

Project Application Summary

2025–26 CDBG, HOME, AND PLHA



Photo Credit: Jeff Wong



Community Development Agency
Housing and Grants Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 7309
www.MarinCounty.gov/FundingForProjects

Application Considerations



OVERVIEW

General

- Applicants must either be a nonprofit, government entity, or have a fiscal sponsor that is a nonprofit or government entity. **Individuals are not eligible for funding.**
- Minimum grant size is \$15,000 per year.
- An applicant can submit **one** application per category.
- Funding is allocated based on where your clients are rather than where your agency is located.

What is considered a “complete application”?

- Submitted before the deadline.
- All required attachments are present (refer to NOFA Guidelines).

Staff Evaluation Criteria (not exhaustive):

- Project alignment with funding priorities and federal requirements.
- Organization’s experience with implementing the project and ability to sustain the project over time beyond federal funding.
- Financial and organizational capacity to complete the project and administer federal funding.
- Project impact.



Additional Requirements



OVERVIEW

- **Environmental Review (NEPA)**
 - Must be up-to-date on all projects funded through **CDBG**
 - Review lasts 5 years, if project does not change
 - NEPA must be completed *before* any funds can be spent. Spending prior to Environmental Review completion cannot be reimbursed.
 - If NEPA requires mitigation, grantee is responsible for implementing.
- **Procurement**
 - **CDBG** are required to abide by County Procurement requirements.
 - ***NEW* CDBG Capital** projects costing over \$200,000 are subject to BABA.
- **Other**
 - **CDBG** recipients are required to income qualify beneficiaries or determine beneficiaries meet Presumed Benefit requirements under CDBG regulations.
- **Prevailing Wage**
 - Requires that prevailing wages (fair wages) are paid to all contractors
 - **CDBG Capital** – Governed by the Davis-Bacon Act
 - Prevailing wage documentation will be required for eligible projects

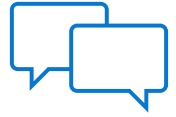


Housing Applications



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Canal Alliance

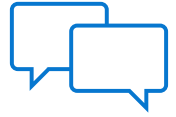


Marin Villas Affordable Housing Renovations, Phase II

- **Funding Request:** \$400,000 (CDBG Housing)
- **Planning Area:** San Rafael
- **Project Details:** Rehabilitation of four low-income rental units at Marin Villas, in San Rafael Canal Area.
- **Intended Use:** Renovation of two units (kitchen, bathroom, paint, flooring) and bathroom-only renovations for two additional units.
- **Summary:** Canal Alliance has owned the property for over 20 years and has previously received CDBG funds. The renovations will enhance safety, ventilation, and overall living conditions for residents. Temporary relocation will be provided at Marin Suites during construction.



Abode Housing Development



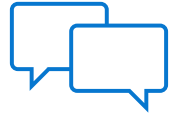
519 4th Street Community Apartments

- **Funding Request:** \$300,000 (HTF/PLHA), \$200,000 (San Rafael AHTP)
- **Planning Area:** San Rafael
- **Project Details:** New construction of a six-story, 56-unit affordable housing development in downtown San Rafael
- **Intended Use:** Predevelopment activities, including entitlement, design, and securing financing.
- **Summary:** This 100% affordable housing project includes 50% of units reserved for formerly homeless individuals. The development will feature solar energy, flood-resilient design, and energy-efficient systems. On-site supportive services will include mental health care, employment assistance, and substance abuse support. The City of San Rafael selected Abode Housing Development through a competitive process and has entered into an Exclusive Negotiating Agreement. Additional funding sources will include Low-Income Housing Tax Credits and Bay Area regional housing grants.



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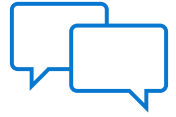
Eden Housing



Oak Hill

- **Funding Request:** \$594,938 (HTF/PLHA)
- **Planning Area:** County Other
- **Project Details:** Development of 115 affordable rental units as part of a larger 250-unit project in partnership with Education Housing Partners.
- **Intended Use:** Predevelopment and construction funding for family apartments with shared infrastructure and community amenities.
- **Summary:** Located on state-owned land (formerly a CDCR site) near Larkspur, this project will provide workforce and family housing. Plans include energy-efficient design, a community room, a fitness center, and outdoor gathering spaces. The development is pursuing \$46 million in state funding to support its completion.



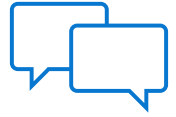


Redwood Blvd - Affordable Homeownership Project

- **Funding Request:** \$700,000 (HOME), \$500,000 (HTF/PLHA), \$1,000,000 (CDBG Housing)
- **Planning Area:** Novato
- **Project Details:** Construction of 80 affordable for-sale homes in Novato (2-, 3-, and 4-bedroom homes)
- **Intended Use:** Infrastructure development, off-site utilities, and early construction costs.
- **Summary:** The largest affordable homeownership project in Marin, this development will provide permanently deed-restricted homes to families earning up to 80% AMI. The land, valued at \$5 million, was donated by PG&E. This energy-efficient project aligns with Marin's long-term affordability goals and is strategically located near transit for workforce accessibility.



Habitat for Humanity

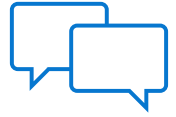


Marin County Home Rehab Program

- **Funding Request:** \$94,881 (CDBG Housing)
- **Planning Area:** County Wide
- **Project Details:** Rehabilitation of 20 low-income, owner-occupied homes through zero-interest rehab loans (up to \$65,000 each)
- **Intended Use:** Administrative support for home repairs, including roofing, plumbing, safety upgrades, and ADA accessibility modifications.
- **Summary:** This program prevents displacement by providing zero-interest deferred loans for critical repairs such as roofing, plumbing, and ADA modifications. Habitat for Humanity administers Marin Housing Authority's \$5.5 million revolving loan fund, ensuring long-term housing stability for vulnerable homeowners.



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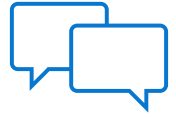


Riviera and Turina Scattered Site Renovation

- **Funding Request:** \$700,000 (HOME), \$500,000 (San Rafael AHTP)
- **Planning Area:** San Rafael
- **Project Details:** Renovation of two affordable housing communities—Riviera (28 units) and Turina House (28 units) in San Rafael.
- **Intended Use:** Seismic retrofits, electrification, ADA accessibility, kitchen/bathroom upgrades, and removal of an aging pool at Riviera. Turina House renovations include stair repairs, unit updates, and energy-efficient improvements.
- **Summary:** Built in the 1960s-70s and acquired by EAH in the 1980s, these properties require significant rehabilitation to ensure long-term habitability and compliance with modern safety standards. EAH plans to apply for 4% tax credits and bonds, with temporary tenant relocation following HUD guidelines.

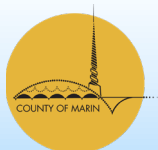


Marin Foster Care Association



158-166A Park Street Acquisition

- **Funding Request:** : \$200,000 (HOME), \$400,000 (CDBG Housing), \$250,000 (San Rafael AHTP)
- **Planning Area:** San Rafael
- **Project Details:** Acquisition of six one-bedroom units to provide housing for transition-age foster youth (TAY) in San Rafael.
- **Intended Use:** Property purchase to create stable housing opportunities for former foster youth.
- **Summary:** This project addresses the high risk of homelessness among foster youth aging out of the system. Alternative Family Services will co-sign leases and provide case management. Marin Foster Care Association has secured a \$1 million zero-interest private loan and will fundraise to pay off debt within five years, ensuring long-term financial sustainability. Located near transit, grocery stores, and essential services, the project fosters stability and independence for young adults at risk of homelessness.

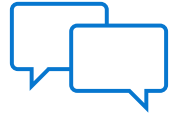


Capital & Housing Applications



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North Marin Community Services

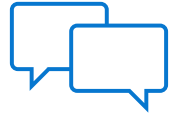


680 Wilson Siding Replacement; Northern Facade and Upper Roof

- **Funding Request:** \$110,000 (CDBG Capital)
- **Planning Area:** Novato
- **Intended Use:** Replacing deteriorating wood siding and trim on the northern facade and upper roof to prevent water intrusion, dry rot, and potential structural failure. The project includes removal of decayed sections, installation of new vapor barriers, inspection and reinforcement of the exposed framing, and final repainting to match the existing exterior.
- **Summary:** The siding replacement will extend the lifespan of the building, protect against further structural damage, and ensure a safe environment for children, staff, and community members. If left unaddressed, moisture damage could compromise the integrity of the multi-story structure, leading to higher long-term repair costs and disruptions in service delivery.



Ritter Center



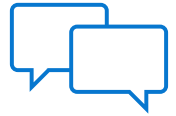
Ritter Builds Hope Capital Campaign Project (San Rafael)

- **Funding Request:** \$150,000 (CDBG Capital)
- **Planning Area:** San Rafael
- **Intended Use:** Upgrades include ADA-compliant entryways and restrooms, reconfigured clinical and administrative spaces to increase capacity, HVAC and electrical system enhancements, installation of trauma-informed design features, and modernization of behavioral health counseling rooms. The project also includes exterior facade improvements and energy-efficient upgrades.
- **Summary:** This renovation will allow Ritter Center to expand its outpatient behavioral health services, integrate substance use disorder treatment, and enhance mobile outreach for unhoused individuals. The facility will be redesigned with private consultation rooms, trauma-sensitive waiting areas, and a more efficient patient flow, reducing wait times for medical and mental health appointments. By improving service delivery, this project will help reduce homelessness, hospitalizations, and emergency service dependence in Marin County.



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Two Valleys Community Land Trust

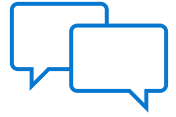


Forest Knolls Mobile Home Park Common Building

- **Funding Request:** \$59,000 (CDBG Capital)
- **Planning Area:** County Other
- **Intended Use:** Construction of a 24'x30' prefabricated common building, The new structure will include a shared laundry facility with coin-operated machines, an ADA-compliant restroom, a maintenance/storage room, and a community meeting space. Additional features include heat pump HVAC, a heat pump water heater, and a solar energy system to enhance sustainability and reduce utility costs.
- **Summary:** The Forest Knolls Mobile Home Park is home to seniors and low-income families who lack communal gathering spaces and in-home laundry facilities. Many residents are socially isolated and struggle with accessing resources due to the rural location. This project will foster community interaction, provide space for tenant meetings and resource sharing, and reduce the burden of traveling offsite for laundry services. Additionally, ADA accessibility improvements will ensure that disabled residents have equitable access to these shared facilities.



Homeward Bound of Marin

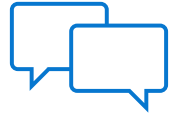


New Beginnings Center Infrastructure Repairs and Improvements

- **Funding Request:** \$571,150 (CDBG Capital)
- **Planning Area:** County Wide
- **Intended Use:** The project scope includes replacement of the shelter's aging roof, repainting interior and exterior walls, replacing deteriorated shower pans and floors in shared bathrooms, and installing an emergency generator backup system to maintain operations during power outages.
- **Summary:** The facility's aging infrastructure poses significant safety risks to residents and staff. Leaking roofs can lead to water damage and mold growth, and failing shower floors increase the risk of injury and sanitation concerns. The new generator will ensure continued shelter operation during planned PG&E shutoffs or emergencies, preventing food spoilage, heating failures, and loss of essential services. These upgrades will enhance the long-term viability of the shelter and improve living conditions for residents on their path to permanent housing.



North Bay Children's Center



Outdoor Classrooms, Learning Lab

- **Funding Request:** \$75,000 (CDBG Capital)
- **Planning Area:** Novato
- **Intended Use:** Installation of two modular outdoor classroom kits The outdoor learning spaces will be used for environmental education, gardening, and hands-on STEM activities as part of the "Garden of Eatin'" curriculum. The project will include garden beds for food production, shaded seating areas, and learning stations focused on sustainability and climate awareness.
- **Summary:** The "Garden of Eatin'" curriculum integrates nutrition, environmental education, and outdoor activity to promote healthy eating habits, early STEM education, and social-emotional learning. By creating dedicated outdoor classrooms, this project will increase student engagement, encourage physical activity, and improve developmental outcomes for preschool-aged children. Additionally, the space will be available for community workshops, adult education programs, and after-school activities, extending its benefits beyond the school day.

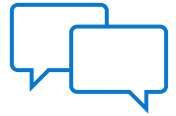


Public Service Applications



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Marin Center For Independent Living

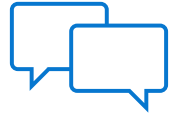


Residential Access Modification Program (RAMP)

- **Funding Request:** \$45,000 (CDBG Public Services)
- **Project Details:** Home accessibility modifications for individuals with disabilities.
- **Intended Use:** Fund accessibility improvements such as ramps, grab bars, handrails, and bathroom modifications to support independent living.
- **Summary:** Marin CIL, a 46-year-old disability rights organization, serves over 2,100 clients annually. RAMP focuses on housing stabilization and safety for low-income individuals with disabilities throughout Marin County.



Fair Housing Advocates of Northern California



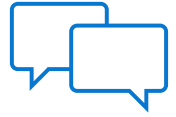
Fair Housing Counseling and Education

- **Funding Request:** \$85,000 (CDBG Public Services)
- **Project Details:** Fair housing counseling, investigation of complaints, and community education.
- **Intended Use:** Support fair housing enforcement and outreach through workshops, complaint resolution, and tenant/landlord education.
- **Summary:** FHANC is the only full-service HUD-certified fair housing agency in the region, serving 3,756 people in FY 2023–24. FHANC works to eliminate housing discrimination and promote housing justice across Marin County.



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Community Action Marin



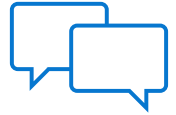
Community Supports and Emergency Services

- **Funding Request:** \$49,680 (CDBG Public Services)
- **Project Details:** Emergency rental assistance and case management for low-income households.
- **Intended Use:** Support staffing for administering rent/deposit assistance, and enrollment in housing stability services including CalAIM
- **Organization Summary:** As the county's designated anti-poverty agency, CAM serves over 20,000 people annually with services ranging from housing assistance to youth and mental health programs.



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Extra Food



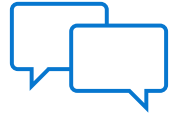
Creating a More Equitable Food System in Marin County

- **Funding Request:** \$52,512.50 (CDBG Public Services)
- **Project Details:** Expansion of food recovery and distribution to underserved communities.
- **Intended Use:** Strengthen food rescue operations and partnerships to increase food access for food-insecure Marin residents.
- **Organization Summary:** ExtraFood contributes to climate action by reducing food waste. ExtraFood has delivered over 8.5 million pounds of recovered food to 217 sites, serving more than 13,000 individuals monthly.



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Legal Aid of Marin



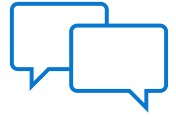
Keeping Marginalized Marin Tenants Housed

- **Funding Request:** \$135,000 (CDBG Public Services)
- **Project Details:** Legal services to prevent eviction and housing displacement.
- **Intended Use:** Provide eviction defense, legal consultations, and advocacy for low-income tenants facing housing insecurity.
- **Organization Summary:** Legal Aid of Marin offers free civil legal services Countywide, having supported over 900 tenants in 2024 alone. The program helps tenants remain stably housed and prevents entry into homelessness.



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Fairfax-San Anselmo Children's Center

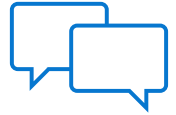


After School Transportation Project

- **Funding Request:** \$20,000 (CDBG Public Services)
- **Project Details:** Transportation services for low-income children from local elementary schools to the FSACC School-Age Program.
- **Intended Use:** Support qualified drivers and operational expenses for transporting students safely and reliably to after-school care.
- **Summary:** FSACC serves 110 low-income children in the Upper Ross Valley area. This program removes transportation barriers for working families, ensuring consistent access to enriching after-school programs that support academic growth and family stability.



Vivalon



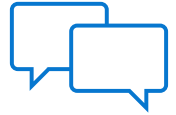
Program Name

- **Funding Request:** \$67,200 (CDBG Public Services)
- **Project Details:** Delivery of home-prepared meals to low-income adults with chronic illnesses who do not qualify for Meals on Wheels.
- **Intended Use:** Fund meal purchases and delivery operations to ensure food security and well-being for approximately 50 clients monthly.
- **Summary:** : Vivalon delivers 150,000+ meals annually and serves 9,000+ older adults. The Nourish program improves health, reduces hospitalizations, and enables aging in place through nutrition, social connection, and referrals from trained drivers.



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Adopt a Family of Marin



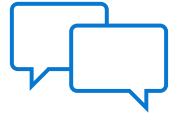
Emergency Rental Assistance for Families at Risk for Homelessness

- **Funding Request:** \$25,000 (CDBG Public Services)
- **Project Details:** Short-term financial assistance for rent, deposits, utilities, and car repairs to prevent family homelessness.
- **Intended Use:** Pair with case management to stabilize housing for families at risk of eviction or displacement.
- **Summary:** Adopt A Family supports economic recovery through crisis intervention and long-term financial planning. The program fills critical funding gaps for low-income, often BIPOC families in Marin serving 374 families last year.



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City of San Rafael

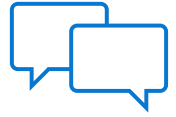


Pickleweed Preschool

- **Funding Request:** \$27,991 (CDBG Public Services)
- **Project Details:** Subsidized early childhood education for low-income families in the Canal neighborhood.
- **Intended Use:** Fund 63% of a fixed-term preschool staff position to maintain full enrollment and high-quality programming.
- **Summary:** The Pickleweed preschool serves 68 children and is primarily state-funded. The City lost a major funding source in FY25, and this grant ensures program continuity in a historically underserved area.



Marin YMCA

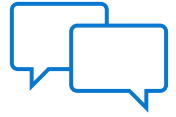


Expanding Affordable Childcare for YMCA Elementary-Aged Programs

- **Funding Request:** \$65,000 (CDBG Public Services)
- **Project Details:** Subsidized enrollment in YMCA after-school and summer programs for elementary-aged students.
- **Intended Use:** Cover full subsidies for 76 students in Novato, San Rafael, and West Marin identified by school principals.
- **Summary:** The YMCA serves 1,600+ Marin residents daily and provides critical childcare to over 1,100 students. This grant expands access to equity-driven youth programming that supports parental employment and childhood development.



Planned Parenthood



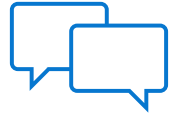
Increasing Equitable Access to Care in Marin County

- **Funding Request:** \$30,000 (CDBG Public Services)
- **Project Details:** Purchase of ADA-compliant medical exam tables and monitoring equipment.
- **Intended Use:** : Increase access to sexual and reproductive healthcare for patients with disabilities at the San Rafael Health Center.
- **Summary:** PPNC serves 3,100+ patients annually in San Rafael and provides a wide range of services including STI treatment, contraception, and gender-affirming care. This funding will enhance accessibility and efficiency for 2,628 annual patients through upgraded exam equipment.



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North Marin Community Services



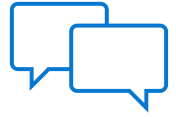
Nourishing North Marin

- **Funding Request:** \$25,000 (CDBG Public Services)
- **Project Details:** Expansion of food pantry and meal support services for low-income Novato residents.
- **Intended Use:** Provide emergency food to approximately 13,000 individuals annually, 97% of whom are low-income and 89% are people of color.
- **Organization Summary:** NMCS is a merged agency from two foundational Novato nonprofits, offering comprehensive services including youth development, economic assistance, and food security. This program reduces hunger and supports health equity in North Marin



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Make It Home

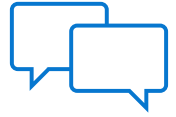


One Cozy Bed

- **Funding Request:** \$25,000 (CDBG Public Services)
- **Project Details:** Distribution of beds and bedding to low-income families transitioning into permanent housing.
- **Intended Use:** Support vulnerable populations including formerly homeless households, domestic violence survivors, and foster youth with essential furnishings to stabilize housing.
- **Organization Summary:** Based in San Rafael, Make It Home has furnished homes for over 6,300 individuals since 2020. The organization partners with over 150 agencies to create dignity and comfort for families while diverting 5.5M pounds of furniture from landfills.



San Geronimo Valley Community Center

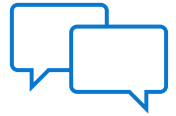


Child and Family Food Access

- **Funding Request:** \$30,000 (CDBG Public Services)
- **Project Details:** Weekly food banks, senior meals, and nutrition education for low-income families and seniors in rural West Marin.
- **Intended Use:** Reduce food insecurity for 500+ weekly clients including seniors, children, and unhoused residents.
- **Organization Summary:** SGVCC serves San Geronimo Valley and Nicasio with arts, wellness, education, and human services. Its food programs provide critical safety net services and build community resilience through partnerships and outreach.



Center for Employment Opportunities



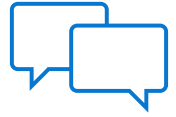
Rapid Response Housing & Assistance Program

- **Funding Request:** \$60,000 (CDBG Public Services)
- **Project Details:** Emergency housing and rental assistance for justice-impacted individuals reentering the community.
- **Intended Use:** Provide short-term hotel stays, rental support, utility assistance, and case management to stabilize housing and support successful community reintegration.
- **Organization Summary:** Since launching in 2019, CEO Marin has served 900 individuals post-incarceration. The organization offers employment, housing support, and wraparound services to help clients reintegrate and achieve long-term stability



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Front Porch Communities

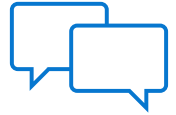


Home Match

- **Funding Request:** \$20,000 (CDBG Public Services)
- **Project Details:** Housing stability program matching homeowners with extra space to renters seeking affordable housing.
- **Intended Use:** Expand affordable housing opportunities without new construction by supporting staff and operational costs for the Home Match program.
- **Summary:** Front Porch operates 54 senior and affordable communities serving 15,000 people annually. The Home Match program helps low-income older adults and individuals with disabilities remain housed by facilitating safe, affordable shared housing arrangements in Marin



Marin Housing Authority

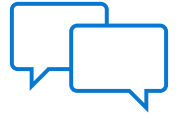


Older and Disabled Adult Service Initiative 2025

- **Funding Request:** \$230,000 (CDBG Public Services)
- **Project Details:** On-site case management services for older and disabled residents of public housing.
- **Intended Use:** Contract with a provider for comprehensive case management, evaluations, and referrals for housing stability and health.
- **Summary:** Marin Housing Authority serves over 2,000 households through housing and supportive services. This initiative enhances well-being for vulnerable residents through individualized assessments, service plans, and access to community resources.



Performing Stars of Marin

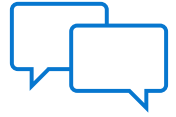


Youth Afterschool and Summer Enrichment Programming

- **Funding Request:** \$20,000 (CDBG Public Services)
- **Project Details:** Year-round arts, leadership, and civic programming for low-income youth.
- **Intended Use:** Expand reach of programs that support academic achievement, personal growth, and cultural connection through scholarships, transportation, and meals.
- **Organization Summary:** Performing Stars has operated for 35 years from Marin City Serving 150 youth annually. It uplifts youth from underserved communities through mentorship, experiential learning, and creative arts improving graduation and employment outcomes.



WelcomingHome.org

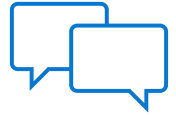


4 Homes in 2025 Project

- **Funding Request:** \$20,000 (CDBG Public Services)
- **Project Details:** Full furnishings and essential home goods for families exiting homelessness.
- **Intended Use:** Furnish 4 homes in 2025 with beds, seating, kitchenware, and decor to ensure comfort, dignity, and stability.
- **Organization Summary:** WelcomingHome.org serves Marin's recently homeless families, working in partnership with local agencies. Since inception, it has served hundreds of families, helping stabilize housing and encourage long-term independence through fully furnished homes.



North Bay Children's Center

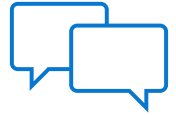


Childcare Scholarship Program

- **Funding Request:** \$20,000 (CDBG Public Services)
- **Project Details:** Tuition assistance for low-income families to access early childhood education in Novato.
- **Intended Use:** Fund scholarships for families unable to cover the gap between public subsidies and full tuition costs.
- **Organization Summary:** NBCC serves over 600 children across 14 sites and has operated for 37 years. It delivers high-quality early education and health programs that promote lifelong success for children from marginalized communities.



Road to Empowerment Restorative Services



Peer Mentor Program

- **Funding Request:** \$50,000 (CDBG Public Services)
- **Project Details:** Peer mentoring and case management for youth ages 14–25, including justice-involved and system-impacted individuals.
- **Intended Use:** Provide trauma-informed mentoring, support with reentry, life skills training, and referrals for housing and employment services.
- **Organization Summary:** Based in Marin City, Road to Empowerment supports youth facing systemic barriers by employing peer mentors with lived experience. The organization offers services focused on equity and healing, helping young people avoid further justice system involvement and build stable, productive futures.



Thank You



Photo Credit: Jeff Wong



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