

2025-26 Application for Affordable Housing Funds

Wednesday, February 19, 2025

Marin County Housing & Federal Grants Division

This application is for affordable housing developers in Marin County, California who would like to apply for multiple state, local, and federal funding sources simultaneously. Please refer to the [Notice of Funding Availability \(NOFA\)](#), released on January 22, 2024 for detailed information about qualifications and application requirements. Applicants may use this [prep tool](#) for the long-form questions in order to save their responses and copy/paste into this application.

The deadline to apply is **5:00 p.m. Wednesday, February 19**. Applicants will receive a copy of their submitted application to the email address entered.

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

1. **Marin County Affordable Housing Fund (HTF) and State Permanent Local Housing Allocation (PLHA)** - \$900,000
2. **Federal HOME** - * \$700,000
3. **Federal CDBG Housing** - * \$1,500,000
4. **City of San Rafael Affordable Housing Trust Fund (AHTP)** - \$500,000

** These figures are projected based on 2024-25 entitlements and are subject to change.*

Applicant Information

Organization Name

Canal Alliance

Website URL

<https://www.canalalliance.org/>

DUNS

883829368

Mailing Address

711 Grand Ave., Marina Building, Suite 200
San Rafael, California, 94901

Project Contact Name

Maria Medua

Title

Director of Institutional Giving

Email Address

mariam@canalalliance.org

Phone Number

(415) 306-0453

Executive Director Name

Omar Carrera

Executive Director Email Address

Omarc@canalalliance.org

Is there a co-applicant organization?

No

Briefly describe your organization, including mission, programs, staff experience, and number of clients served. Describe the co-applicant organization, if applicable.

Canal Alliance exists to break the generational cycle of poverty for Latino immigrants and their families by lifting barriers to their success. Canal Alliance has been the leading service provider and community advocate for the extremely low-income immigrant community in Marin County since 1982. Every year, we partner with over 100 agencies and engage hundreds of volunteers to serve individuals and families from more than 4,850 households. Based on research that indicates that education and immigration status have the greatest impacts on improving economic outcomes for immigrants, Canal Alliance offers comprehensive and integrated Immigration Legal Services, Youth and Adult Education, and Workforce Development Services, and Policy, Advocacy and Civic Engagement support. We also offer comprehensive, wraparound Social Services including case management, service navigation, public and behavioral health services, and a free weekly food pantry.

Because breaking the generational cycle of poverty is complex, we saw a need to include housing in our services. As a result, in 2000, we purchased a multi-family residential building and established a separate nonprofit organization, Canal Housing Alliance. Since 2018, when we merged Canal Housing Alliance with Canal Alliance, we have been operating our affordable housing program directly under Canal Alliance. Our goal is to remove the many barriers that immigrants face in attempting to access education, earning a living wage, and improving their financial security. Canal Alliance also responds to crises, such as the Covid19 pandemic, while maintaining core services and expanding new programs and advocacy efforts. Canal Alliance employees over 100 staff members and over 80% are immigrants or children of immigrants who uniquely understand the needs of those we serve.

Have there been any recent or upcoming changes? For example, leadership transitions or recent expansions or cutbacks in activities and/or budget? If so, please explain.

There are not any recent or upcoming changes at Canal Alliance such as leadership transitions, expansions or cutbacks in activities or budget. Canal Alliance is in a strong financial position and maintains a minimum 6-month operating reserve. This has been possible because of prudent planning and budgeting, good financial management, intentional efforts to diversify our funding sources, and the growing support of key donors and funders. Our development team is committed to maintaining funding stability by continuing to diversify revenue sources to include a broad portfolio of individual donors, private and corporate funders and government contracts. We continually seek support from new funders and pursue renewed and increased support from existing donors. At this time there are no known risks that need to be addressed. Our consolidated financial statement of activities for the fiscal year ending June 30, 2024, shows total revenue and support of \$15,742,199 of which \$9,293,986 was contributions of cash and other financial assets (including individual contributions, foundation grants and donations, and corporate contributions and other). We also have many contracts with the State of California, the County of Marin and the City of San Rafael, and the federal government to provide critical services to the Latino immigrant population that generated \$4,299,574. Our expenditures totaled \$14,538,916 and represent the cost to provide direct services, policy advocacy and community engagement in support of our mission to individuals and families from 4,825 households. Our year-end statement shows a net income of \$1,203,283.

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

Not applicable

How does your organization verify client income?

Tenants are required to show proof of income through Federal Tax returns, recent bank statements, recent paystubs, and/or any Social Security award letters. Section 8 tenants go through income verification through Marin Housing Authority.

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

No

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

No

General Project Information

Project Name

Canal Alliance - Marin Villas Affordable Housing Renovations, Phase II

Project Address

161 Novato Street, Unit #3, 165 Novato Street, Unit #1, Unit #2, Unit #3
San Rafael, California, 94901

Assessor's Parcel Number (APN)

8-190-10 and 8-190-08

Funding Requests

Which funding source(s) are you seeking for this project? Please refer to the NOFA for a description of each funding source and eligible project types.

CDBG Housing

CDBG Housing Amount Requested (max \$1,500,000)

\$400,000

To determine your project's Flood Area status, visit the [FEMA Flood Map Service Center](#). Please save a copy of the flood map for the site. If the project is located in a Regulatory Floodway, it is ineligible for HOME or CDBG funding. If the project is located in a Special Flood Hazard Area, you must obtain flood insurance to qualify for HOME or CDBG funding.

CDBG/HOME applicants only: Is this project located in a Special Flood Hazard Area, and therefore requires flood insurance?

Yes

CDBG/HOME applicants only: Describe your organization's experience with administering federal grant programs. What experience do you have with Davis-Bacon prevailing wage and procurement requirements?

Canal Alliance is a past recipient of CDBG funds for its housing and youth education programs. In February 2024, Marin County awarded Canal Alliance with CDBG funding that enabled us to renovate four Marin Villa units. We are also a recipient of an EPA grant. Canal Alliance is an advocate for workers being paid a

living wage and benefits as demonstrated by the wages we pay our employees and the minimum wages that we request of employment partners in our Work Force Development program. As a recipient of CDBG funds for property rehabilitation in February 2024, we followed the guidelines of the Davis-Bacon Act and Related Act, making sure that the contractors and subcontractors we used paid their laborers who were employed under the contract, no less than the locally prevailing wages and fringe benefits for corresponding work on similar projects in the area.

Project Details

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

Canal Alliance is requesting \$400,000 to remodel and upgrade four of its 12 low-income units at Marin Villa Estates located at 165 Novato St., #1, San Rafael; 165 Novato St., #2, San Rafael; 165 Novato St. #3, San Rafael; and 161 Novato St, #3., San Rafael. This project includes two full renovations which include the kitchen and bathroom, new paint, and flooring for the entire unit- for two units, and two bathroom renovations only for two additional units. Canal Alliance has owned the building for over 20 years and there have been no updates in these units. The tile in the kitchen and bathroom has completely peeled off. The kitchen cabinets are hard to operate due to their age, and some are unable to close or open properly. The tenants deserve to live in safe and dignified conditions. Safe housing supports mental and physical well-being, and benefits not just the tenants but society as a whole.

Intended use of funds (select all that apply)

Rehabilitation

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

The 12-unit Marin Villa property was acquired in 2004 by Canal Alliance to create more affordable housing in the Canal neighborhood. Canal Alliance is a past recipient of CDBG funds for its housing and youth education programs. In February 2024, Marin County awarded Canal Alliance with CDBG funding that enabled us to renovate four Marin Villa units.

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

Pickleweed Park is the nearest and most popular park in the community. It serves as a

gathering for recreation. It offers a large soccer field, a playground, and picnic tables. It also offers access to nearby trails with beautiful scenery. The Albert J. Boro Community Center is located at Pickleweed Park and provides access to classes, activities, events, and City run programs. They have a public library and childcare services. They also offer the option for businesses and individuals to rent their space and hold activities.

Marin Community Clinics provides affordable health care to uninsured and low-income residents of Marin and has a location in the Canal. They provide a full range of primary health care and several specialty services. Marin Community Clinics is a vital part of the healthcare network community. Bahia Vista School is the local elementary school in the Canal. They cultivate a culture for individual differences and community values. It is within walking distance of all Canal residents. There are a number of local markets that are within walking distance for Canal residents. A few to name include Mi Tierra, Mi Rancho, Cardenas, and Target. The Canal neighborhood is a 2x2 mile radius and all essential services listed above are located in the Canal and are accessible by foot. This makes it very convenient and unique for the residents of the Canal.

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

Flood zone

Phase I/II site assessment results

Potential hazards

Environmentally sensitive area or species

Cultural resources

Historic resources

Sloping

Easements or encroachments

Notes or clarifying information on environmental issues:

We do not believe this is applicable, as we are doing interior renovation only. We will obtain all required permits from the building department. We are happy to have the County do an environmental review, if needed.

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

No

What is the anticipated timeline for the environmental review(s)?

The environmental review will take place once the funding is awarded.

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

Yolanda Oviedo, Senior Manager for Housing, will supervise and support the project. Her experience includes seven years of project management including renovation on four rental units at Canal Alliance's Marin Villas affordable housing building using CDBG funds in FY24, several construction/renovation projects in our offices, and small projects on our properties.

Will the project involve hiring an external property management company?

No

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

Describe any prior experience with affirmative marketing or similar initiatives.

Canal Alliance has been a recipient of CDBG funds for its housing program and for its youth education program and actively markets its services to different groups of people through its website, social media campaigns, and Facebook postings.

All projects funded by federal HUD programs must Affirmatively Further Fair Housing, as defined above.

How will this project Affirmatively Further Fair Housing? Describe what populations your plan would seek to engage with and what outreach methods you would utilize.

Canal Alliance's 12 low-income units are all occupied by a diverse group of Canal residents. Our mission at Canal Alliance is to support Latino immigrants as it is the primary group that resides in the Canal. Clients are never turned away based on race, color, origin, native language, or sexual orientation. Outreach is done

through staff through 1-1 client and staff interactions, client word-of-mouth, at community events, and through social media.

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

Not applicable

Demographics and Unit Information

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

Anticipated Unit Count by Bedrooms and Income Level

	Extremely Low	Very Low	Low	Moderate	Market Rate	TOTAL UNITS
Studio						0
1 bed	3					3
2 bed	4	2				6
3 bed		1	2			3
4 bed						0
Other						0
TOTAL UNITS	7	3	2	0	0	12

Notes or clarifying information on the unit count:

Not applicable

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

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

Proposed project

Demographic Information

	Total Number of Persons	Persons Identifying as Hispanic/Latino
White	2	
Black/African American		
Asian		
American Indian/Alaskan Native		

	Total Number of Persons	Persons Identifying as Hispanic/Latino
Native Hawaiian/Other Pacific Islander		
American Indian/Alaskan Native & White		
Asian & White		
Black/African American & White		
American Indian/Alaskan Native & Black.African American		
Other Multi-Racial		
Other/Not Disclosed		40
TOTAL (Unduplicated)	2	40

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

Families

4

Female-headed households

2

Households that include person(s) with a disability

1

Notes or clarifying information on demographics:

Not applicable

Project Planning

Select the current phase of the proposed project.

Building

Select the activities involved in the proposed project.

Rehabilitation

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

For acquisition projects:

For new construction and/or rehabilitation projects:

Define scope of work/finish design

Thursday, August 7, 2025

Complete planning and environmental review

Thursday, September 11, 2025

Release bid package

Thursday, September 11, 2025

Select contractor

Thursday, September 11, 2025

Finalize contract

Thursday, October 9, 2025

Obtain building permits

Thursday, November 6, 2025

Start construction

Monday, January 12, 2026

Complete construction

Thursday, March 12, 2026

Additional Milestones for New Construction and/or Rehabilitation Projects

	Milestone	Estimated Completion Date
1	Not Applicable	Not Applicable
2		
3		
4		
5		

Notes on the project timeline above, including whether dates are estimated:

We would start the project once the funding is approved and the contract is ready, and completion date of the project would be three months within that period.

Describe any flexibility regarding your project’s start/completion date.

As stated above, we would start the project once the funding is approved and the contract is ready, and completion date of the project would be three months within that period.

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

No

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

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

Canal Alliance owns the property and has complete site control.

Does your project involve rehabilitation?

Yes

Expanding on the Scope of Work, please describe the rehabilitation that is proposed for the property and how it will address specific conditions (i.e., replacement needs, deferred maintenance, existing building violations, required seismic upgrades, building or health code problems). Please describe any other existing rehabilitation needs that are not included in the project scope and explain their exclusion from this application.

The Scope of Work includes improving the living conditions for the residents, as the units are old and renovation will create healthier living conditions that include better ventilation in the bathrooms. We are completing different units at Marin Villas a few units at a time, with a final goal of rehabilitating all the units. The kitchens and bathrooms for two units will be fully renovated, and the entire units will have new ceilings and new flooring and fresh paint throughout. The kitchens in these units will be entirely renovated with new sheetrock, insulation (exterior walls), door trims, baseboard, windowsills, subflooring, plumbing, and lighting and GFC outlets. Duct work will also be inspected and repaired. Kitchen renovation will also include renovated cabinetry and countertops, and new energy-efficient kitchen appliances including refrigerators, stoves and hood and dishwashers. Bathrooms will be entirely renovated in all of the units and will have new sheetrock, plumbing, subflooring flooring, water barrier and tile. Bathroom vanity and fixtures will be replaced including new bathtub/ shower stalls, sinks and toilets, along with new ceiling fans for improved ventilation. Ductwork in the bathrooms will also be inspected and repaired.

Describe the accessibility of the building. Do you plan to make accessibility improvements?

The units are currently easily accessible to the persons who occupy them, including the person who is disabled. We do not plan to make accessibility improvements at this time.

How will the rehabilitation be staged to minimize risk and inconvenience to the residents? If certain systems or parts of residents' units will be temporarily inoperable or unusable (e.g., kitchen or bathroom) during construction, what is the estimated duration of such interruptions? What mitigations will you provide?

The rehabilitation will be staged to minimize risk and inconvenience by providing all residents who will be affected with temporary housing that is equivalent to their rental units and is local so that residents will still be able to conveniently get to work and bring their children to school. We estimate the renovations will take 1-2 months, with a maximum of 2 months of displacement from their units. To mitigate actions to minimize the disruption and inconvenience caused to tenants when they need to temporarily move out due to the construction work, we will provide alternative housing, cover all relocation and moving costs, and take steps to lessen the impact of the renovation on their daily lives; essentially, actively making an effort to reduce the negative effects of the construction on the tenants.

Describe in detail any temporary relocation of existing tenants at the site due to proposed rehab activities. Explain why relocation is needed and provide the estimated duration and number of impacted tenants. If known, identify which laws (local, state, federal) must be followed to carry out the relocation.

We will relocate tenants to Marin Suites, where they will be provided 1 or 2 bedroom units, to minimize their living interruptions. They will be there between 1-2 months maximum. Relocation is necessary due to the types of renovation that will be taking place, making the units unlivable as they will not have a working bathroom during the renovation period, and two units additionally will not have working kitchens. Twelve Tenants will be relocated during the renovations.

The following laws will be followed when we carry out the relocation of of tenants during the renovations:

Federal Law:

Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA): This federal law applies primarily to projects involving federal funding. It mandates that displaced tenants receive proper notice and relocation assistance, including advisory services and financial compensation.

State Law:

California Civil Code § 1946.2 (Tenant Protection Act of 2019 - AB 1482): This law provides "just cause" eviction protections for tenants who have occupied a rental unit for at least 12 months. For "no-fault" evictions, such as substantial renovations, landlords are required to provide relocation assistance equivalent to one month's rent. The termination notice must detail the intended work and inform the tenant of their right to reoccupy the property if the work isn't commenced or completed.

Local Laws in Marin County:

City of San Rafael: Landlords must offer tenants the right to return after substantial rehabilitation. If the tenant wishes to return, they must continue paying rent during the renovation period. Landlords are required to provide daily compensation for temporary lodging during the renovation.

Financing Plan

Describe all committed and anticipated jurisdiction contributions)fee waivers, grants, loans, land donation, etc.)

Not applicable

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

There are no other proposed funding sources at this time.

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

Not applicable

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

We will need to re-adjust our scope of work.

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

All of the budgeted items are based on the bid which was provided by the contractor who completed the work done for the prior CDBG grant to rehabilitate other units at the Marin Villas property. The attached budget reflects rehabilitation construction costs provided in the original bid with a 4% increase which reflects a rise in cost of materials and labor.

Attachments

Please closely review the [Notice of Funding Availability \(NOFA\)](#) for instructions on which documents you must attach. Both the County and the City of San Rafael requires specific attachments for each funding type (HTF/PLHA, HOME, CDBG Housing, and San Rafael AHTP).

Please label your attachments in this manner: "2025-26 [Document Name] for [Organization Name]- [Project Name]."



2025-26 161 FEMA Map 2025 for Can... .pdf



2025-26 161 Novato Grant Deed for C... .pdf



2025-26 165 FEMA Map 2025 for Can... .pdf



2025-26 165 Novato Grant Deed for C... .pdf



2025-26 Project Budget for Canal Alli... .xlsx

Certification

Please review your responses above for accuracy.

Name of Person Completing this Application

Cerrissa MacNichols

Title of Person Completing this Application

Grant Writer

By checking this box,

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

Project Budget Template

Organization Name: Canal Alliance

Project Title: Canal Alliance-Marin Villas Affordable Housing Renovations, Phase II

Date: 2/19/2025

INCOME:	County NOFA Request	Other Funding Sources	In Kind
Committed			
Foundations:			
(Add rows)			
Government:			
(Add rows)			
Corporations:			
(Add rows)			
Individual Contributions:			
(list total):			
Earned Income:			
(Add rows)			
Other (specify):			
(Add rows)			
Subtotal, Committed Income		0	0
Uncommitted			
Other (specify):			
Federal Grants Request	400,000		
Other Foundations:			
(Add rows to list other Foundations)			
Government:			
(Add rows to list other Government agencies)			
Corporations:			
(Add rows to list other corporations)			
Individual Contributions:			
Subtotal, Uncommitted Income		0	0
Other			
Earned Income:			
(Add rows)			
Subtotal, Earned Income		0	
Grand Total Income	400000	0	0

EXPENSES (Add rows to list other expenses)	County NOFA Request	Other Funding Sources	In Kind
Personnel Expenses			
Executive Director (% FTE: _____)			
Program Director (% FTE: _____)			
(Add rows)			
Project Manager	12,397.82		
Admin Costs (15%)	1859.67		
Benefits	2742.51		
Subtotal Salaries and Benefits	17000	0	0
Contracted Services			
Professional Fees			
Project Consultant	5000		
(Add rows to list other contracted expenses)			
Subtotal Contracted Services	5000	0	0
Direct Project Related Expenses			
Rent			
Utilities			
Supplies			
Equipment			
Travel			
Professional Development			
Marketing			
(Add rows to list other direct project expenses)			
Subtotal, Direct Project Related Expenses	0	0	0
General Development			
Electrical			
Plumbing			
Roof Replacement			
Painting			
General Construction Labor	\$ 230,700.00		
Materials	\$ 65,000.00		
Testing/abatement	\$ 20,000.00		
Relocation Costs	\$ 30,000.00		
Soft Costs	\$ 29,000.00		
(Add rows to list other specific project expenses)			
Subtotal, Direct Project Related Expenses	374700	0	0
Indirect Expense - specify % in column A below (must be HUD approved)			
15%			
Fiscal Sponsorship Fee (specify % in column A below)			
Grand Total All Expenses	\$ 396,700.00	\$ -	\$ -

Project Budget Template

Organization Name: Canal Alliance

Project Title: Canal Alliance-Marin Villas Affordable Housing Renovations, Phase II

Date: 2/19/2025

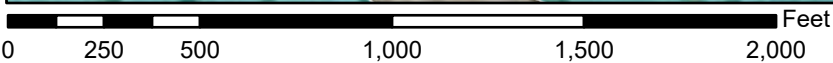
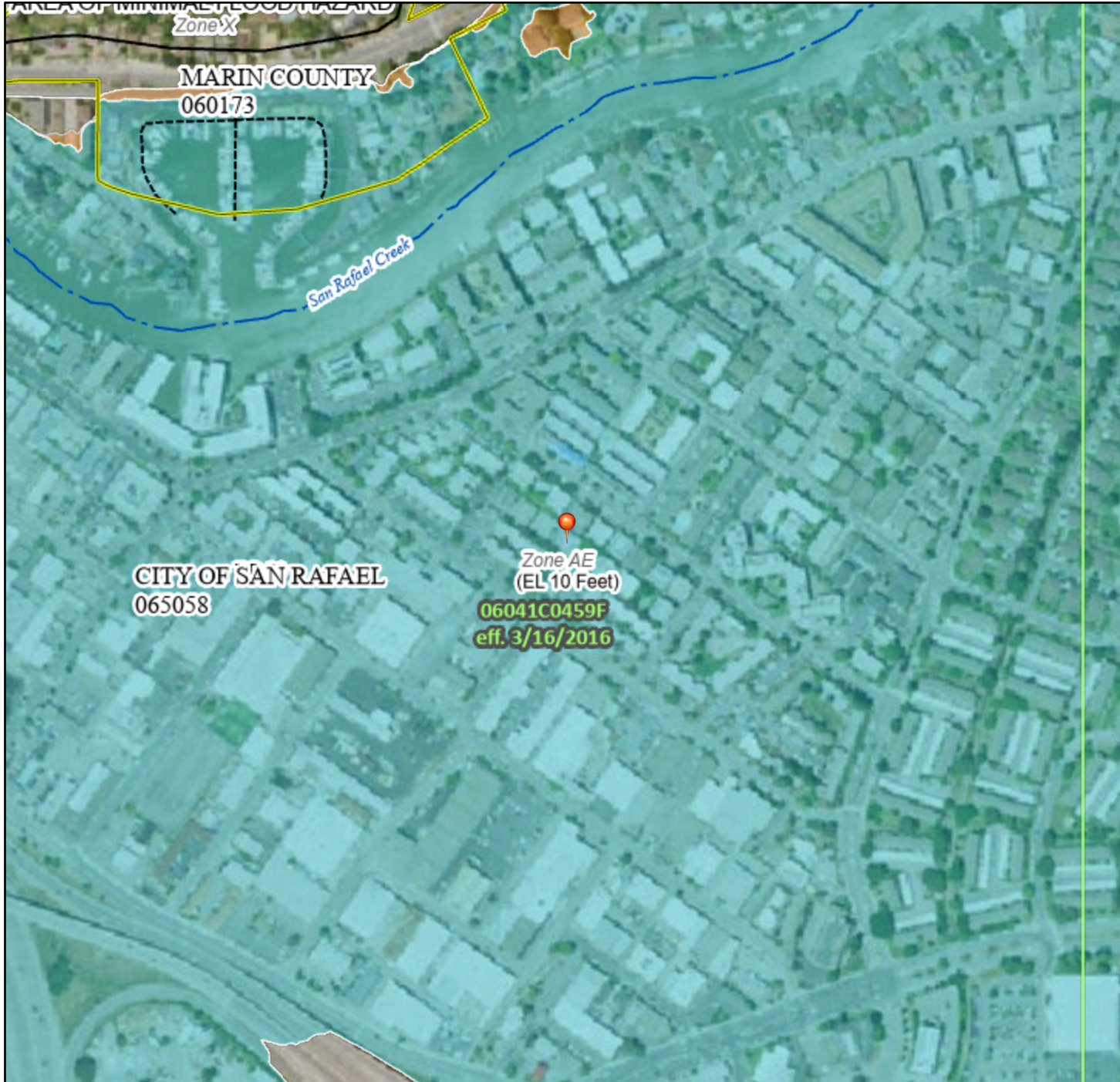
INCOME:	County NOFA Request	Other Funding Sources	In Kind
Committed			
Foundations:			
(Add rows)			
Government:			
(Add rows)			
Corporations:			
(Add rows)			
Individual Contributions:			
(list total):			
Earned Income:			
(Add rows)			
Other (specify):			
(Add rows)			
Subtotal, Committed Income		0	0
Uncommitted			
Other (specify):			
Federal Grants Request	400,000		
Other Foundations:			
(Add rows to list other Foundations)			
Government:			
(Add rows to list other Government agencies)			
Corporations:			
(Add rows to list other corporations)			
Individual Contributions:			
Subtotal, Uncommitted Income		0	0
Other			
Earned Income:			
(Add rows)			
Subtotal, Earned Income		0	
Grand Total Income	400000	0	0

EXPENSES (Add rows to list other expenses)	County NOFA Request	Other Funding Sources	In Kind
Personnel Expenses			
Executive Director (% FTE: _____)			
Program Director (% FTE: _____)			
(Add rows)			
Project Manager	12,397.82		
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Subtotal Salaries and Benefits	17000	0	0
Contracted Services			
Professional Fees			
Project Consultant	5000		
(Add rows to list other contracted expenses)			
Subtotal Contracted Services	5000	0	0
Direct Project Related Expenses			
Rent			
Utilities			
Supplies			
Equipment			
Travel			
Professional Development			
Marketing			
(Add rows to list other direct project expenses)			
Subtotal, Direct Project Related Expenses	0	0	0
General Development			
Electrical			
Plumbing			
Roof Replacement			
Painting			
General Construction Labor	\$ 230,700.00		
Materials	\$ 65,000.00		
Testing/abatement	\$ 20,000.00		
Relocation Costs	\$ 30,000.00		
Soft Costs	\$ 29,000.00		
(Add rows to list other specific project expenses)			
Subtotal, Direct Project Related Expenses	374700	0	0
Indirect Expense - specify % in column A below (must be HUD approved)			
15%			
Fiscal Sponsorship Fee (specify % in column A below)			
Grand Total All Expenses	\$ 396,700.00	\$ -	\$ -

National Flood Hazard Layer FIRMMette



122°30'36"W 37°58'7"N



1:6,000

122°29'58"W 37°57'39"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **2/18/2025 at 9:57 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

San R

RECORDING REQUESTED BY **RECEIVED**
California Land Title of Marin **AUG 21 2000**
Redevelopment Agency

2000-0038895
Recorded Official Records County Of Marin
JOAN C. THAYER Recorder
REC FEE 10.00
TAX 1410.50
11:25AM 28-Jul-2000
Page 1 of 2

WHEN RECORDED MAIL TO, AND UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name **Canal Community Alliance**
Street Address **c/o San Rafael Redevelopment A**
1313 5th St.
City-State Zip **San Rafael Ca. 94901**
Order No. **00226531-PH**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
Documentary Transfer Tax is \$ 1410.50 **comb.**
 computed on full value of interest or property conveyed, or
 full value less value of liens or encumbrances remaining at the time of sale
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Parcel No. 8-190-08
Tax Code Area: 8-006

Dino Salvestrin and Tecla Salvestrin, Husband and wife as Community Property

hereby GRANT(s) to

Canal Community Alliance, A California Non Profit Public Benefit Corporation

the following real property in the City of San Rafael County of Marin, State of California:
See Exhibit A attached hereto and made a part hereof.

Dated: July 19, 2000

STATE OF CALIFORNIA
COUNTY OF MARIN

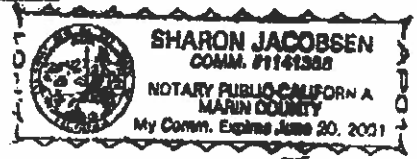
)} ss Dino Salvestrin
Dino Salvestrin

On 7-24-00 before me, the undersigned, a Notary Public in and for said County and State, personally appeared
Dino SALVESTRIN &

Tecla Salvestrin
Tecla Salvestrin

Tecla SALVESTRIN
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/ she/ they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s), acted, executed the instrument.
WITNESS my hand and official seal.

Signature [Signature]



June 20, 2001

Name Street Address City & State

Radio Canal

Betty Dietz, Jose Luis Arana

The show is aired every Tuesday and Thursday from 5 to 8 pm at 88.1 FM and 107.3 on cable. It is broadcast from San Rafael High School's station KSRH.

12 Youths are participating in the show, 3 from Davidson, 5 from San Rafael High and 4 from College of Marin.

- ◆ Music Shows: Every Radio Participant has an hour of air time for music and information.
- ◆ Youth Connection: Walter Langlois has a segment where kids from Middle School and high school discuss issues that affect their lives. The whole radio staff gets together an hour before the show goes on the air, and they share their opinions on the topic of the day. This month of April the topics were: HIV-AIDS, Finals in High School and Middle School Cal Jobs: A total of 22 jobs were announced on the air. The Employment Development Department provides these leads every week. Maria Llaca from the EDD reads them on the air.
- ◆ Local events and public announcements.
- ◆ NotiCanal. News from the area and beyond. Twice a week news on the air.

10 of the 12 participants of the Radio Canal Project went to a 2-day Community Youth Radio Conference in San Francisco. The first day they had a chance to attend 4 workshops: Feature Stories, Radio Editing. Speech and Sharing skills. The second day was for the youth to spend a whole day with a professional radio/TV team.

The kids learned a lot of new skills and at the same time they made many contacts with other youth programs all over the country.

* * *

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MULTICULTURAL FAMILY ADVOCACY • DEPARTMENT 7
(Lan Kauffman, Lillian Jara, Nestor Paz, My Tran, Mario Flores, Sandy Ponek)
April 2001

CLIENT ADVOCACIES:

Total Number of requests for service this month: 979

Emergency Food Program:	466 food bags.
USDA served;	180 Individuals
Community Service Workers:	83 Individuals
HEAP Program (PGE Assistance):	5 families
Job Referrals:	30 clients
Housing Assistance & Emergency Family Need:	9 clients

Ethnic Breakdown:

Asian	48	5%
African-American	19	2%
Latino	818	83%

Exhibit A

ESCROW NO. 228531 PH

ALL THAT CERTAIN real property situate in the City of San Rafael, County of Marin, State of California, described as follows:

PARCEL ONE:

AN UNDIVIDED 1/15th interest as Tenants in Common in and to the Common Area designated as Lots A, B, and C, as shown upon that certain map entitled, "A Condominium, being a Resubdivision of Lots 3, 4, 5, 6, 10, 11, 12 and 13 in Block 15, Map of East San Rafael", filed for record January 17, 1964 in Volume 12 of Maps at page 58, Marin County Records.

PARCEL TWO:

UNIT 3, Lot B, as shown and defined on the Condominium Plan shown as Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions recorded November 28, 1983 as Instrument NO. 83 059128, Marin County Records, and as defined and limited by said Declaration of Covenants, Conditions and Restrictions.

PARCEL THREE:

"DRIVEWAY AND UTILITY EASE", shown within and along the Northwestern side of Parcel D, and within and along the Northeastly side of Parcel H, as said easements and parcels are shown on the map of "A Condominium being a resubdivision of Lots 3, 4, 5, 6, 10, 11, 12, and 13, in Block 15, Map of East San Rafael", filed for record January 17, 1964 in Volume 12 of Maps at Page 58, Marin County Records.

PARCEL FOUR:

THE RIGHT to exclusive use of the deck and/or patio, which directly adjoins Unit 3 in Lot B, as shown and defined on the Condominium Plan shown as Exhibit "A" in the Declaration of Covenants, Conditions and Restrictions referred to herein, and as defined and limited by said Declaration.

female: 34 / 30%
Male: 432 44%

CASE-MANAGED CLIENTS & ADVOCACIES

Basic Needs:	106 clients
Health:	23 clients
Economic Security:	39 clients
Self Sufficiency:	22 clients
Family Functioning:	13 clients
Safety Home/Community:	9 clients
<u>Information & Referral:</u>	<u>33 clients</u>
Total Advocacies	245

PROBATION / MONITORED OWN RECOGNIZANCE (My, Nestor)

CCA-MOR Program: 49 inmates were interviewed

COMPANERAS (My Tran)

The Compañeras assisted in 2 births, and 9 referrals are pending. In May, the group is going to have a Spring Celebration at a Compañeras house to unite together.

MFA STAFF TRAINING AND COLLABORATIONS:

Andrea from Family Law attended a MFA meeting.

* * *

Immigration and Citizenship -

Department 8

(Alyssa G. Simpson, Joan Fray)

April 2001

We saw a whopping 439 clients for immigration services in the month of April, switching to a first-come, first-served number system at the end of the month in order to assist the maximum number of clients in meeting the April 30th deadline for family-based applications. Approximately 120 of these attended community education presentations and are not counted by nationality. The per-country breakdown was as follows:

Guatemala	70
Mexico	130
El Salvador	72
Peru	14
USA	13
Haiti	5
Honduras	3
Brazil	3
Nicaragua	2
Viet Nam	2
Eritrea	2
Other	1 each

(Colombia, Dominican Republic, Kenya)

Seventy-six of these clients received consultations. In addition, we consulted with 5 people whose family members are in INS detention centers. We renewed work authorization for 28 people.