt. Reyes Coast Guard	\$ 650,000	\$ -	\$ -	Unclear when NEPA will be completed
Habitat for Humanity Greater San Francisco	Habitat Redwood Blvd.	\$ 650,000	\$ 291,951	\$ 20,633	NEPA to be completed in Dec., but funding gap exists and unclear when breaking ground
Marin CIL	Residential Access Modification Program (RAMP)	\$ 45,000	\$ 44,235	\$ 765	Bring project to full request
Pep Housing/ Demson Development	Marin Vista Residences	\$ 650,000	\$ -	\$ -	No active project
Bolinas Community Land Trust (BCLT)	2024 Bolinas Affordable Housing Rehabilitation	\$ 261,200	\$ 93,385	\$ -	Have been unresponsive to requests for project information for NEPA
Community Land Trust Association of West Marin	35 Third Street Septic and Solar Installation	\$ 224,250	\$ -	\$ -	NEPA for septic systems is very challenging and time consuming
EAH Housing	Point Reyes Affordable	\$ 839,000	\$ 221,175	\$ 617,825	NEPA is complete and RFP ready to go out
Art Works Downtown	AWD Electrical Upgrade Project	\$ 332,195	\$ 196,600	\$ 135,595	NEPA to be completed in December
Canal Alliance	Marin Villas Phase 2 Affordable Housing Renovations	\$ 200,000	\$ -	\$ 200,000	NEPA is complete and they have spent down the outstanding CDBG funds previously allocated.
Administration	Up to 20%	\$ 243,704		\$ 243,704	
				\$ 1,218,522	

Option 2 Pro rata Focus

PROJECT SPONSOR	PROJECT NAME	APPLICANT'S CDBG REQUEST	2024-25 Approved CDBG Allocations	Pro rata @ 90% for funded projects	Notes
Eden Housing Inc.	Pt. Reyes Coast Guard	\$ 650,000	\$ -		
Habitat for Humanity Greater San Francisco	Habitat Redwood Blvd.	\$ 650,000	\$ 291,951	\$ 293,049	Unlikely to support timeliness goals
Marin CIL	Residential Access Modification Program (RAMP)	\$ 45,000	\$ 44,235	\$ -	Already exceeds 90% of request
Pep Housing/ Demson Development	Marin Vista Residences	\$ 650,000	\$ -		
Bolinas Community Land Trust (BCLT)	2024 Bolinas Affordable Housing Rehabilitation	\$ 261,200	\$ 93,385	\$ 141,695	Unresponsive and unlikely to support timeliness
Community Land Trust Association of West Marin	35 Third Street Septic and Solar Installation	\$ 224,250	\$ -		
EAH Housing	Point Reyes Affordable	\$ 839,000	\$ 221,175	\$ 533,925	Project has completed NEPA and is ready to move forward
Art Works Downtown	AWD Electrical Upgrade Project	\$ 332,195	\$ 196,600	\$ 102,376	NEPA to be completed in December
Canal Alliance	Marin Villas Phase 2 Affordable Housing Renovations	\$ 200,000	\$ -		
Administration	Up to 20%	\$ 243,704		\$ 147,478	
				\$ 1,218,522	

Countywide Project
County Other Project
San Rafael Project

Recommendation: Approve recommendations for allocating Program Income.

ATTACHMENTS:

Attachment 1 — Community Engagement Overview

Attachment 2 — Community Survey Data

Attachment 3 — Additional Guiding Principles

2025-2029 CONSOLIDATED PLAN COMMUNITY PARTICIPATION

An important component of the research process for the Five-Year Consolidated Plan involved gathering input regarding housing, community development, and support service needs within the County of Marin. The project team used a variety of approaches to achieve public engagement with residents and other stakeholders, including community meetings, attendance at existing community events (pop-up engagement activities), focus groups, stakeholder interviews, and a community-wide survey.

METHODOLOGY

Community Meetings

The County engaged residents through community meetings held in Novato, San Rafael, Point Reyes, and Marin City through partnerships with existing organizations in these regions. In these meetings, project staff shared information about the housing and community development planning process, the consolidated planning process, and described available options to engage further through the survey. A total of approximately 59 members of the public participated in these neighborhood meetings. Dates and locations of the meetings are provided below, with all meetings being held from 6:00pm to 8:00pm.

- **NOVATO (WITH NORTH MARIN COMMUNITY SERVICES):** Wednesday, October 16, 2024 at the North Marin Community Services Community Room
- **WEST MARIN (WITH WEST MARIN COMMUNITY SERVICES):** Thursday, October 17 at the Point Reyes Presbyterian Sanctuary Room
- **SAN RAFAEL (WITH FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA):** Monday, October 21 at the VenturePad Conference Room
- **MARIN CITY (WITH PERFORMING STARS OF MARIN):** Tuesday, October 22 at the Marguerita C. Johnson Senior Center

Stakeholder Interviews

Between October 1st and November 22nd of 2024, the planning team conducted a total of 6 stakeholder interviews representing a range of perspectives, including disability access, economic development, education, and service providers.



Interview questions focused on identifying housing, community development, & support service needs, differences in access to resources & services, and ideas for funding allocation.

Pop-Ups at Community Events

The planning team hosted pop-up information tables at existing events and in community gathering spaces across Marin County. At information tables, visitors could complete the survey in hard copy format, participate in a priority funding exercise, have informal discussions with the planning team, and receive flyers about the project, survey, and various housing resources and programs available in the County. In total, the planning team attended 6 pop-up community events, engaging with over 80 Marin County residents.

Focus Groups

In partnership with various community organizations, the planning team engaged in targeted outreach to include the perspectives of the county's unhoused, Asian, Latino, and families with children populations.

- Wednesday, October 16, 2024 with Homeward Bound of Marin
- Thursday, October 17, 2024 with Adopt-a-Family
- Friday, October 18, 2024 with Marin Asian Advocacy Project
- Saturday, October 19, 2024 with Canal Alliance

Housing & Community Needs Survey

Between September 24th to November 1st of 2024, online and paper surveys were available in English, Spanish, and Vietnamese to gather community input regarding funding priorities. Surveys were publicized via the County press release, email list, email newsletters and social media accounts of local nonprofit service and housing organizations, the Marin County Free Library, and at all other events described above. A total of 380 surveys were collected, with 330 in English, 40 in Spanish, and 10 in Vietnamese.

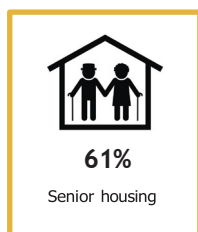
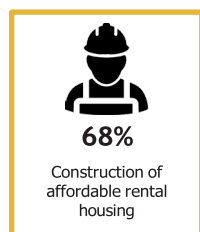
FINDINGS

All community input collected from the methods listed above were analyzed by the planning team and summarized into the priority categories listed below. These categories can be used to inform plan priorities, goals, and projects.

Housing

Housing and housing-related issues were the most frequently discussed topics amongst all participants. The most commonly identified housing needs included:

- Deeply affordable housing for rent and for sale
- housing repair assistance for both multifamily and single unit dwellings
- downpayment assistance



Top 3 Identified Housing Needs from Housing and Community Needs Survey

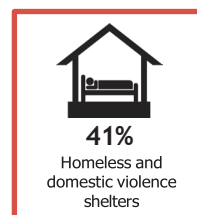
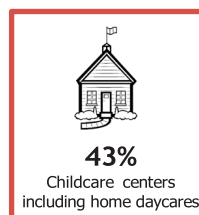
Families, young adults, seniors, extremely low-income, the unhoused, immigrant, and special needs populations were commonly identified as specific populations in need of housing. Other commonly cited housing issues included housing in substandard condition, displacement due to rising housing costs, overcrowding, support eligibility standards, and long waiting lists.

Community Facilities & Infrastructure

The most commonly identified community facility and infrastructure needs among participants included:

- childcare, youth, & senior facilities
- homeless and domestic violence shelters

Most residents noted that communities lacked low-cost, accessible spaces for community gathering, with a strong emphasis on the need for more youth and childcare facilities. In regard to infrastructure, lighting and sidewalk improvements, increased access to broadband, and accessibility improvements were mentioned as areas of need.



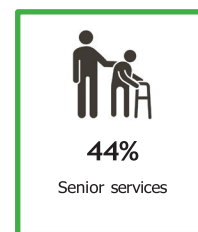
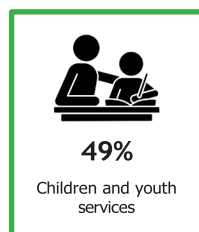
Top 3 Identified Community Facility and Infrastructure Needs from Housing and Community Needs Survey

Public Services

The most commonly identified public service needs included:

- children, family, and youth services
- housing counseling, fair housing, and stability services such as rent and utility support to keep people housed
- senior services

Other frequently mentioned service needs were services for people with disabilities, job training/ education services, and health services, including basic health services such as medical and dental care as well as behavioral health and recovery services such as mental health and substance use treatment.



Top 3 Identified Public Services Needs from Housing and Community Needs Survey

COMMUNITY-SPECIFIC NEEDS

These findings are categorized by the specific community meetings they were associated with, which included Novato, San Rafael, West Marin, and Marin City, to identify particular needs among target populations and communities.

Novato

Many of the needs discussed during the Novato community meeting involved concerns about area youth. Participants specifically noted that there was a lack of low-cost, safe spaces for youth to congregate after school and a lack of low-cost youth activities. Similar to conversations in Marin City, participants in the Novato meeting also emphasized a need for indoor youth facilities that could support activities year-round regardless of weather. Other discussion topics frequently mentioned during this meeting included rising housing costs, limited housing assistance, and difficulties navigating existing support services and programs for immigrant and limited-English speaking populations in particular.

San Rafael

The public service needs identified in San Rafael echoed general sentiments calling for more childcare assistance, youth facilities, and job training/ career development opportunities. Concerns about displacement due to rising housing costs, rental/ repair assistance (not only for homeowners but renters as well), and affordable housing for those living on fixed incomes were some of the most frequently cited housing needs during this meeting. Additionally, there is a need for increased legal services to hold landlords accountable for fair housing violations and housing condition standards, especially among immigrant populations.

Marin City

Those attending the Marin City meeting brought up the area's unique history of disinvestment, redlining, and restrictive covenants to provide broader historical context surrounding the community's current needs. Similar to the other jurisdictions, a need for more youth facilities was highlighted, with a particular emphasis on indoor facilities supporting year-round activities such as pools, gyms, and other indoor complexes. Other needs identified in this meeting included downpayment assistance for both potential homebuyers and non-profit organizations seeking to acquire properties for affordable housing development, job training, mental health services, and general health services tailored towards the community's specific health concerns such as asthma and other chronic respiratory illnesses and cancer.

West Marin

Participants in the West Marin community meeting touched upon a few issues unique to the community's more rural nature, including area septic laws and how they affect development, limited availability of housing, and vacant homes. Other discussion topics included the need for more senior services and programming, rental/repair assistance, foreclosure prevention, infrastructure repairs (especially regarding septic systems) and job training for youth and seniors. The need to support seniors aging in place without becoming isolated was another highlighted topic during this meeting.

Marin County Housing & Community Needs Survey

Please rate the following housing needs in Marin County on a scale ranging from a low need to a high need.

	No Need		Low Need		Moderate Need		High Need		Total	Weighted Average
Construction of new affordable rental units	9.06%	29	9.69%	31	16.56%	53	64.69%	207	320	2.37
Construction of new housing for homeowners	7.55%	24	19.50%	62	36.16%	115	36.79%	117	318	2.02
Downpayment assistance	12.38%	39	14.92%	47	26.35%	83	46.35%	146	315	2.07
Energy efficiency improvements to housing	8.52%	27	16.72%	53	32.49%	103	42.27%	134	317	2.09
Family housing	6.35%	20	9.52%	30	32.70%	103	51.43%	162	315	2.29
Financial assistance for homeowner repairs	12.54%	40	26.02%	83	33.54%	107	27.90%	89	319	1.77
Housing for people living with HIV/AIDS	19.41%	59	40.46%	123	24.34%	74	15.79%	48	304	1.37
Housing for people with disabilities	8.25%	26	22.86%	72	29.84%	94	39.05%	123	315	2
Housing that accepts vouchers	15.26%	47	18.83%	58	24.03%	74	41.88%	129	308	1.93
Rehabilitation of rental housing	9.87%	31	15.29%	48	35.67%	112	39.17%	123	314	2.04
Rental assistance	12.78%	40	16.29%	51	23.32%	73	47.60%	149	313	2.06
Senior housing	6.01%	19	13.61%	43	21.52%	68	58.86%	186	316	2.33

Please use the space below to share any other thoughts about housing needs in Marin County.

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	Không Có Nhu Cầu		Nhu Cầu Thấp		Nhu Cầu Vừa Phải		Nhu Cầu Cao		Total	Weighted Average
Xây dựng các căn hộ cho thuê giá phải chăng	0.00%	0	0.00%	0	22.22%	2	77.78%	7	9	2.78
Xây dựng nhà ở mới cho chủ sở hữu nhà	0.00%	0	0.00%	0	55.56%	5	44.44%	4	9	2.44
Hỗ trợ tiền trả trước	0.00%	0	0.00%	0	83.33%	5	16.67%	1	6	2.17
Cải thiện hiệu quả sử dụng năng lượng cho	0.00%	0	0.00%	0	14.29%	1	85.71%	6	7	2.86
Nhà ở cho gia đình	0.00%	0	0.00%	0	0.00%	0	100.00%	9	9	3
Hỗ trợ tài chánh cho chủ nhà sửa chữa nhà	0.00%	0	0.00%	0	66.67%	6	33.33%	3	9	2.33
Nhà ở cho người sống chung với HIV/AIDS	0.00%	0	0.00%	0	62.50%	5	37.50%	3	8	2.38
Nhà ở cho người khuyết tật	0.00%	0	0.00%	0	62.50%	5	37.50%	3	8	2.38
Nhà ở chấp nhận phiếu nhà ở	0.00%	0	0.00%	0	40.00%	2	60.00%	3	5	2.6
Phục hồi nhà cho thuê	0.00%	0	0.00%	0	60.00%	6	40.00%	4	10	2.4
Hỗ trợ tiền thuê nhà	0.00%	0	0.00%	0	11.11%	1	88.89%	8	9	2.89
Nhà dành cho người cao niên	0.00%	0	0.00%	0	20.00%	2	80.00%	8	10	2.8

Xin hãy sử dụng phần trống bên dưới để chia sẻ suy nghĩ nào khác của quý vị về nhu cầu nhà ở tại Quận Marin.

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Marin County Housing & Community Needs Survey

Please rate the following housing needs in Marin County on a scale ranging from a low need to a high need.

	No existe necesidad		Necesidad baja		Necesidad moderada		Necesidad alta		Total	Weighted Average
Construcción de nuevas unidades para alquiler	0.00%	0	5.13%	2	5.13%	2	89.74%	35	39	2.85
Construcción de nuevas viviendas para propietarios	0.00%	0	13.89%	5	22.22%	8	63.89%	23	36	2.5
Asistencia para el pago inicial	0.00%	0	5.56%	2	13.89%	5	80.56%	29	36	2.75
Mejoras en la eficiencia energética de las viviendas	0.00%	0	7.89%	3	23.68%	9	68.42%	26	38	2.61
Viviendas familiares	0.00%	0	2.70%	1	16.22%	6	81.08%	30	37	2.78
Asistencia financiera para reparaciones de propiedad	0.00%	0	10.81%	4	32.43%	12	56.76%	21	37	2.46
Viviendas para personas con VIH/SIDA	0.00%	0	13.89%	5	41.67%	15	44.44%	16	36	2.31
Viviendas para personas con discapacidades	0.00%	0	2.56%	1	23.08%	9	74.36%	29	39	2.72
Viviendas que aceptan vales	0.00%	0	21.62%	8	27.03%	10	51.35%	19	37	2.3
Rehabilitación de viviendas de alquiler	0.00%	0	7.89%	3	26.32%	10	65.79%	25	38	2.58
Asistencia para el alquiler	0.00%	0	5.41%	2	24.32%	9	70.27%	26	37	2.65
Viviendas para adultos mayores	2.63%	1	5.26%	2	15.79%	6	76.32%	29	38	2.66

Utilice el espacio a continuación para compartir cualquier otra opinión sobre las necesidades de vivienda en el condado de Marin.

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TOTALS	No Need		Low Need		Moderate Need		High Need		Total	Weighted Average
Construction of new affordable rental units	8%	29	9%	33	15%	57	68%	249	368	2.67
Construction of new housing for homeowners	7%	24	18%	67	35%	128	40%	144	363	2.32
Downpayment assistance	11%	39	14%	49	26%	93	49%	176	357	2.33
Energy efficiency improvements to housing	7%	27	15%	56	31%	113	46%	166	362	2.52
Family housing	6%	20	9%	31	30%	109	56%	201	361	2.69
Financial assistance for homeowner repairs	11%	40	24%	87	34%	125	31%	113	365	2.19
Housing for people living with HIV/AIDS	17%	59	37%	128	27%	94	19%	67	348	2.02
Housing for people with disabilities	7%	26	20%	73	30%	108	43%	155	362	2.37
Housing that accepts vouchers	13%	47	19%	66	25%	86	43%	151	350	2.28
Rehabilitation of rental housing	9%	31	14%	51	35%	128	42%	152	362	2.34
Rental assistance	11%	40	15%	53	23%	83	51%	183	359	2.53
Senior housing	5%	20	12%	45	21%	76	61%	223	364	2.60

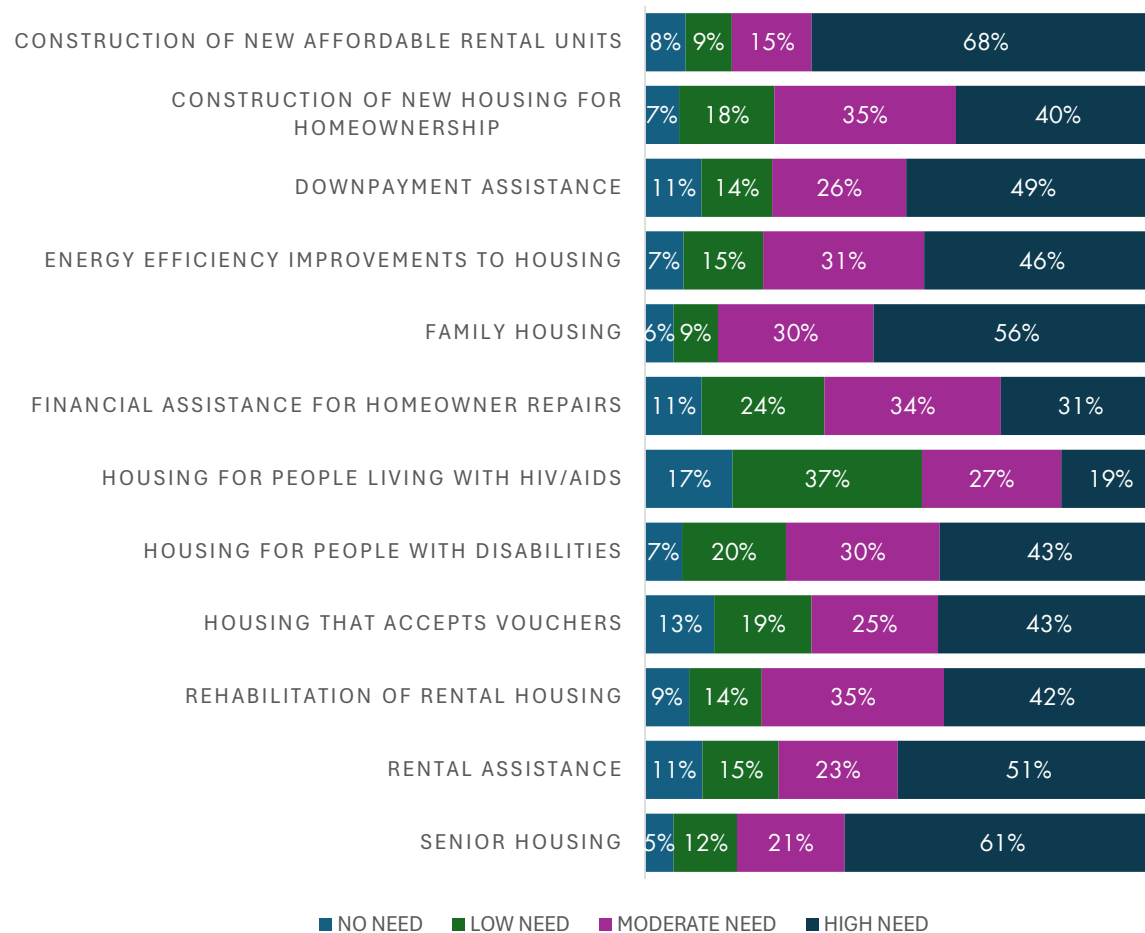
Please use the space below to share any other thoughts about housing needs in Marin County.

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Marin County Housing & Community Needs Survey

Please rate the following housing needs in Marin County on a scale ranging from a low need to a high need.

PLEASE RATE THE FOLLOWING HOUSING NEEDS IN MARIN COUNTY ON A
SCALE RANGING FROM A LOW NEED TO A HIGH NEED.



Please rate the following public facility or infrastructure needs in Marin County on a scale ranging from a low need to a high need.

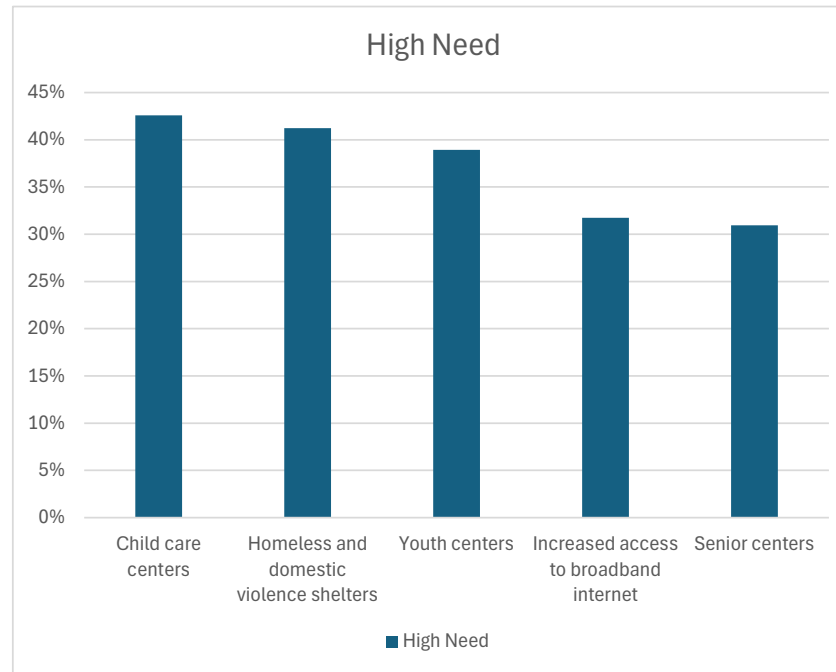
[illegible][illegible]

Please rate the following public facility or infrastructure needs in Marin County on a scale ranging from a low need to a high need.

TOTALS	No Need		Low Need		Moderate Need		High Need		Total
Child care centers	0.060423	20	0.132931	44	0.380665	126	43%	141	331
Homeless and domestic violence shelters	0.074184	25	0.178042	60	0.335312	113	41%	139	337
Youth centers	0.032934	11	0.158683	53	0.419162	140	39%	130	334
Increased access to broadband internet	0.137725	46	0.245509	82	0.299401	100	32%	106	334
Senior centers	0.068452	23	0.252976	85	0.369048	124	31%	104	336
Community parks, gyms, and recreational fields	0.060241	20	0.283133	94	0.391566	130	27%	88	332
Health care facilities	0.083333	28	0.25	84	0.410714	138	26%	86	336
ADA accessibility improvements	0.108108	36	0.294294	98	0.405405	135	19%	64	333
Please use the space below to share any other thoughts about public facility or infrastructure needs in Marin County.									97

Marin County Housing & Community Needs Survey

Please rate the following public facility or infrastructure needs in Marin County on a scale ranging from a low need to a high need.



Marin County Housing & Community Needs Survey

Please rate the following public service needs in Marin County on a scale ranging from a low need to a high need.

	No Need		Low Need		Moderate Need		High Need		Total	Weighted Average
Children and youth services (childcare, after-school care, e	4.03%	12	13.09%	39	34.90%	104	47.99%	143	298	3.27
Domestic abuse services	5.19%	15	26.99%	78	41.87%	121	25.95%	75	289	2.89
Emergency preparedness	5.08%	15	19.66%	58	39.66%	117	35.59%	105	295	3.06
Family services and parent education	8.56%	25	25.68%	75	42.81%	125	22.95%	67	292	2.8
Food banks or community meals	8.31%	25	19.60%	59	38.54%	116	33.55%	101	301	2.97
Housing counseling and fair housing	11.67%	35	15.33%	46	31.33%	94	41.67%	125	300	3.03
Job search assistance	7.14%	21	26.53%	78	42.86%	126	23.47%	69	294	2.83
Job training	6.57%	19	22.15%	64	42.91%	124	28.37%	82	289	2.93
Legal services	9.22%	27	25.94%	76	33.79%	99	31.06%	91	293	2.87
Medical and dental services	7.80%	23	19.66%	58	34.24%	101	38.31%	113	295	3.03
Micro-enterprise/small business assistance	10.80%	31	33.45%	96	34.15%	98	21.60%	62	287	2.67
Services for older adults	5.05%	15	17.17%	51	36.70%	109	41.08%	122	297	3.14
Services for people with disabilities (employment, training, c	4.93%	14	25.35%	72	32.39%	92	37.32%	106	284	3.02

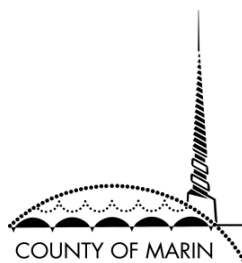
	No existe necesidad		Necesidad baja		Necesidad moderada		Necesidad alta		Total	Weighted Average
Servicios para niños y jóvenes (cuidado infantil, cuidado de	0.00%	0	3.23%	1	22.58%	7	74.19%	23	31	3.71
Servicios para víctimas de abuso doméstico	0.00%	0	11.76%	4	23.53%	8	64.71%	22	34	3.53
Preparación para emergencias	0.00%	0	6.45%	2	25.81%	8	67.74%	21	31	3.61
Servicios familiares y educación para padres	0.00%	0	6.25%	2	25.00%	8	68.75%	22	32	3.63
Bancos de alimentos o comidas comunitarias	0.00%	0	6.45%	2	38.71%	12	54.84%	17	31	3.48
Asesoramiento sobre vivienda y vivienda justa	0.00%	0	3.03%	1	24.24%	8	72.73%	24	33	3.7
Asistencia para la búsqueda de trabajo	0.00%	0	3.23%	1	29.03%	9	67.74%	21	31	3.65
Capacitación laboral	0.00%	0	3.23%	1	29.03%	9	67.74%	21	31	3.65
Servicios legales	0.00%	0	9.38%	3	31.25%	10	59.38%	19	32	3.5
Servicios médicos y dentales	0.00%	0	5.88%	2	20.59%	7	73.53%	25	34	3.68
Asistencia para microempresas y pequeñas empresas	0.00%	0	9.68%	3	45.16%	14	45.16%	14	31	3.35
Servicios para adultos mayores	0.00%	0	10.00%	3	23.33%	7	66.67%	20	30	3.57
Servicios para personas con discapacidades (empleo, capa	0.00%	0	6.45%	2	22.58%	7	70.97%	22	31	3.65

Marin County Housing & Community Needs Survey

Please rate the following public service needs in Marin County on a scale ranging from a low need to a high need.

	Không Có Nhu Cầu		Nhu Cầu Thấp		Nhu Cầu Vừa Phải		Nhu Cầu Cao		Total	Weighted Average
Dịch vụ cho trẻ em và thanh thiếu niên (giữ trẻ, chăm trẻ sơ sinh)	0.00%	0	14.29%	1	85.71%	6	0.00%	0	7	2.86
Dịch vụ cho những người chịu bạo hành trong gia đình	0.00%	0	16.67%	1	50.00%	3	33.33%	2	6	3.17
Sẵn sàng cho tình huống Khẩn cấp	0.00%	0	0.00%	0	0.00%	0	100.00%	2	2	4
Dịch vụ gia đình và giáo dục phụ huynh	0.00%	0	0.00%	0	83.33%	5	16.67%	1	6	3.17
Ngân hàng thực phẩm hoặc bữa ăn cộng đồng	33.33%	2	0.00%	0	16.67%	1	50.00%	3	6	2.83
Cổ vấn nhà ở và nhà ở công bằng	50.00%	3	0.00%	0	33.33%	2	16.67%	1	6	2.17
Hỗ trợ tìm kiếm việc làm	33.33%	2	16.67%	1	16.67%	1	33.33%	2	6	2.5
Đào tạo việc làm	0.00%	0	50.00%	3	16.67%	1	33.33%	2	6	2.83
Dịch vụ pháp lý	0.00%	0	33.33%	2	33.33%	2	33.33%	2	6	3
Dịch vụ y tế và nha khoa	0.00%	0	0.00%	0	40.00%	2	60.00%	3	5	3.6
Hỗ trợ doanh nghiệp nhỏ/siêu nhỏ	0.00%	0	40.00%	2	60.00%	3	0.00%	0	5	2.6
Dịch vụ dành cho người cao tuổi	0.00%	0	0.00%	0	0.00%	0	100.00%	7	7	4
Các dịch vụ dành cho người khuyết tật (việc làm, đào tạo, t	0.00%	0	0.00%	0	71.43%	5	28.57%	2	7	3.29

TOTALS	No Need		Low Need		Moderate Need		High Need		Total	Weighted Average
Children and youth services (childcare, after-school care, e	3.57%	12	12.2%	41	34.8%	117	49.4%	166	336	
Domestic abuse services	4.56%	15	25.2%	83	40.1%	132	30.1%	99	329	
Emergency preparedness	4.57%	15	18.3%	60	38.1%	125	39.0%	128	328	
Family services and parent education	7.58%	25	23.3%	77	41.8%	138	27.3%	90	330	
Food banks or community meals	7.99%	27	18.0%	61	38.2%	129	35.8%	121	338	
Housing counseling and fair housing	11.21%	38	13.9%	47	30.7%	104	44.2%	150	339	
Job search assistance	6.95%	23	24.2%	80	41.1%	136	27.8%	92	331	
Job training	5.83%	19	20.9%	68	41.1%	134	32.2%	105	326	
Legal services	8.16%	27	24.5%	81	33.5%	111	33.8%	112	331	
Medical and dental services	6.89%	23	18.0%	60	32.9%	110	42.2%	141	334	
Micro-enterprise/small business assistance	9.60%	31	31.3%	101	35.6%	115	23.5%	76	323	
Services for older adults	4.49%	15	16.2%	54	34.7%	116	44.6%	149	334	
Services for people with disabilities (employment, training, c	4.35%	14	23.0%	74	32.3%	104	40.4%	130	322	



Attachment 3 — Additional Guiding Principles for Funding Recommendations

Program Spending Deadlines

Community Development Block Grants (CDBG) –

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

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

HOME Investment Partnerships Program (HOME) –

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

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

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

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

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

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

Priorities

Affirmatively Furthering Fair Housing –

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

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

Supporting Projects That Serve Members Of The Protected Classes –

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

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

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

Prioritizing Fewer Applications –

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

Funding Fewer Housing Projects Per Year –

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

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