Sonoma County Community Development Committee

Human Services Dept. Representative: Oscar Chavez (Chair), **Tenant Representatives:** Stephanie Hiller, Jessica Vega
1st Dist: Betzy Chavez (Vice Chair) **2nd Dist:** *Vacant* **3rd Dist:** Karin Davis **4th Dist:** Willie Lamberson **5th Dist:** Linda Garcia
Executive Director: Margaret Van Vliet

Public Meeting
Wednesday, August 21, 2019
5:30pm-7:30pm
Veteran's Memorial Building
16255 First & Church St.
Guerneville, CA 95446

Agenda

1. **Call to Order and Roll Call**

2. **Public Comments for Items Not on the Agenda**

3. **Swearing in the Interim District 2 Representative**
   Interim Executive Director Geoffrey Ross will swear in the temporary District 2 representative to serve on the Committee until a permanent District 2 candidate is chosen.

4. **Approval of Minutes from May 22, 2019 and July 17, 2019 Meetings (pgs 3 and 10)**
   The Committee will discuss and may take action to approve the minutes from May 22, 2019 and July 17, 2019 or may recommend changes to these minutes.

5. **Equity in Housing Project (pg 12)**
   CDC Staff will introduce the Assessment of Fair Housing Project and invite participants to comment on their experiences with barriers to housing, discrimination and accessibility in the Lower Russian River. Comments will be captured and incorporated into the Assessment of Fair Housing report.

6. **Discussion on Policies for FY 19-20 CDBG and HOME Funding for Capital Projects and Fair Housing (pg 63)**

7. **Update from Interim Executive Director**

8. **Adjournment**

Next Regular Meeting
Concurrent with Cities & Towns Advisory Committee
September 19, 2018
10:00 am

Sonoma County Community Development Committee

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Public Hearing Room
1440 Guerneville Road
Santa Rosa, CA

Any writings or documents presented to a majority of the Community Development Committee regarding any item on this agenda will be made available for public inspection in the Sonoma County Community Development Commission office located at 1440 Guerneville Road, Santa Rosa, CA 95403 during normal business hours.

DISABLED ACCOMMODATION: If you have a disability which requires an accommodation, an alternative format, or requires another person to assist you while attending this meeting, please contact the Administrative Services Officer at (707) 565-7520, as soon as possible to ensure arrangements for accommodation.

Sonoma County Community Development Committee

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1st Dist: Betzy Chavez (Vice Chair) **2nd Dist:** *Vacant* **3rd Dist**: Karin Davis **4th Dist:** Willie Lamberson **5th Dist**: Linda Garcia
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Public Hearing
Wednesday, May 22, 2019

Minutes

1. Call to Order and Roll Call
Oscar Chavez called the meeting to order at 10:06AM and roll was called
CD Committee Members Present: Willie Lamberson, Linda Garcia, Oscar Chavez, Jessica Vega, Betzy Chavez, Stephanie Hiller
CD Committee Members Absent: Karin Davis
CDC Staff Present: Geoffrey Ross, Assistant Executive Director; Martha Cheever, Housing Authority Manager; Janelle Wetzstein, Policy & Communications Liaison, Valerie Johnson, Compliance Specialist; Diedre Duncan, Asset Manager; Cynthia Meiswinkel, Senior Office Support Supervisor; Bryan Kroll, Senior Office Assistant

2. Public Comments for Items Not on the Agenda
Duane DeWitt: Thanks the committee for their support of the Brownfield Grant work being done in Roseland and particularly on Roberts Avenue. Mentions handing committee members a flyer about a related national conference and another Brownfields grant application opportunity. Mr. DeWitt, yesterday at the BOS meeting, Glenn Price funding was approved for grant writing. Second matter I wish to bring up is that the BOS made clear they want to work with SB 2. Roseland is ground zero and the perfect spot for the CDC to work with the city on community planning grants. Roseland is acknowledged by the county to be the most overburdened and underserved areas in the county. We should speak about our success at the national conference and apply for more funding. Sometimes the staff says there is not enough staff for this work, but we have community volunteers. I know that Lynda Hopkins is in support. From the looks of this room, we need more housing in the community.

3. Approval of Minutes from April 17, 2019 Meeting
Linda Garcia moved to approve the minutes from April 17 meeting, Willie Lamberson seconded.
Ayes: Oscar Chavez, Betzy Chavaz, Stephanie Hiller, Jessica Vega
Nays: None
Abstain: None
Absent: Karin Davis

4. Committee Member Report Out: Fair Housing Conference Take-Aways
This item was moved to next agenda due to expected public comment for item 5.

5. Staff Report: OC asks the community to use speaker cards and directs attendees to the lobby and in the back of the room for those cards. Commences with public comment.

Geoffrey Ross introduced himself and encouraged public comment. Housing Authority Manager, Martha Cheever, walked the Committee and audience through the recommended changes. HUD regulations require the Housing Authority (HA) to have a written admin plan, which serves as local policy. When substantive changes are made, public comment is sought. MC detailed the current outreach effort and that the waiting list has been continually open since 2005 with preferences for living and working in this jurisdiction. This has turned into a requirement resulting in a system that makes it so that some residents will never be served. Management recognized the disparate impact of this system and that there is no equitable way to utilize the current waiting list. Staff is proposing to cancel the waiting list completely. The proposed waitlist changes limits the number of people on the wait list to those that can be served within two years and removes the jurisdiction, VA, and minor children preferences. Creates separate PBV wait lists. These changes should eliminate the false hope that the current system gives them and creates an equitable system that all members on the wait list will be served in a reasonable time.

The Committee asked whether there other counties that are doing this and is HUD requiring this. And does HUD have a date that it has to be done by?
Staff responded that most large public HAs use this open and closed waiting list process. Each Authority establishes how many can be served in a year or two and open the wait list to accept that number and then close the wait list. Examples include Santa Rosa, San Mateo, City and County of Sacramento, and San Francisco. HUD concurred with the CDC's discovery and made note of the issues. If the Commission doesn't make the changes, HUD will require them anyway.
The Committee asked why preferences are being lifted.
 Staff is proposing going back to the core tenants of what this program is. Whoever makes the waitlist should be those we can serve within a year or two. VA and children preferences are also being removed, but the senior preference stays. Under the existing system, even people with preferences don't have a guarantee of being served.
The Committee asked why they are being asked to act on this now. The process is typically to hear public comment and take action at the next meeting.
GR- That is at this committee's discretion. Not acting today will maintain that the current program is closed for the time being. Over time, the inability to draw names effects our lease-up rates and the flow of funds slows due to these declines. The Commission would like to open the program up upon the new fiscal year, but it is within this committee's discretion.
Committee mentioned that the Board of Supervisors says that families with young

children are the priority. Not to mention what veterans have given us.

26,000 people are on the waiting list. In order to serve those 26,000, it would take 90 years. With what you are trying to implement with the lottery-based system, 500 will be served within 12-24 months.

GR- we also have a couple of different voucher programs that we operate. We have programs that address the Veterans and families separately. These specific allocations serve those populations in addition to the larger program.

JV- is there still set aside for coordinated entry?

GR- yes. we have separate vouchers that are set aside VASH and for the family unification program. Vouchers that are only available to those populations. These groups will still receive those vouchers. We will continue to be able to serve all people who are on the wait list.

The Committee asked if, when the program was implemented, it was in compliance at that time.

GR- The way the system was set-up it was in compliance, but the fact that the wait list was left open for two decades has led to the issues we see today, and the program to fall out of compliance.

6. Public Comment

Andrea, six years ago I had an aneurism, I've been on the list for a long time. I have short term memory loss. Every day I wake up and wonder if today will be the day that I get to move into a place. I would like to know where I am on the list. Give me a number so I can plan yes or no. I feel hopeless because I don't have hope anymore.

Darrell Chadwick: I've played the lottery every day since I've been in California and I've never won. With this system, you will only fulfill 300 a year. Is that due to how many houses are being built?

GR- We have just shy 3000 housing choice vouchers and additional for special populations. Over the course of a year, roughly 300 turn over because someone leaves the program or unfortunately dies. Those are the only vouchers that we have available to give.

Darrell: I'm fortunate enough to have a place. That place costs me ¾ of my income but thank god I have a place. What about me who has a place but just need a little bit of help. Is there a way to work this into the program?

Rosie: I work with Access coordination at West County. For your consideration, how are the proposed changes going to effect the coordinated entry process? My patients know that they are waiting for a voucher. On behalf of Emily at West County, will the new system include security deposit assistance?

Jo: I wasn't going to come today because I thought what's the use? I've fallen through cracks so many times. I have been on the list for over seven years. Last night I watched the news. When I watched the head of housing yesterday, I was furious. This is one of the richest counties; everyone knows wine country. There are a lot of eyes looking at us.

I am blessed by good friends; I have keys to their homes and move around a lot. I have a cousin who brought me his travel trailer. It sits on a piece of property, and I'm grateful to have it, but it is rough living. I started receiving mail from the city, asking if you want to live here or there, but you had to be a household of 5 or a household of 2. Last night a good friend of mine said, I think you better check out the housing list. I thought, no I'm good I've been waiting seven years. I would think a compromise should be considered, maybe take the first 10,000. I can't wait anymore. Let's be an example.

Anonymous: there are solutions with property developers to work together with affordable housing to look for solutions rather than eradicate this list. I have lost my entire family; the stress has caused me stage 2 renal failure. I cannot work anymore. You can be the solution that you want to see in the world.

OC- thank you all for being here. I know some of you had a difficult time being here. We hear you, on behalf of the community. These are difficult deliberations, and I appreciate you sharing your challenges.

LG- I heard that perhaps there wasn't enough notice given. We need to look at that. When does the committee have to make a decision, can we have an emergency meeting. Was there a lack of notice to the community, there is no press, radio? I also understand that if we don't do this, we are going to lose money. Is that right?
GR- Lease-up is the rate by which when we issue a voucher to you, you find an apartment and enter into a lease. If we issue 10 vouchers and 10 get apartments that is 100% lease-up. If 8 of those people find apartments that is 80%. Every percent that we are below our potential, we lose money.
OC- bring it back to the committee
LG- if the committee needs an emergency meeting, we should do that. Our June meeting was canceled.

Anonymous: 2 decades of a voucher system and the only people that benefit is the administration. This is wrong. There needs to be change. I watch people suffer. Rent is over 3000 and income 1000.

OC- what is the process for seniors with disabilities that are at the top of the waiting list?

GR- thank you for all your comments. We know this is challenging and we aren't denying this. You guys are speaking for roughly 20,000 people. Nearly 20,000 people are reflected here today. 20,000 have a preference and the fact that we haven't served you, means that we may never serve you. I know we are taking hope away. That is not what we want to do, but we owe it to the public, to be honest. What we are proposing to do is to be able to give you a number and give you some assurance that we can serve you. We have an exclusionary list. HUD did comment on that. HUD did comment that we excluded people. Because we have a local preference those who have moved away, live

in Lake County or Santa Rosa, you are not given a preference. Our current system doesn't serve you. We are not denying this; we are owning it. We are trying to give you the ability to make decisions. If you make the new waitlist, we will serve you. The existing wait list is an indication of the need in this community. We are recognizing that and trying to remain open and honest. We know this message is not a good message. But we were utilizing a process that was not giving you an honest and fair system.

SH- how long have we had only 300 vouchers turn over?
GR- that is based on years of tracking. It varies year to year, but on average it is 300.
SH- What determines when a voucher is open? The number of vouchers is assigned by whom?
GR- Those vouchers are allocated by HUD. We have received an additional 60 vouchers this past year. It varies on the cost of living and the amount of money HUD gives us. Some people remember sequestration, we had to prepare for a sizeable reduction. Meaning that people that had vouchers could have lost them. This is a federal government allocation and outside our control.
SH- Despite local issues, fires, etc. this is still determined by the federal government?
GR- We did ask for additional vouchers after the fires, but we were denied.
OC- Geoffrey there were a couple of questions about lottery system, the next stage, and about next steps. Also, please talk about noticing.
GR- we advertised in the PD, and they ran a story. We went out to many outlets if they chose to run stories that is up to them. We sent letters to all 26,000 applicants. We posted notices here, at the county library, and through community partners who do case management. We know that when we open the application process again, we can elongate that process if we decide it allows more people to apply. We have flexibility there. The intent of the lottery is to be blind so that there is no potential gaming of the system. As applications are received, they will be assigned random numbers. Those random numbers are thrown into a pot and drawn. Then we can notify those who have made the list and those who have not.

GR- everyone who wants to apply when we open the list can. We are going through a process of trying to notice everyone when we will open the list. We will have meetings, go to the media, and work with community partners. Everyone who wants to apply will submit an application. The committee and BOS determine the timeline, but if this goes as planned, it would be 5.5 weeks before the new list was open. We would take this time to maximize outreach. It is not a first come first serve waitlist. People have the opportunity to apply throughout the time the application period is open.

Public comment- what do I do if I'm homeless now?
GR- We have a homeless system of care. I have brochures here or staff that can help with that.
Public comment- no one knows anything coordinated entry. I have called and called and called.
OC- I'm going to bring this back because we are talking about the waitlist here. What are

the next steps?

GR- we are currently scheduled to go to the board on June 4th. If the committee decides to have another meeting, than we will adjust the timeline accordingly.

JV- I am a tenant representative. I waited seven years, and I have six children myself. I came here with what I thought was my recommendation, but I am having a hard time with this. I think the system isn't working and that change is needed. Hearing your stories, I hear myself, and I'm not comfortable taking hope away from people and making that recommendation today. I don't know what everyone else feels, but it is going to impact people so much that I think we owe it to the community to have one more meeting. We shouldn't make such big decisions in such a short amount of time.

OC- comments from the committee? I want to say that we have to make decisions, but we have heard you.

WL- I want to address this issue of hopelessness. It seems to me that people were given a disservice by being on the list for years and years without knowing your number. I've been thinking this over for a week or so, and it seems to me the lottery system even though we are starting over, you will know where you are at. This system has been broken for a long time; this is a great opportunity to fix this. I've been homeless for only a short time, but I have empathy, and it is heartbreaking to listen to everyone's story. I firmly believe switching to the new system will help more than the system in place. I don't believe prolonging the inevitable serves anyone. It should be voted on today and brought to the BOS and get the ball rolling. I am encouraged to hear from my committee members.

OC- asked staff to address the Santa Rosa distinction and the reason we can't give anyone a number today. Is it is because we have a local preference?

GR-We had a local preference for a national program that is supposed to serve all Americans equally. I am bothered deeply by the way our system has been exclusionary and why we can't give you a number. We have wrestled with this for a long time. I sympathize with the committee members and the community, but we have worked with HUD since last year trying to do this in a way that was fair. It started as equitable, but over time it is not. It does not make us happy to be here today to tell you this today, but we owe it to you. Because you have been sitting on the list for a number of years, I can't tell you I can serve you. We propose a new system that is transparent and fair. We should evaluate and change the system on a regular basis. That is what we want to do. Unfortunately for nearly two decades, we did not. I'm telling you, we hear you, we truly hear you. There is a huge need in this community, more than we can serve. Both those we serve and those we do not serve this will know we have a fair and transparent process.

OC- I appreciate the comments that Willie and Jessica made. As I think about it and read the proposal. The opportunity to put a lottery system in place may not be the most perfect, but it gets us to a more equitable process for this community.

GR- what we are saying is that if we go through with the proposed system. We would open a list to 500, and each of those 500 would be given a number. Once those were served, we would open up the waiting list again.

Public comment- why aren't you building housing, etc.

OC- bringing it back. We are only focusing on the waiting list today. This is not about addressing the totality of our needs. This is about making one aspect of it more equitable. I get it. We are nowhere close to solving all of the issues we face. For today, we need to address this. I commend the staff for doing the work and weeding through to get to a fair process.

SH- it isn't a good system for the folks that find themselves off the list. That is awful. But we are talking about serving 500 of you. We don't have the ability to serve everyone. Unintelligible-

GR- we are taking all of these comments and will attach them to what is submitted to the BOS. We will also make them available online. If there are suggestions, we will listen to those.

OC- other comments from the committee

SH- I feel this is rushed, and I don't like it, but I don't feel that delaying it is going to help anybody. We don't have an alternative. We have the best possibility that staff could come up with being presented. In the long run, this will make the system more fair and reasonable. Solutions need to be found. What will it help to postpone?

OC- do you want to make that I motion?

SH- I make a motion to approve this policy change

WL- I second

Public comment- please consider seniors and disability on the current waiting list.

SH- these are mega problems. The staff has worked hard and trying to present a fair process. Our hearts go out to them

Public- have you considered a mathematic algorithm instead of a lottery.

LG- There is a motion on the floor

SH- a mathematical algorithm is no better, but that is a discussion for another time

OC-we have a motion on the floor. Comments from the committee?

WL- I think it is important to pass this today and keep our eye on the program. I would rather do that then have HUD come in and tell us how to do it.

Motion

Stephanie Hiller moved to approve staff's proposed changes to the Housing Authority Administrative Plan. Willie Lamberson seconded.

Ayes: Betzy Chavez, Linda Garcia, Oscar Chavez
Opposed- Jessica Vega
Abstain: None
Absent: Karin Davis

7. Adjournment

Oscar Chavez adjourned the meeting at 12:17PM

Respectfully submitted,
Diedre Duncan, Asset Manager

Human Services Dept. Representative: Oscar Chavez (Chair), Tenant Representatives: Stephanie Hiller, Jessica Vega
1st Dist: Betzy Chavez (Vice Chair) **2nd Dist:** *Vacant* **3rd Dist:** *Karin Davis* **4th Dist:** Willie Lamberson **5th Dist:** Linda Garcia
Executive Director: Margaret Van Vliet

CD Committee Tour
Wednesday, July 17, 2019

Minutes

CD Committee Members Present: Oscar Chavez, Willie Lamberson, Linda Garcia, Stephanie Hiller, Betzy Chavez
CD Committee Members Absent: Jessica Vega, Karin Davis
CDC Staff Present: Geoffrey Ross, Interim Executive Director; Janelle Wetzstein, Policy & Communications Liaison; Holly Kelley, Senior Community Development Specialist; Maria Contreras, Affordable Housing Finance Specialist

1. Call to Order and Roll Call
Oscar Chavez called the meeting to order at 9:12 AM and staff and present committee members boarded the van at 9:14am.

2. Drive Past Former Valley of the Moon Children's Home (9:30AM)
The Committee and staff discussed what makes publicly owned buildings ideal or not ideal for affordable housing developments.

3. Tour of Fetters/Celestina (10:00AM)
Kim, the Property Manager of Fetters and the future Celestina Project, showed committee members the inside of a three-bedroom unit and the outside of the Celestina facility (still under construction). Committee members asked what kinds of services are brought to residents from outside. Kim said they would be open to service providers utilizing the community room for such purposes.

4. Tour of Valley Oaks Apartments (10:46AM)
Marie, property manager at Valley Oaks and Meg, a tenant, described what it was like living at the Valley Oaks Apartments community.

5. Lunch Break – 11:30AM-1:00PM

6. Tour of Broadway – 1:35PM
The Committee saw the lot on which the Altamira Family Apartments will be built. Construction is estimated to begin in fall 2019

7. **La Luz Center (1:45PM)**

   Juan Hernandez, Executive Director of the La Luz Center, gave Committee members and CDC staff a tour of the La Luz Center, talked about the many services offered by the Center and answered Committee questions about programs and partnerships.

8. **Adjournment**

   The Committee arrived back at the CDC office and Oscar Chavez adjourned the tour at 3:34pm.

   Respectfully Submitted,

   Holly Kelley, Senior Community Development Specialist

MEMORANDUM

Date: August 21, 2019

To: Community Development Committee

From: Felicity Gasser, Federal Funding Administrator

Subject: Agenda Item 5: Equity in Housing Project

Consistent with established Board priorities and the Recovery and Resiliency Framework, the Commission has started an Equity in Housing Project to help Sonoma County address longstanding disparities in access to jobs, transportation, education, community amenities, and housing. Federal, state and local government policies have perpetuated these disparities, while the current political climate has made it more difficult to reach certain populations. Recently, immigrant community members have become even more reluctant to seek housing resources for fear of immigration enforcement, despite often needing those resources the most. This has resulted in a lack of representation from non-English speaking and communities of color in some Commission programs.

The Equity in Housing Project consists of conducting a federally and state-mandated Assessment of Fair Housing (AFH) and implementing an Equity in Housing Agenda (Agenda). While the AFH is a required federal and state mandate, the overarching Agenda is an agency-led effort to ensure that all Commission actions are approached with an equity-based lens - a comprehensive approach to modifying agency policies and programs that will put the Commission at the forefront of equity efforts in the Bay Area.

To ensure that all publicly and privately funded housing and housing-related activities in the Cities of Santa Rosa and Petaluma and the County of Sonoma affirmatively further fair housing, the U.S. Department of Housing and Urban Development (HUD) requires that all HUD entitlement jurisdictions receiving CDBG, HOME and ESG dollars complete an Analysis of Impediments to Fair Housing (AI). However, shifting federal priorities have resulted in less robust requirements related to assessment and implementation of fair housing issues.

Recent State legislation (AB 686) contains requirements that exceed current federal standards and mirror the previous (2015) federal Affirmatively Furthering Fair Housing (AFFH) Rule. The 2015 AFFH rule required a more robust community-wide assessment of fair housing issues than the AI; extended the requirement to prepare the assessment public housing authorities; and required that the AFH result in "meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that

restrict access to opportunity based on protected characteristics." While state guidance has yet to be released on how to implement the new law, the 2015 AFFH Rule will serve as a model for this guidance, and the 2019 Countywide Assessment of Fair Housing will be based on HUD published guidance for implementing the 2015 Rule.

The Commission will be primarily responsible for producing the AFH: analyzing data, managing consultants who will conduct community engagement, coordinating with other agencies and with the seven smaller cities to obtain housing and land use information and preparing the final report, which will include recommendations for policy and program changes that will affirmatively further fair housing. It is a best practice to conduct this assessment collaboratively, which is why the Commission, which serves the Urban County - a JPA of the unincorporated county, Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma and Windsor, has requested board authority to enter into a Memorandum of Understanding with the Cities of Petaluma and Santa Rosa. The Cities of Santa Rosa and Petaluma have each agreed to contribute funds to aid the Commission's work on the AFH, in the total amount of $81,000.

Attached is a work plan that outlines the timing for all deliverables associated with this work. Today we will ask the committee and members of the public to engage in dialogue about barriers to opportunity and fair housing that they experience or observe. These will be captured in the Assessment of Fair Housing as community input.

The Equity in Housing Agenda will be completed through direct neighborhood canvassing, focus groups and partnerships with community groups throughout the County. The Agenda will comprehensively map community assets and engage with the community in a manner that supports a longer-term system redesign that is grounded in equity.

Bay Area Economic Institute is in the process of preparing Neighborhood Profiles for the 30 neighborhoods in the County with high economic and social vulnerability. Those that have been prepared so far for Supervisorial District 5 so far are included in this agenda packet.

2019 Countywide Assessment of Fair Housing

Work Plan

Goals:

1. Identify the nature and extent of barriers to fair housing and disparities in access to opportunity in the County of Sonoma, and the Cities of Santa Rosa and Petaluma
2. Create an inventory of program, procedure, policy and communication changes within the three jurisdictions that may be necessary to reduce barriers
3. Set measurable short- and long-term goals that can be used to track progress

Completion of this Assessment of Fair Housing (AFH) will meet the requirement of each of the jurisdictions listed above to complete an Analysis of Impediments to Fair Housing and will lay the groundwork for meeting the requirements of California's Assembly Bill 686.

Approach:

- Analyze the fair housing issues affecting communities Countywide to inform the planned solutions identified in the Public Housing Authority 5-year plans and the 5-year Consolidated Plans to be adopted in 2020.
- Ensure that community participation is a core part of the development of the AFH to help ensure the integrity, and success of efforts to affirmatively further fair housing countywide.
- Catalog programmatic and policy changes that have potential to reduce identified disparities.
- Educate community members and key stakeholders about fair housing principles and the role of local governments in ensuring full compliance with fair housing laws

Timeline for the AFH Process

Timeframe	Activity
July through November 2019	Community Development Commission (CDC) collects, synthesizes and analyzes datasets from HUD and local data sets that capture fair housing challenges and inequities in access to opportunity across the county
September through November 2019	Conduct robust community engagement with residents and community partners to assess how the story that the data tells aligns or does not align with community experiences under contract with a community engagement consultant
Mid-December 2019	Community engagement consultant submits report of findings and preliminary recommendations to be incorporated into the AFH
Mid-December 2019	CDC completes analysis of various datasets and makes preliminary recommendations to be incorporated into the AFH
Mid- January 2020	Complete internal draft of AFH using the qualitative and quantitative data collected in the previous three months. Assessment will also set goals to address the barriers, disparities and inequities identified.

Mid- February 2020	Public Review Draft of AFH is published for 30 days
February 2020	Cities and County begin drafting Consolidated Plans and Public Housing Authority Administrative Plans that describes specifically how the Cities, Counties and Housing Authorities will use their resources during the 5-year period to meet goals laid out in the AFH.
March 2020	Final AFH is published and used to inform development of other planning efforts within the County, including delivery of safety net services within other County departments, and General Plan.
February and March 2020	Cities and County will conduct additional public engagement to inform the Consolidated Plans and Public Housing Authority Administrative Plans.
March and April 2020	Cities and County will publish draft 5-Year Consolidated Plan and a draft One-Year Action Plan for public review. Housing Authorities will publish draft Public Housing Authority Plan for public review.
April 17, 2020	City Councils and Board of Supervisors approve AFH and Housing Authority boards adopt 5-Year PHA Plans
Early May 2020	City Councils and Board of Supervisors adopt 5-Year Consolidated Plans and One-Year Action Plans

Key Participants

Lead Agency: Sonoma County Community Development Commission

Partners: City of Santa Rosa Housing and Community Services, City of Petaluma Housing Division, Santa Rosa Housing Authority, Sonoma County Housing Authority

Engaged Stakeholders (preliminary list):
Population Groups that experience barriers to opportunity and fair housing choice
Neighborhoods that experience barriers to opportunity and fair housing choice
Fair Housing Organizations
Fair Housing Advocates of Northern California
Legal Aid
Petaluma People Services Center
Other Government Partners
Cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma County
Town of Windsor
Sonoma County Government Alliance on Racial Equity Chapter
Sonoma County Transportation Authority
Permit Sonoma
Sonoma County Departments of Health Services and Human Services
Sonoma County Economic Development Board
Service Providers and Community Based Organizations
Boys and Girls Clubs of Sonoma-Marin
La Luz
Living Bridges
Hanna Institute

Advocacy Groups
Strategic Intersections Coalition
North Bay Organizing Project
Housing Providers
Banks and Other Financial Institutions
Kaiser Foundation
Luther Burbank Savings
Federal Home Loan Bank of San Francisco
Educational Institutions
Sonoma County Office of Education
Research Partners
Bay Area Council Economic Institute
University of San Francisco
Federal Reserve Bank of San Francisco

Methodology

1. Prepare preliminary population group and neighborhood profiles that present information to the public
2. Engage with identified population groups and neighborhoods to collect feedback and input on data presented and to collect data not available in public data sets.
3. Concurrently conduct review of zoning, policies, building codes, private sector lending policies, fair housing enforcement, etc to assess disparities in access to opportunity and barriers to fair housing
4. Compile report of data analysis, community input and policy analysis into report that identifies trends, impediments and is able to inform recommendations and goal setting
5. Make policy and program recommendations that affirmatively further fair housing

Funding Sources & Budget

Revenues

Sonoma County	$	92,000
Grant from Kaiser Permanente	$	21,000
City of Santa Rosa Administrative Funds	$	61,000
City of Petaluma Administrative Funds	$	20,000
Subtotal - Revenues	**$**	**194,000**

Expenses

Contract Coordination	$	54,000
Data Collection & Analysis	$	41,000
Community Engagement	$	72,500
Focus Group/Community Group Coordination & Facilitation		
Food		
Focus Group Stipends		
Language Interpretation		
Document Translation	$	23,500
Printed Materials	$	3,000
Subtotal Expenses	**$**	**194,000**

Fair Housing Analysis

(See Appendix A: Fair Housing Analysis Data Collection Plan for details)

Goal:

Present aggregated and disaggregated data in a format that is accessible by all, to the community and stakeholder groups to ensure that data reflects local conditions, and ensure information is relevant to the goal-setting process required in the AFH.

Approach:

Analyze HUD-provided data, and if available, acquire recent, local data to supplement HUD data for each Fair Housing Topic Area (detailed below) to identify integration and segregation patterns and trends, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

The approach should look at the region as a whole, include information about protected classes that are impacted countywide, but also look at how protected classes living in particular neighborhoods are impacted. Once an initial analysis is completed to:

1. Identify how particular protected classes countywide disproportionately lack opportunity (e.g. homeownership rates are lower among Latinos)
2. Identify what neighborhoods are disproportionately lacking opportunity (e.g. There are concentrations of housing inadequacy demonstrated by the UC Davis Regional Opportunity Index in particular neighborhoods within the County)

Then, the analysis of data should be used to target community engagement efforts to most impacted population groups and neighborhoods. Community engagement efforts will be to assess how the data quantitative public data collected aligns or does not align with community experiences , collect qualitative data that is not captured elsewhere, and to understand the barriers to fair housing and disparities in access to opportunity faced by protected classes. Concurrently, the lead agency (Commission) will work collaboratively with the cities to analyze local policy, funding priorities, zoning, etc that contribute to these inequities and inform setting goals to overcome them.

Other Data Sets to Include:
- A Portrait of Sonoma County – Sonoma County Human Development Report 2014
- Bay Area Equity Atlas
- Presentation of and analysis of Fair Housing Data in the HUD Assessment Tool which was created for the Assessment of Fair Housing (now suspended by HUD but still applicable because of California's AFH requirement)
  Link: https://egis.hud.gov/affht/
- Urban Displacement Project www.urbandisplacement.org
- Prosperity Now Scorecard: https://scorecard.prosperitynow.org/ (available at the place level only, not census tract level)
- UC Davis Regional Opportunity Index
  https://interact.regionalchange.ucdavis.edu/roi/index.html
- CalEnviroScreen
- https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30
- Social Vulnerability Index
- California Healthy Places Index: https://map.healthyplacesindex.org
- https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html
- California Affordable Rental Housing Benefits Map: https://chpc.net/affordable-housing-benefits-map/?view=38.565141,-122.80605,12&selected=property,143858&tract=ces
- H + T Index https://htaindex.cnt.org/
- Segregation Maps: https://haasinstitute.berkeley.edu/bay-area-more-segregated-now-1970-interactive-map-reveals
- Eviction Map: https://evictionlab.org/map/#/2016?geography=tracts&bounds=-122.873,37.978,-121.837,38.39&choropleth=pro&locations=06,-123.007,37.701%2B06097,-122.892,38.53
- https://censusreporter.org/

Community Engagement
(See Appendix B: Community Engagement Scope of Work for details)

Goal:

Solicit views and recommendations from members of the community and other interested parties and incorporate them into decisions and outcomes in the AFH.

Approach:
Tap into the local knowledge of communities affected by policies, plans, and public investments through a variety of community engagement tools.

Preliminary Outreach
A preliminary review of demographic data reveals that the population groups and neighborhood described below face barriers to fair housing and disparities in access to opportunity. Therefore, these groups will be the initial focus of outreach efforts. As a first round of data analysis and engagement is completed, these lists may be augmented or fine-tuned to ensure that community engagement is thorough.

Population Groups
1. Latinos
2. Asians
3. Native American
4. Native Hawaiian/Pacific Islander
5. Black/African American
6. Seniors
7. Individuals with disabilities
8. Families with children

Communities and Neighborhoods
Communities with High Poverty, Low Opportunity, Displacement Risk, Environmental Justice Issues, and Human Development (note: Communities are identified based on the naming scheme in the Portrait of Sonoma. Map of the various census tracts is found here on page 104: http://ssrc-static.s3.amazonaws.com/wp-content/uploads/2015/08/05141006/English_Complete_POSC.pdf

For a complete list of the communities with high scores on one or more indices, see Appendix C.

In each community engagement forum:
1. Present Publicly available data about Population Group or Neighborhood in a format that is easy to access and understand (verbal presentations, one-on-one conversations, one-page info sheets, online interface, etc)
2. Provide opportunity for feedback and personal stories that authenticate, "unpack" or run contrary to the data presented.
3. Capture feedback in a way that it can be analyzed and incorporated into the final draft of the AI
4. Set a future date to review the final report and recommendations with the engaged group.

Goal Setting

Goal:

Set meaningful, achievable and measurable goals that are within the purview of the City of Petaluma, City of Santa Rosa, County of Sonoma and the Housing Authorities to overcome impediments to fair housing during the next 5 year period.

Approach:

Use the analysis conducted that takes into account data on demographics, housing, and community conditions; qualitative data on the lived experience of people experiencing barriers to fair housing choice; and identified policies and practices that impede fair housing choice for protected classes to inform the goal setting to be undertaken as the final step of the AI.

Appendix A – Fair Housing Analysis Data Collection Plan

Demographic Data

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: Bay Area Economic Institute

Deadline: August 31, 2019

Within the Neighborhood Profile and Population Profile format, BACEI will present the following data points:

1. Demographic patterns in the region, trends over time since 1990
   Data Sources: 1990, 2000 and 2010 Census Data presented in the AFFH Mapping Tool
2. Location of homeowners and renters in the region, including trends over time and whether owner and renter occupied housing is located in segregated or integrated areas. Rates of renter and owner occupied housing by race/ethnicity in the region.
   Data Sources: 1990, 2000, 2010 Census, ACS 2013-2017
3. Segregation levels in the region. Identify racial/ethnic groups that experience the highest levels of segregation
   Data Source: ACS 2013-2017, AFFH Mapping Tool, Haas Institute Bay Segregation Map
4. Identify areas in the region with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate predominant group living in each area.
   Data Sources: AFFH Mapping Tool, Haas Institute Bay Segregation Map
5. Lending Discrimination as a factor that significantly creates, contributes to, perpetuates or increases the severity of segregation and disparities in access to opportunity
   Data Sources: HMDA Data by census tract, race and ethnicity, other population groups
6. For protected classes, disparities in access to proficient schools in the region
   Data Sources: ACS 2013-2017, Kidsdata.org, CDE as presented in the UC Davis Regional Opportunity Index
7. For protected classes, disparities in access to jobs and labor markets
   Data Sources: ACS 2013-2017, AFFH Mapping Tool, Prosperity Now Scorecard
8. How disparities in access to employment relate to residential living patterns in the region, and the impact on protected classes
   Data Sources: ACS 2013-2017, Prosperity Now Scorecard
9. Disparities in access to environmentally healthy neighborhoods in the jurisdiction and region
   Data Sources: CalEnviroScreen and other data as presented in the California Healthy Places Index
10. Access to financial services as a factor that significantly creates, contributes to, perpetuates or increases the severity of disparities in access to opportunity
    Data Source: Prosperity Now Scorecard, HMDA Data
11. Which protected class groups experience higher rates of housing cost burden and severe housing cost burden, overcrowding, or substandard housing when compared to other groups, for the region?
    Data Sources: ACS 2013-2017
12. Which areas of the region experience the greatest housing burdens?
    Data Sources: ACS 2013-2017

13. Extent to which persons with disabilities access the following: jobs
   Data Sources: ACS 2013-2017

Housing Authority Data

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: City of Santa Rosa and County of Sonoma Housing Authorities

Deadline: September 30, 2019

Inventory of all HCV in use with the following data:

- Census tract in which voucher is being used
- Household characteristics:
  - Senior, veteran, family with children, disabled
- Household size
- Race and ethnicity of households

Waiting list data:

- Mailing list census tract
- Race/ethnicity
- Household characteristics: Senior, veteran, family with children, disabled

FSS Participant data:

- Race/ethnicity
- Household characteristics: Senior, veteran, family with children, disabled

PBV Participant data:

- Race/ethnicity
- Household characteristics: Senior, veteran, family with children, disabled

Housing Inventory Data

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: Planning Departments/Housing Departments for all Cities

Deadline: October 15, 2019

- Location and number of all publicly supported housing units, including:
  Census tract
  Housing type (PSH, Senior, family, homeless dedicated, veterans, etc) Location and type of affordable housing (including location – by census tract)
- # bedrooms (including location – by census tract)
- Housing units available for victims of domestic violence (including location, if available, – by census tract)
- Housing units designed for specific disabilities (including location – by census tract)
- (if possible) race and ethnicity of occupants – by census tract?

Land Use and Zoning, Occupancy Codes and Restrictions

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: Planning Departments/Housing Departments for all Cities

Deadline: October 15, 2019

- Survey of land use and zoning laws & occupancy codes and restrictions – what factors significantly create, contribute to, perpetuate, or increase severity of disparities in access to opportunity

Access to Opportunity Data

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: DSLC, EDB, SCTA, SCOE & local transit agencies and school districts

Deadline: October 15, 2019

- Availability, type, frequency and reliability of public transportation
- Location of proficient schools and school assignment policies
- Location of employers
- Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address barriers to accessing transportation, jobs, schools, public infrastructure, government services
- Availability of assistance for housing accessibility modifications
- Programs, policies, or funding mechanisms that affect disparities in access to proficient schools:

    o Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?
- Programs, policies, or funding mechanisms that affect disparities in access to employment
    o Which racial/ethnic, national origin or family status groups are least successful in accessing employment?
- Describe any disparities in access to transportation related to costs and access to public transit in the jurisdiction and region.
    o Describe any disparities in access to transportation based on place of residence, cost or transportation related factors.
- Describe how disparities in access to transportation related to residential living patterns in the jurisdiction and region.
    o Which racial/ethnic, national origin or family status groups are most affected by the lack of reliable, affordable transportation connection between their place of residence and opportunities?
- Programs, policies, or funding mechanisms that affect disparities in access to transportation.
    o Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.

Fair Housing Data

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: Fair Housing Advocates of Northern California, Legal Aid of Sonoma County, Petaluma People's Services Center

Deadline: October 15, 2019

- Occurrences of private discrimination - Identify how private discrimination in the region significantly creates, contributes to, perpetuates, or increase the severity of segregation
- List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.
- Describe any state or local fair housing laws. What characteristics are protected under each law?
- Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.
- Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.
- The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.

Data to be collected through various Community Engagement methods

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: Community Engagement Consultant(s) & Sonoma County Community Development Commission staff

Deadline: November 30, 2019

- Displacement of residents due to economic pressures
- Occurrences of private discrimination
- Disparities in access to employment
- Disparities in access to transportation related to costs and access to public transit within the jurisdictions and region
- Disparities in access to transportation based on place of residence, cost or other factors: which racial/ethnic, national origin or family status groups are most affected by lack of reliable, affordable transportation connection between their place of residence and opportunities?
- For marginalized communities, disparities in access to low-poverty/high opportunity neighborhoods
- For marginalized communities, disparities in exposure to poverty. What role does a person's place of residence play in their exposure to poverty?
- Are there programs/policies/funding mechanisms that affect disparities in access to low poverty/high opportunity neighborhoods?

- For marginalized communities, what are disparities in access to environmentally healthy neighborhoods
- For marginalized communities, what are overarching patterns of access to opportunity and exposure to adverse community factors
- For vulnerable neighborhoods, what are their experiences with lack of private investments? What would residents here like to see change?
- For vulnerable neighborhoods, what is their experience with lack of public investments, including services or amenities? What would residents here like to see change?
- For marginalized communities and vulnerable neighborhoods, what are disproportionate housing needs?
- For residents of affordable housing developments, what are disparities in access to opportunity for residents?
- For residents of affordable housing developments or participants in Housing Choice Voucher programs, what admissions and occupancy policies and procedures, including preferences, impact members of protected classes/marginalized communities disparately?
- To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?
- To what extent are persons with disabilities able to access: government services and facilities, public infrastructure, transportation, proficient schools and education programs, jobs?
- To what extent do people with disabilities experience disproportionate housing needs?

Data Analysis

Coordinator: Sonoma County Community Development Commission staff

Responsible Parties: Community Development Commission staff and/or paid consultant

Deadline: December 15, 2019

- Local context and historical policies that have contributed to demographic patterns in the region.
- Historic policies that have resulted in racial and ethnic discrimination and segregation in the region. Government Alliance on Racial Equity is preparing a timeline of these policies that can be used for this purpose.
- Using BACEI generated profiles, identify areas in the region with relatively high segregation/integration by race/ethnicity, national origin, or LEP group
- Review of BACEI generated profiles to explain how segregation levels and patterns in the jurisdiction have changed over time (since 1990).
- Use of UC Berkeley Displacement Project work to discuss whether there are any demographic trends, policies or practices that could lead to higher segregation in the jurisdiction in the future.
- Review land use and zoning laws, occupancy codes and restrictions to determine how each of these significantly create, contribute to, perpetuate or increase the severity of segregation
- Identify how affordable housing location and type significantly create, contribute to, perpetuate or increase the severity of segregation, the severity of disparities in access to opportunity, and disproportionate housing need.
Sources: Affordable Housing Opportunity Map, local housing inventory

Appendix B – Community Engagement Scope of Work

Position	Community Engagement Consultant
Project	Assessment of Fair Housing
Project Term	September 1, 2019 - December 31, 2019
Reports To:	Geoffrey Ross, Interim Executive Director
	Felicity Gasser, Federal Grants Manager
	Janelle Wetzstein, Policy & Communication Liaison

Glossary:

All titles and terms listed below will be referred to in acronym form going forward in the Scope of Work.

- **CDC:**   Sonoma County Community Development Commission
- **Consultant:**   Community Engagement Consultant for the Assessment of Fair Housing
- **CDC ED:**   Community Development Commission Executive Director, interchangeable with Community Development Commission Interim Executive Director
- **FGM:**   Community Development Commission Federal Grants Manager
- **P&C Liaison:**   Policy & Communication Liaison
- **AFH:**   Assessment of Fair Housing
- **HUD:**   U.S. Department of Housing and Urban Development

Background

The CDC, in collaboration with the Cities of Santa Rosa and Petaluma, is creating an Assessment of Fair Housing (AFH) that highlights barriers to housing that may exist for protected classes. The purpose of the AFH is to ensure that all publicly and privately funded housing and housing-related activities in Sonoma County affirmatively further fair housing. In particular, that they inform housing and community development policies and practices of the Cities of Santa Rosa and Petaluma and the County of Sonoma to ensure that they promote fair housing choice for all persons.

Purpose

The purpose of the Consultant position is to help the CDC and the Cities of Petaluma and Santa Rosa build trust with, and gain feedback from, minority and disadvantaged groups within Sonoma County. Through a set of defined tasks listed below, the Consultant will conduct public outreach to Sonoma County's protected classes and minority populations using meaningful and effective techniques that differ from the standard public-hearing method typically employed by government, in an effort to identify existing inequities in housing and better methods to support populations that are disparately impacted by the lack of affordable housing. The feedback collected will be incorporated into the Assessment of Fair Housing, which will inform future outreach activities, programs and services. All

services will be done parallel with a Diversity Community Engagement Specialist who is being hired to outreach specifically to the Latinx community under a separate scope of work.

Tasks/Deliverables

Task 1: Project Administration

Consultant will be required to conduct weekly meetings, via phone, email or in person depending on the CDC's availability, with the P&C Liaison and Federal Grants Manager. Meetings may overlap with the Diversity Community Engagement Specialist. During these meetings, Consultant will update CDC staff on status of each of the contract tasks, including deliverables. Consultant and P&C Liaison will agree on a weekly time at the start of the contract, with ability to fluctuate based on P&C Liaison's schedule. A mid-project and Final Report meeting will be conducted with P&C Liaison and CDC ED if needed.

Task 2: Canvassing

Manage Neighborhood Canvassing Project by surveying 5-10 vulnerable neighborhoods identified by the CDC, using 4-5 canvassers, once a week for 3-hour time blocks. Canvassing will occur for 3 months, likely Sept.-Nov. 2019, though this timeframe is subject to change at the direction of P&C Liaison. Canvassers will use a survey crafted by Consultant, with direction from P&C Liaison and approved by the CDC ED. The selection of neighborhoods will be done in coordination with CDC staff and the Diversity Community Engagement Consultant to ensure geographic coverage.

Deliverables:

- Consultant will be responsible for recruiting canvassers for this project and hiring them, in accordance with CDC hiring practices.
- Consultant will synthesize the information gathered and create a section within a Final Report due to the CDC by December 15, 2019, which outlines needs and suggestions to improve diversity in CDC programs, services and outreach.

Task 3: Website Survey

In partnership with the CDC, prepare a web-based survey that will provide an online forum for community members who are members of protected classes to document barriers to housing and opportunity.

Deliverables:

- A web-based survey that can be made available on social media and on the websites for the Cities and Counties who are part of the AFH.

Task 3: Stakeholder Outreach

Organize 5-10 stakeholder meetings with community leaders and service providers that have strong inroads to minority populations within Sonoma County. The purpose of these meetings will be to hear from groups that may face unique barriers to housing, amenities and financial services as indicated by population profiles created by the CDC and partner organizations. These groups include:

- Asians, including Chinese, Korean, Vietnamese, Filipino, and other Asian populations
- Native American

- Native Hawaiian/Pacific Islander
- Black/African American
- Seniors
- Individuals with disabilities
- Families with children

These meetings should be targeted at these groups and/or organizations which represent or serve these populations and have the ability to partner with the CDC on public outreach, as well as collect feedback from community members. CDC staff will be present at these meetings to listen and, if necessary, explain the purpose of the AFH and the deficiencies in housing access for particular segments of the population using the neighborhood and population profiles. Meetings hosted by the CDC or organized by the consultant should have arrangements made for food and childcare. Stakeholder meetings will be held mid-September through mid-November, though this timeframe is subject to change at the direction of P&C Liaison.

Deliverables:

- Consultant will take notes and synthesize comments and information from these meetings.
- Consultant will help CDC staff identify new community groups and partners that can help with public outreach, locate appropriate venues if needed for stakeholder meetings and work with CDC staff to schedule these meetings.
- Consultant will synthesize information and create a section within the Final Report due to the CDC on December 15, 2019 that outlines needs and suggests ways to improve programs, services and outreach.

Task 4: Focus Groups

Organize up to seven focus groups or community listening sessions with a selection of the aforementioned populations in different regions of the county. The purpose of these groups is to hear from groups targeted in the Assessment of Fair Housing, specifically people with disabilities, seniors, racial minorities, and other underserved populations in Sonoma County. Consultant may incentivize participation with monetary compensation and should work with CDC staff to arrange food, childcare and interpreters if necessary for each session. Focus Groups will be held Sept.-Nov. 2019, though this timeframe is subject to change at the direction of P&C Liaison.

Deliverables:

- In consultation with CDC, Consultant will be responsible for preparing agendas, handouts and any relevant presentation materials as appropriate, as well as maintaining notes and synthesizing information from each session.
- Consultant will use existing stakeholder groups and community events, as well as print and electronic advertisements, to encourage participation in dedicated focus group, listening sessions and surveys.
- Consultant will synthesize information and process and create a section within the Final Report due to the CDC that outlines the findings and suggestions from these focus groups.

Task 5: Final Report

Collect and synthesize all information and assemble a Final Report of qualitative findings, highlighting how particular protected classes experience barriers to opportunity and fair housing choice.
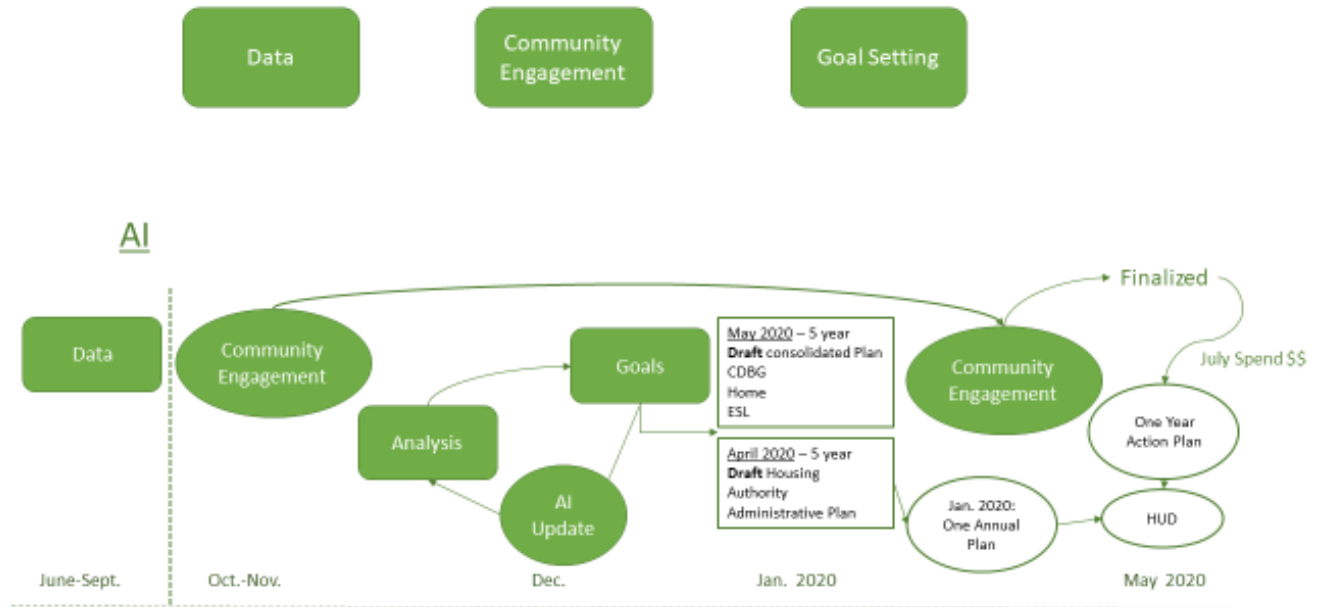
Deliverables:

- Create a Final Report that includes results from canvassing, stakeholder meetings and focus groups, as well as an executive summary and recommendations chapter, due to the CDC by December 15, 2019.

Appendix C – Target Neighborhoods for Community Engagement

HD Rank	Community	Low-Income Concentrations above 70%	HD Index <4.20	Low Regional Opportunity Index	Ongoing Gentrification/Displacement Risk	CalEnviroScreen Score above 60%	California Healthy Places Index below 50th Percentile
Five High Scores							
1	98 Roseland	x	x	x		x	x
2	97 Sheppard	x	x	x		x	x
3	94 West End	x	x	x		x	x
Four High Scores							
4	96 Fetters Springs/Agua Caliente West	x	x	x			x
5	92 Rohnert Park - A Section	x	x	x			x
6	90 Downtown Santa Rosa		x	x	x		x
7	89 Taylor Mountain	x	x	x			x
8	88 Comstock	x	x	x			x
9	86 Burbank Gardens		x	x	x		x
10	83 Railroad Square		x		x	x	x
Three High Scores							
11	93 Bicentennial Park		x	x			x
12	91 East Cloverdale	x	x				x
13	84 Downtown Rohnert Park		x		x		x
14	76 Bellevue			x		x	x
Two High Score							
15	95 West Junior College		x		x		
16	85 Coddingtown		x				x
17	82 Central Healdsburg		x				x
18	79 Forestville	x					x
19	77 Monte Rio	x					x
20	63 West Cotati/Penngrove	x					x
One High Score							
21	99 Roseland Creek		x				
22	81 Kawana Springs		x				
23	80 Downtown Cotati	x					
24	72 Wright					x	
25	62 Guerneville/Rio Nido				x		
26	48 Boyes Hot Springs/El Verano	x					
27	42 West Cloverdale	x					
28	19 Larkfield-Wikiup	x					
29	64 Northern Junior College Neighborhood						x
30	3 Skyhawk	Requested to be added by City of Santa Rosa because it has the highest percentage of seniors of any Sonoma County Census Tract					
City of Petaluma Census Tracts							
31	49 McKinley			x	x	x	
32	78 Lucchesi/McDowell		x				

Appendix D – Timeline Diagram

Neighborhood Profile – Guerneville/Rio Nido

Census Tract: 153704

The Guerneville/Rio Nido neighborhood is a census tract in western Sonoma County. The neighborhood is predominately White, with 78% of residents identifying as such. A very small percentage (0.8%) of individuals reported being able to speak English less than "very well." The median income is significantly lower than the rest of Sonoma County ($52,000/yr vs. $72,000/yr), as is the share of the population that is employed, however the unemployment rate is two times that of the rest of the county.
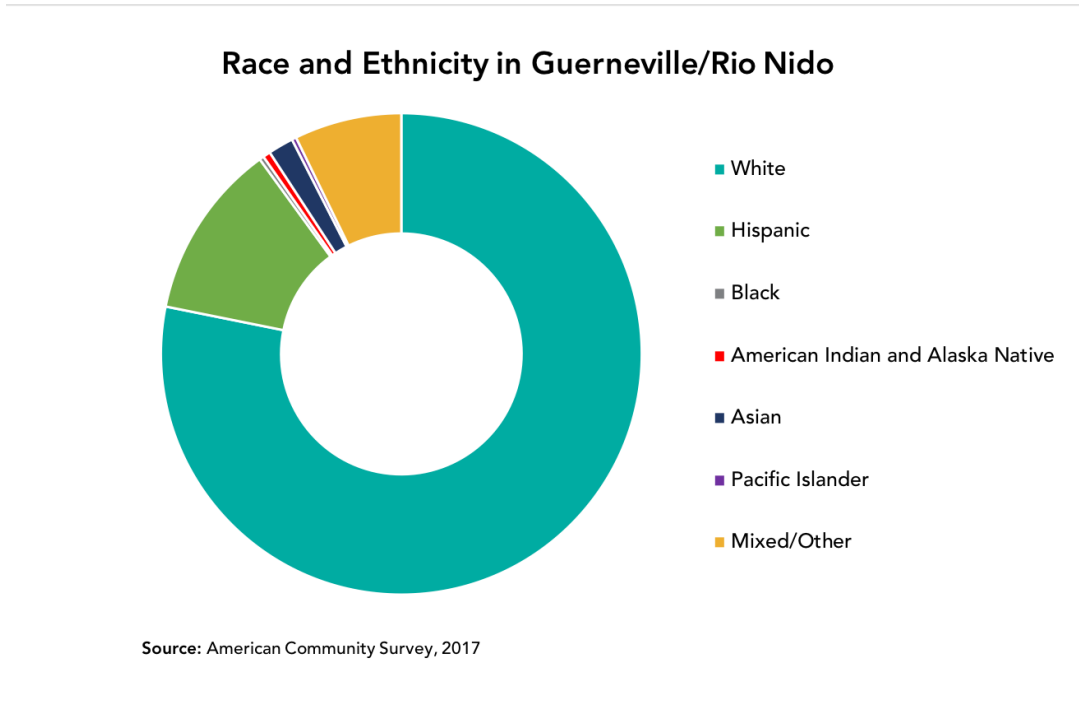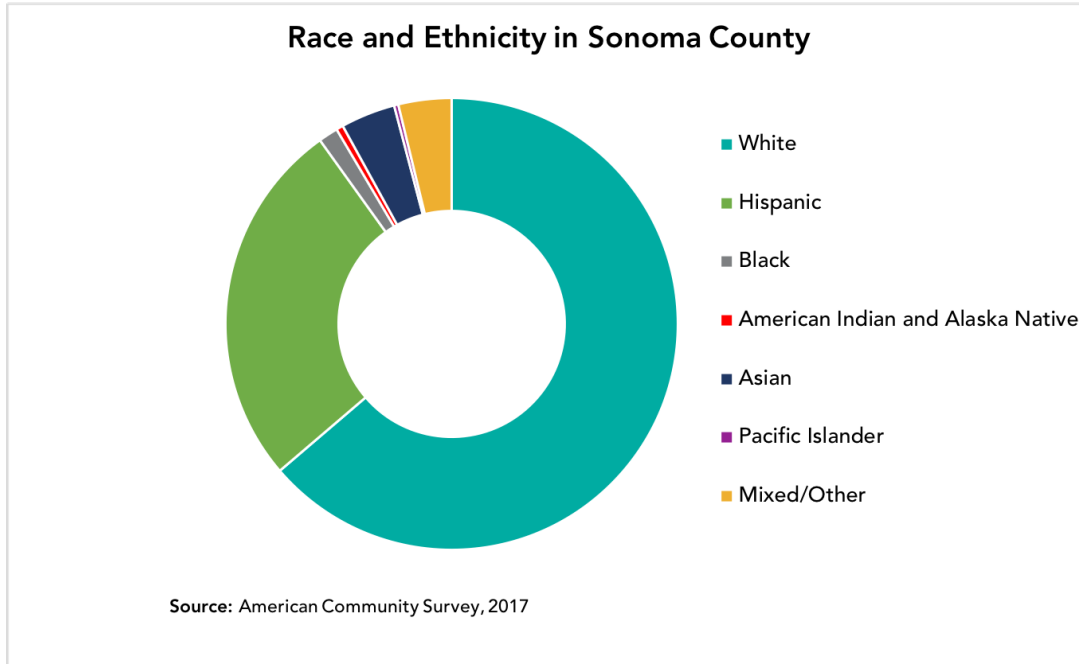
The neighborhood has a higher rate of households who rent than the County at large of which also face less overcrowding but worse living conditions. Renters and homeowners in this neighborhood have a higher housing cost burden than the County on average- especially homeowners with a mortgage. The share of adults with a college education is greater than that of the county, and preschool enrollment is low. However, K-12 students in the neighborhood excel, scoring higher in English and math proficiency and have lower rates of truancy.

The neighborhood has excellent tree canopy, very good air quality, but very low retail density and park access.

Total Population: 3,827[1]

Race & Ethnicity

Race and Ethnicity in Sonoma County

Legend:
- White
- Hispanic
- Black
- American Indian and Alaska Native
- Asian
- Pacific Islander
- Mixed/Other

Source: American Community Survey, 2017

Race and Ethnicity in Guerneville/Rio Nido

Legend:
- White
- Hispanic
- Black
- American Indian and Alaska Native
- Asian
- Pacific Islander
- Mixed/Other

Source: American Community Survey, 2017

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[1] American Community Survey, 2013-2017

Employment & Income

	Countywide	Guerneville/Rio Nido
Median Income	$71,769	$51,583
Population Employed	60.7%	54.4%
Unemployment	3.8%	7.1%

Vulnerable Populations

	Countywide	Guerneville/Rio Nido
People employed in Farming, Fishing and Forestry	1.9%	0%
Foreign Born	1.3%	3.6%
Speak English Less than "very well"	11%	0.8%
Renters	39.7%	43%
People in Poverty	10.7%	18.4%
Elderly in Poverty	17.3%	9.2%
Veterans in Poverty	10.1%	35.4%
People with Disabilities in Poverty	12%	29.4%
Youth in Foster Care	2.1%	

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	Guerneville/Rio Nido
Population 5 years and over	474,758	3,692
English only	74.4%	95.6%
Spanish	19.7%	2.2%
Speak English less than "very well"	9.1%	0.8%
Other Indo-European languages	2.7%	0.5%
Speak English less than "very well"	0.6%	0%

Asian and Pacific Islander languages	2.6%	1.8%
Speak English less than "very well"	1.1%	0%
Other languages	0.5%	0%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	4.4%
Speak English less than "very well"	11.0%	0.8%

Housing Conditions

	Countywide	Guerneville/Rio Nido
Housing Tenure	Homeowners: 60.3% Renters: 39.7%	Homeowners: 57% Renters: 43%
Overcrowding (>1 occupant per room)	Homeowners: 2.5% Renters: 9.2%	Homeowners: 4% Renters: 4.4%
Substandard Conditions	Without Complete Kitchen Facilities Homeowners: 0.3% Renters: 1.8% Without Complete Plumbing Facilities Homeowners: 0.2% Renters: 0.6%	Without Complete Kitchen Facilities Homeowners: 2.5% Renters: 4.8% Without Complete Plumbing Facilities Homeowners: 0% Renters: 4.8%
High Housing Cost Burden	Homeowners With mortgage: 39.6% Without mortgage: 15.9% Renters: 56.1%	Homeowners With mortgage: 58% Without mortgage: 18.7% Renters: 59%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a lower income census tract that is currently losing low income households.

(Source: Urban Displacement Project)

Lending

	Countywide	Guerneville/Rio Nido
Population ACS 2013-2017	500,943	3,827 (0.8% of the County's population)
Loans made in 2017	19529	256 (1.3% of all loans made in the County)
High Cost Loans (as a percentage of total single-family owner-occupied home loans)	273 (1.4% of all loans made in the County)	2 (0.8% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	9 (3.5% of all loans made in this neighborhood)
Loan Application Denials (as a percentage of total single family owner-occupied home loans)	2,395 (12.3% of all loans made in the County)	30 (11.7% of all loans made in this neighborhood)

(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	Guerneville/Rio Nido
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	43.5%
Percentage of 4th Graders with English Proficiency (Source: Kidsdata.org Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP) 4th grade)	44%	80.3%
Elementary School Truancy Rate (Source: CDE)	31.5%	15.8%
4th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	91.3%
High School Graduation Rate (Source: CDE)	87.3%	91%

(Source – UC Davis Regional Opportunity Index)

Note: Point estimates at the census tract level often have margins of error greater than 10 percent of the total value. Use these estimates appropriately.

Healthy Places Index Information
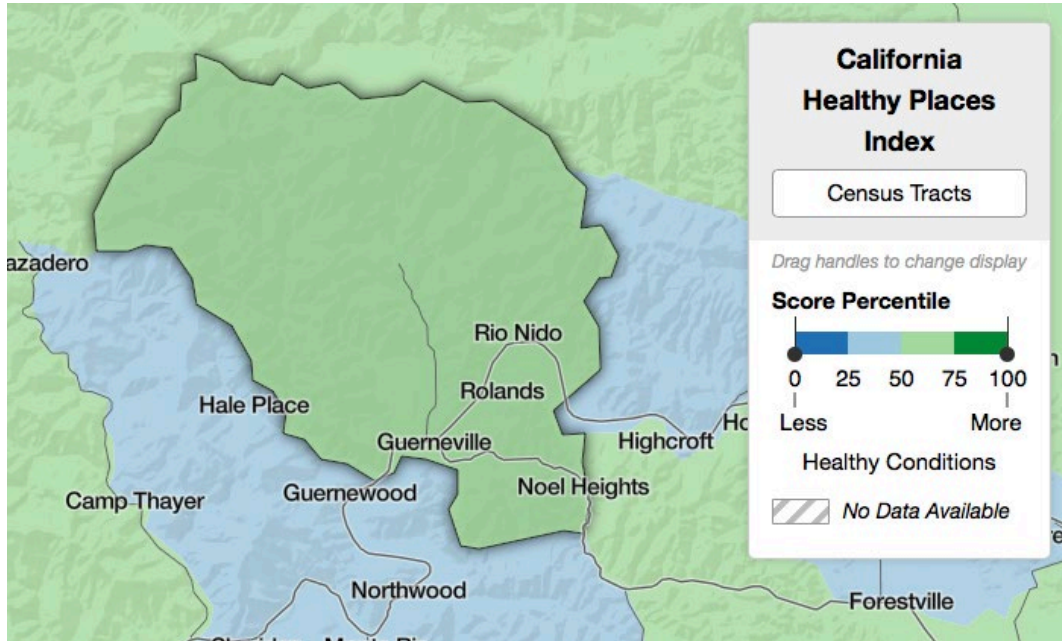
	Guerneville/Rio Nido (Percentile among tracts in CA)
Neighborhood Strengths	
Tree Canopy – This tract has a higher percentage of land with tree canopy than **99.4%** of other California census tracts	99.4
Alcohol Availability – This tract has a higher percentage of people who live more than ¼ mile of a store that sells alcohol than **84.1%** of other California census tracts.	84.1
High School Enrollment – This tract has a higher percentage of 15-17-year-olds in school than **100%** of other California census tracts.	100
Voting – A higher percentage of registered voters in this voted in this community than in **95%** of all California Census Tracts	95
Clean Air – Ozone - This tract has a lower average amount of ozone in the air during the most polluted 8 hours of summer days than **90.6%** of other California census tracts.	90.6

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Clean Air – PM 2.5 - This tract has a lower yearly average of fine particulate matter concentration (very small particles from vehicle tailpipes, tires and brakes, powerplants, factories, burning wood, construction dust, and many other sources) than **95.4%** of other California census tracts.	95.4
Clean Air – Diesel PM - This tract has a lower average daily amount of particulate pollution (very small particles) from diesel sources (for July) than **98.9%** of other California census tracts.	98.9
Neighborhood Vulnerabilities	
Retail Density – This tract has a higher number of retail, entertainment, and education jobs per acre than just **7.9%** of other California census tracts.	7.9
Preschool Enrollment – This tract has a higher percentage of 3 and 4-year olds in school than just **11.4%** of other California census tracts.	11.4
Park Access – This tract has a higher percentage of the population living within walkable distance (half-mile) of a park, beach, or open space greater than 1 acre than just **8.3%** of other California census tracts	8.3
Low-Income Homeowner Severe Housing Cost Burden – This tract has a lower percentage of low-income homeowners who pay more than 50% of their income on housing costs than just **13.2%** of other California census tracts.	13.2
Housing Habitability – This tract has a higher percent of households with basic kitchen facilities and plumbing than just **7.2%** of other California census tracts.	7.2

Uses data from: https://map.healthyplacesindex.org

Neighborhood Profile – Monte Rio

Census Tract: 153703

The Monte Rio neighborhood is a census tract in western Sonoma County. The neighborhood is predominately white, with 82% of residents identifying as such. A small percentage (2.6%) of individuals reported being able to speak English less than "very well." The median income is significantly lower than the rest of Sonoma county ($50,000/yr vs. $72,000/yr), as is the share of the population that is employed, however the unemployment rate is more than double the rest of the county concluding there is a similar labor force participation rate.
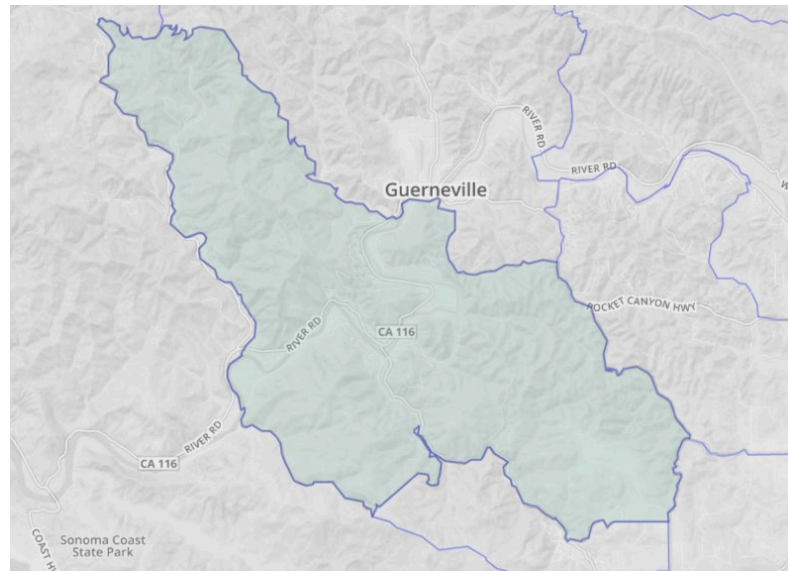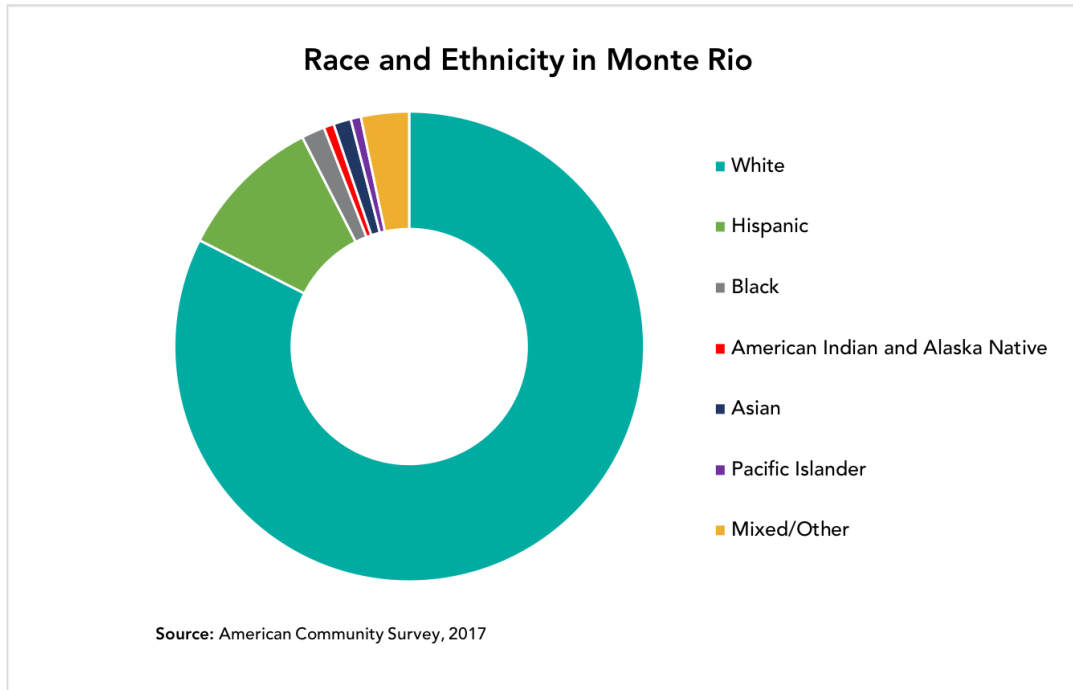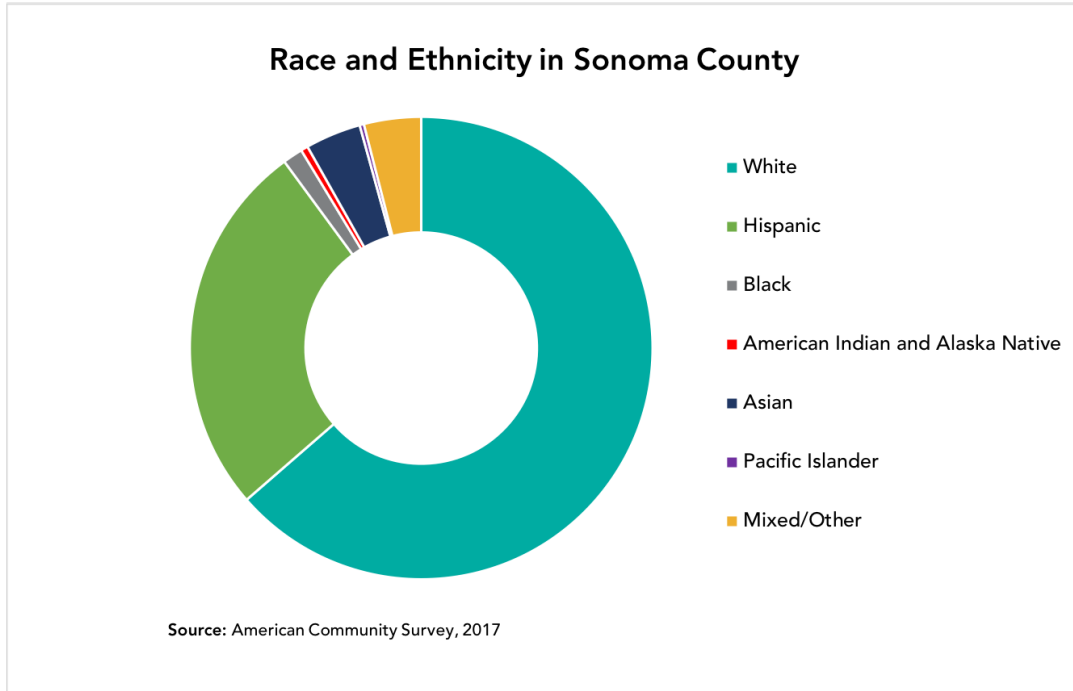

The neighborhood has an almost identical rate of households who rent than the County at large. Households in the neighborhood have a slightly lower rate of overcrowding, substandard living conditions, but face a higher cost burden than the County. The share of adults with a college education is greater than that of the County, although preschool enrollment is lower. However, K-12 students in the neighborhood excel, scoring higher in English and math proficiency and have lower rates of truancy.

The neighborhood has excellent tree canopy, very good air quality, but very low retail density and supermarket access.

Total Population: 3,284[1]

Race & Ethnicity

Race and Ethnicity in Sonoma County

White

Hispanic

Black

American Indian and Alaska Native

Asian

Pacific Islander

Mixed/Other

Source: American Community Survey, 2017

Race and Ethnicity in Monte Rio

White

Hispanic

Black

American Indian and Alaska Native

Asian

Pacific Islander

Mixed/Other

Source: American Community Survey, 2017

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[1] American Community Survey, 2013-2017

Employment & Income

	Countywide	Monte Rio
Median Income	$71,769	$49,500
Population Employed	60.7%	52.5%
Unemployment	3.8%	10.7%

Vulnerable Populations

	Countywide	Monte Rio
People employed in Farming, Fishing and Forestry	1.9%	0%
Foreign Born	1.3%	6.6%
Speak English Less than "very well"	11%	2.6%
Renters	39.7%	38.8%
People in Poverty	10.7%	20.6%
Elderly in Poverty	17.3%	8.5%
Veterans in Poverty	10.1%	30.7%
People with Disabilities in Poverty	12%	23.9%
Youth in Foster Care	2.1%	0%

(Source: American Community Survey 2013-2017)

Languages Spoken

	Countywide	Monte Rio
Population 5 years and over	474,758	3,206
English only	74.4%	92%
Spanish	19.7%	4.7%
Speak English less than "very well"	9.1%	1.6%
Other Indo-European languages	2.7%	2.6%
Speak English less than "very well"	0.6%	0.5%
Asian and Pacific Islander languages	2.6%	0.5%
Speak English less than "very well"	1.1%	0.4%

Other languages	0.5%	0.2%
Speak English less than "very well"	0.2%	0%
Language other than English	25.6%	8%
Speak English less than "very well"	11.0%	2.6%

Housing Conditions

	Countywide	Monte Rio
Housing Tenure	Homeowners: 60.3% Renters: 39.7%	Homeowners: 61.2% Renters: 38.8%
Overcrowding (>1 occupant per room)	Homeowners: 2.5% Renters: 9.2%	Homeowners: 1.8% Renters: 4.1%
Substandard Conditions	Without Complete Kitchen Facilities Homeowners: 0.3% Renters: 1.8% Without Complete Plumbing Facilities Homeowners: 0.2% Renters: 0.6%	Without Complete Kitchen Facilities Homeowners: 0% Renters: 0.9% Without Complete Plumbing Facilities Homeowners: 0% Renters: 0.9%
High Housing Cost Burden	Homeowners With mortgage: 39.6% Without mortgage: 15.9% Renters: 56.1%	Homeowners With mortgage: 47.3% Without mortgage: 26.4% Renters: 70%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a lower income census tract that is at risk of gentrification and displacement.

(Source: Urban Displacement Project)

Lending

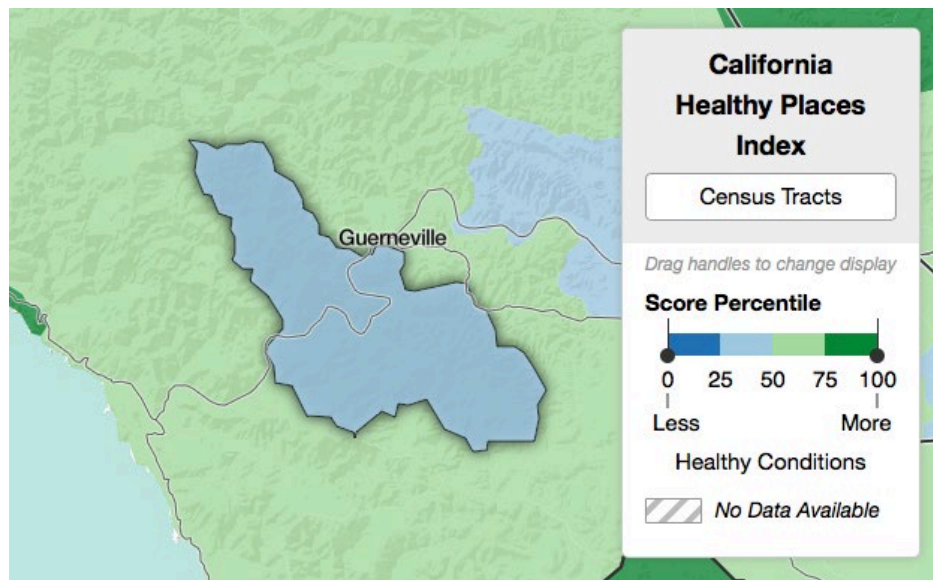|	Countywide	Monte Rio
Population ACS 2013-2017	500,943	6,068 (1.2% of the County's population)
Loans made in 2017	19529	297 (1.5% of all loans made in the County)
High Cost Loans (as a percentage of total single-family owner-occupied home loans)	273 (1.4% of all loans made in the County)	2 (0.6% of all loans made in this neighborhood)
Loan Applications approved, but not accepted	511 (2.6% of all loans made in the County)	7 (2.4% of all loans made in this neighborhood)
Loan Application Denials (as a percentage of total single family owner-occupied home loans)	2,395 (12.3% of all loans made in the County)	46 (15.5% of all loans made in this neighborhood)

(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	Monte Rio
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	40.2%
Percentage of 4th Graders with English Proficiency (Source: Kidsdata.org)	44%	80.3%
Elementary School Truancy Rate (Source: CDE)	31.5%	15.8%
4th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	91.3%
High School Graduation Rate (Source: CDE)	87.3%	91%

(Source – UC Davis Regional Opportunity Index

Healthy Places Index Information

	Monte Rio (Percentile among tracts in CA)
Neighborhood Strengths	
Voting – This tract has a higher percentage of registered voters who voted in the 2012 general election than **94.1%** of other California census tracts.	94.1
Tree Canopy – This tract has a higher percentage of land with tree canopy (weighted by number of people per acre) than **99.5%** of other California census tracts.	99.5
Clean Air – Ozone - This tract has a lower average amount of ozone in the air during the most polluted 8 hours of summer days than **90.6%** of other California census tracts.	90.6
Clean Air – PM 2.5 - This tract has a lower yearly average of fine particulate matter concentration (very small particles from vehicle tailpipes, tires and brakes, powerplants, factories, burning wood, construction dust, and many	89.5

other sources) than **89.5%** of other California census tracts.	
Clean Air – Diesel PM - This tract has a lower average daily amount of particulate pollution (very small particles) from diesel sources (for July) than **97.6%** of other California census tracts.	97.6
Neighborhood Vulnerabilities	
Employed – This tract has a higher percentage of people aged 25-64 who are employed than just **8.1%** of other California census tracts.	8.1
Preschool Enrollment – This tract has a higher percentage of 3- and 4-year old's in school than just **1.9%** of other California census tracts.	1.9
High School Enrollment – This tract has a higher percentage of 15-17-year old's in school than just **9.5%** of other California census tracts.	9.5
Supermarket Access – This tract has a higher percentage of people in urban areas who live less than a half mile from a supermarket/large grocery store, or less than 1 mile in rural areas than just **15.6%** of other California census tracts.	15.6
Retail Density – This tract has a higher number of retail, entertainment, and education jobs per acre than just **5.1%** of other California census tracts.	5.1
Low-Income Homeowner Sever Housing Cost Burden – This tract has a lower percentage of low-income homeowners who pay more than 50% of their income on housing costs than just **10.9%** of other California census tracts.	10.9
Housing Habitability – This tract has a higher percent of households with basic kitchen facilities and plumbing	12.5

|	
than just **12.5%** of other California census tracts.	
Low-Income Renter Severe Housing Cost Burden – This tract has a lower percentage of low-income renters who pay more than 50% of their income on housing costs than just **4.1%** of other California census tracts.	4.1

Uses data from: https://map.healthyplacesindex.org

* Point estimates at the census tract level often have margins of error greater than 10 percent of the total value. Use these estimates appropriately.

Neighborhood Profile – Roseland

Census Tract: 153104

The Roseland neighborhood is a census tract in the City of Santa Rosa. The neighborhood is predominately Latino, with 65% of residents identifying as such. Over a third (35%) of individuals reported being able to speak English less than "very well." The median income is significantly lower than the rest of Sonoma County ($42,000/yr vs. $72,000/yr), however the larger share of the population that is employed and the tripled unemployment rate implies the labor force participation rate is higher in this neighborhood than the County's average.
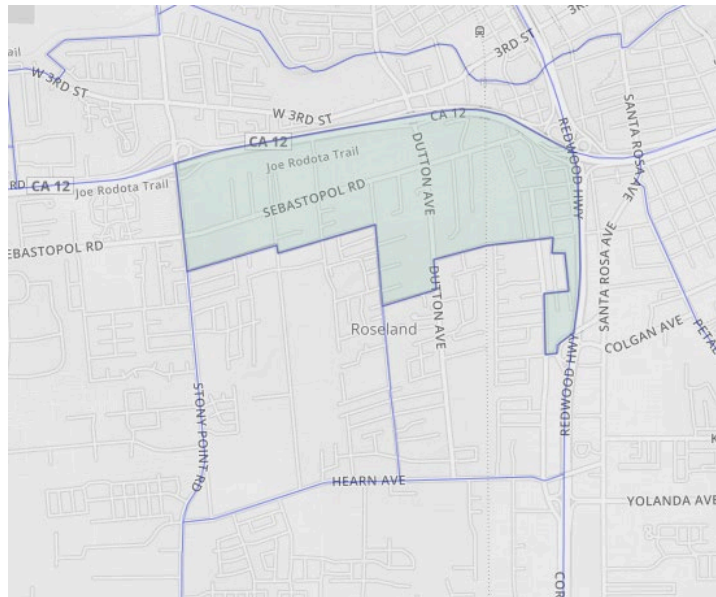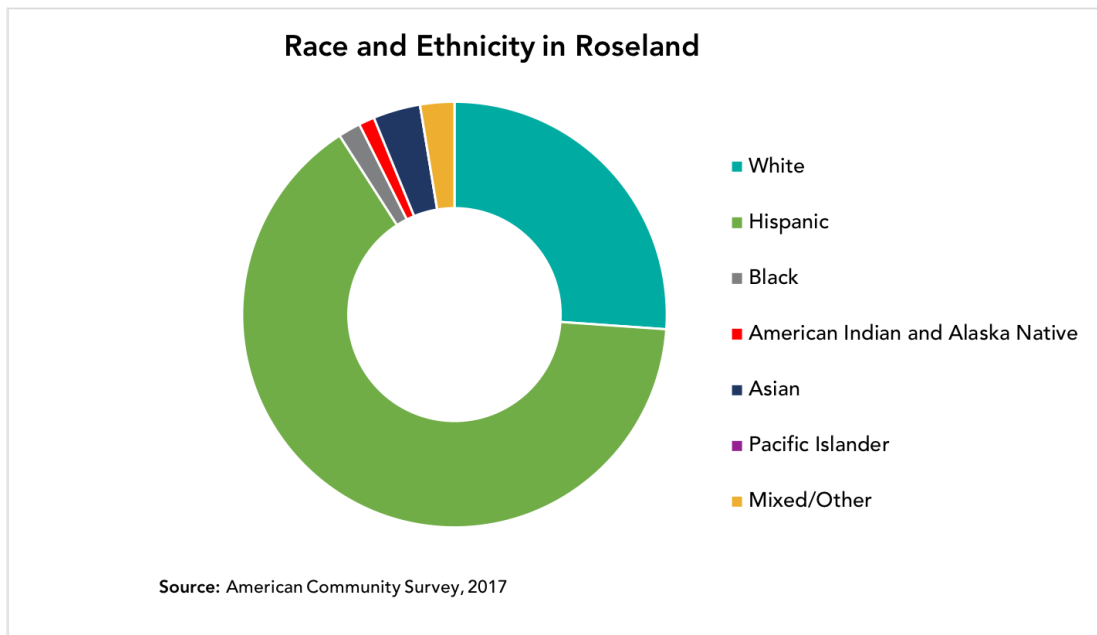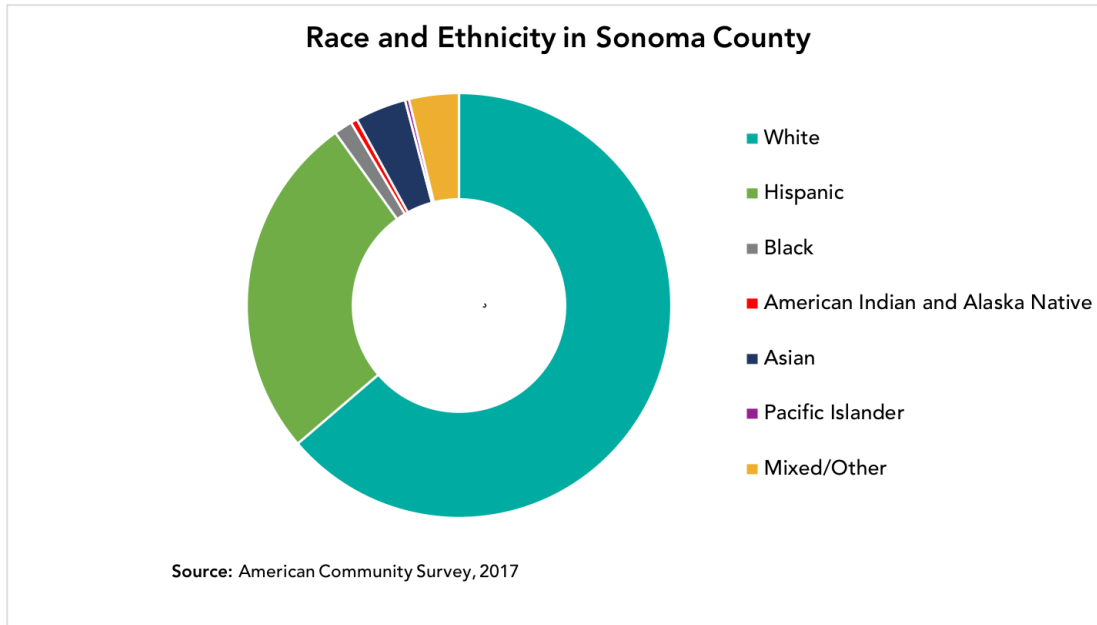

The neighborhood has a much higher rate of households who rent than the County at large. Households in the neighborhood have a higher rate of overcrowding and housing cost burden, but lower substandard living conditions. The share of adults with a college education is significantly lower than that of the County as well as the percentages of students meeting or exceeding grade-level standards in English and math.

The neighborhood has excellent air quality in terms of Ozone and PM 2.5, very good supermarket access, but a low percentage of insured adults and people earning more than 200% of the federal poverty level.

Total Population: 3,910[1]

Race & Ethnicity

Race and Ethnicity in Sonoma County

- White
- Hispanic
- Black
- American Indian and Alaska Native
- Asian
- Pacific Islander
- Mixed/Other

Source: American Community Survey, 2017

Race and Ethnicity in Roseland

- White
- Hispanic
- Black
- American Indian and Alaska Native
- Asian
- Pacific Islander
- Mixed/Other

Source: American Community Survey, 2017

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[1] American Community Survey, 2013-2017

Employment & Income

	Countywide	Roseland
Median Income	$71,769	$41,648
Population Employed	60.7%	61.9 %
Unemployment	3.8%	11.7%

Vulnerable Populations

	Countywide	Roseland
People employed in Farming, Fishing and Forestry	1.9%	0.0%
Foreign Born	1.3%	33.6%
Speak English Less than "very well"	11%	34.9%
Renters	39.7%	72.4%
People in Poverty	10.7%	27.6%
Elderly in Poverty	17.3%	6.2%
Veterans in Poverty	10.1%	27.7%
People with Disabilities in Poverty	12%	44.1%
Youth in Foster Care	2.1%	0%

(Source: American Community Survey 2013-2017 unless otherwise noted)

Languages Spoken

	Countywide	Roseland
Population 5 years and over	474,758	3,591
English only	74.4%	38.6%
Spanish	19.7%	56.5%
Speak English less than "very well"	9.1%	32.6%
Other Indo-European languages	2.7%	1.1%
Speak English less than "very well"	0.6%	0%
Asian and Pacific Islander languages	2.6%	3.7%
Speak English less than "very well"	1.1%	2.3%
Other languages	0.5%	0%
Speak English less than "very well"	0.2%	0%

Language other than English	25.6%	61.4%
Speak English less than "very well"	11.0%	34.9%

Housing Conditions

	Countywide	Roseland
Housing Tenure	Homeowners: 60.3% Renters: 39.7%	Homeowners: 28.4% Renters: 71.6%
Overcrowding (>1 occupant per room)	Homeowners: 2.5% Renters: 9.2%	Homeowners: 12.14% Renters: 31.1%
Substandard Conditions	Without Complete Kitchen Facilities Homeowners: 0.3% Renters: 1.8% Without Complete Plumbing Facilities Homeowners: 0.2% Renters: 0.6%	Without Complete Kitchen Facilities Homeowners: 0% Renters: 0% Without Complete Plumbing Facilities Homeowners: 0% Renters: 0%
High Housing Cost Burden	Homeowners With mortgage: 39.6% Without mortgage: 15.9% Renters: 56.1%	Homeowners With mortgage: 43% Without mortgage: 20.50% Renters: 68%

(Source: American Community Survey 2013-2017)

Displacement Risk

This neighborhood is a lower income census tract that is not currently losing low income households.

(Source: Urban Displacement Project)

Lending

	Countywide	Roseland
Population ACS 2013-2017	500,943	3,910
Loans made in 2017	19529	54
High Cost Loans (as a percentage of total single-family owner-occupied home loans)	273 (1.40% of all loans)	0 (0.0%)
Loan Applications approved, but not accepted	511 (2.62% of all loans)	0 (0.0%)

Loan Application Denials (as a percentage of total single-family owner-occupied home loans)	2,395 (12.26% of all loans)	10 (18.5%)

(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	Roseland
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.27%	24.4%
Percentage of 4th Graders with English Proficiency (Source: Kidsdata.org Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP) 4th grade)	44%	30.0%
Elementary School Truancy Rate (Source: CDE)	31.47%	14.9%
4th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	29.0%
High School Graduation Rate (Source: CDE)	87.3%	55.0%

(Source – UC Davis Regional Opportunity Index)

Healthy Places Index Information
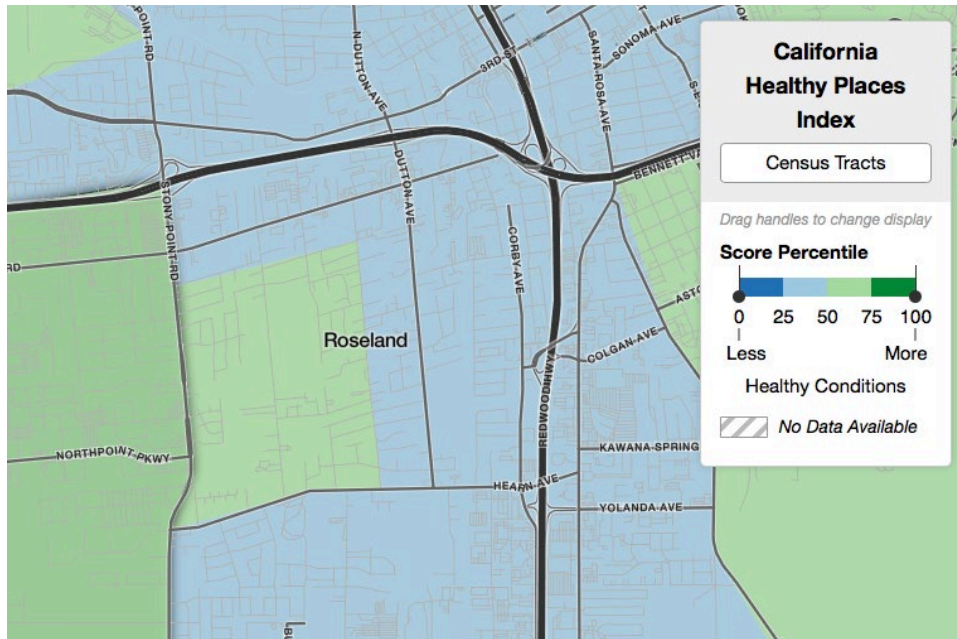
	Roseland (Percentile among tracts in CA)
Neighborhood Strengths	
Preschool Enrollment – This tract has a higher percentage of 3 and 4-year old's in school than just **81.9%** of other California census tracts.	81.9
High School Enrollment – This tract has a higher percentage of 15-17-year-olds in school than **100%** of other California census tracts.	100
Tree Canopy – This tract has a higher percentage of land with tree canopy than **79.5%** of other California census tracts	79.5
Supermarket Access – This tract has a higher percentage of people in urban areas who live less than a half mile from a supermarket/large grocery store than **94.3%** of other California Census Tracts.	94.3
Low-Income Homeowner Severe Housing Cost Burden – This tract has a lower percentage of low-income homeowners who pay more than	95.7

50% of their income on housing costs than just **95.7%** of other California census tracts.	
Housing Habitability – This tract has a higher percent of households with basic kitchen facilities and plumbing than **80.8%** of other California census tracts.	80.8
Clean Air - Ozone – This tract has a lower average amount of ozone in the air during the most polluted 8 hours of summer days than **96.1%** of other California census tracts.	96.1
Clean Air - PM 2.5 – This tract has a lower yearly average of fine particulate matter concentration (very small particles from vehicle tailpipes, tires and brakes, powerplants, factories, burning wood, construction dust, and many other sources) than **93.8%** of other California census tracts.	93.8
Neighborhood Vulnerabilities	
Employed – This tract has a higher percentage of people aged 25-64 who are employed than **16.7%** of other California census tracts.	16.7
Above Poverty – This tract has a higher percent of people earning more than 200% of federal poverty level (200% is often used to measure poverty in California due to high costs of living) than just **15.6%** of other California census tracts.	15.6
Bachelors Education or Higher – This tract has a higher percentage of people over age 25 with a bachelor's education or higher than just **15%** of other California census tracts.	15
Insured Adults – This tract has a higher percentage of adults aged 18 to 64 years with health insurance than just **12.3%** of other California census tracts.	12.3
Homeownership – This tract has a higher percentage of homeowners	14.8

|	
than **14.8%** of other California census tracts.	
Uncrowded Housing – This tract has a higher percentage of households with 1 or less occupant per room than just **3.2%** of other California census tracts.	3.2
Clean Air - Diesel PM – This tract has a lower average daily amount of particulate pollution (very small particles) from diesel sources (for July) than **20.3%** of other California census tracts.	20.3

Uses data from: https://map.healthyplacesindex.org

* Point estimates at the census tract level often have margins of error greater than 10 percent of the total value. Use these estimates appropriately.

Neighborhood Profile – West End

Census Tract: 153002

The West End neighborhood is a census tract in the City of Santa Rosa. The neighborhood is predominately Latino, with 53% of residents identifying as such. Slightly less than a quarter (22.6%) of individuals reported being able to speak English less than "very well." The median income is slightly less than the rest of Sonoma County ($67,000/yr vs. $72,000/yr), as is the share of the population that is employed, however the unemployment rate is twice as high, implying there is a higher than average share of the population in the labor force (retired, disabled, etc.).
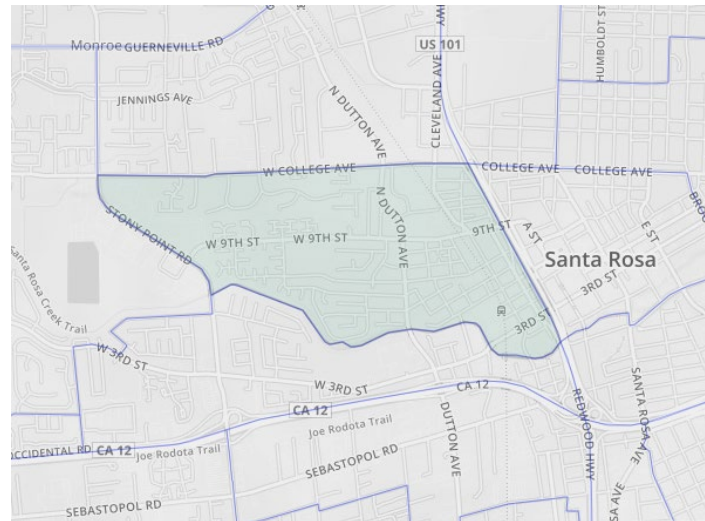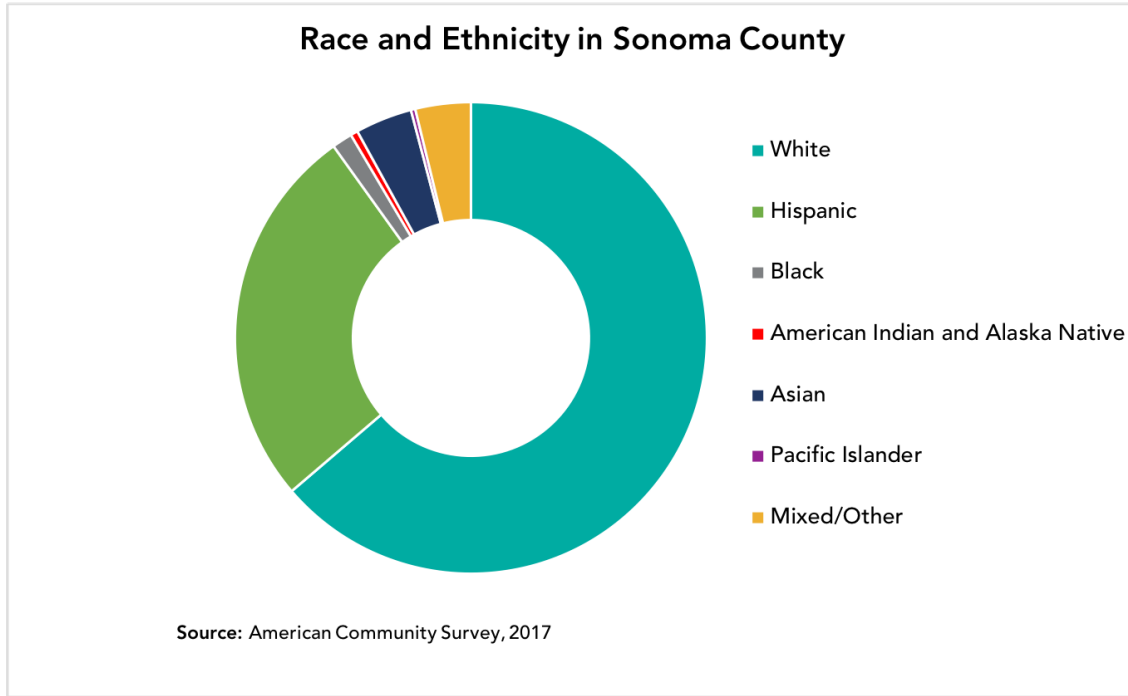

The neighborhood has a higher rate of households who rent instead of own than the County at large. Households in the neighborhood have a higher rate of overcrowding, higher housing cost burden in terms of homeowners without a mortgage and renters, and lower substandard living conditions. The share of adults with a college education is lower than that of the county, and the high school graduation rate is low. However, K-12 students in the neighborhood excel, scoring higher in English and math proficiency and have lower rates of truancy.

The neighborhood has very good Ozone and PM 2.5 amounts, excellent retail density, but a high concentration of Diesel PM pollution.
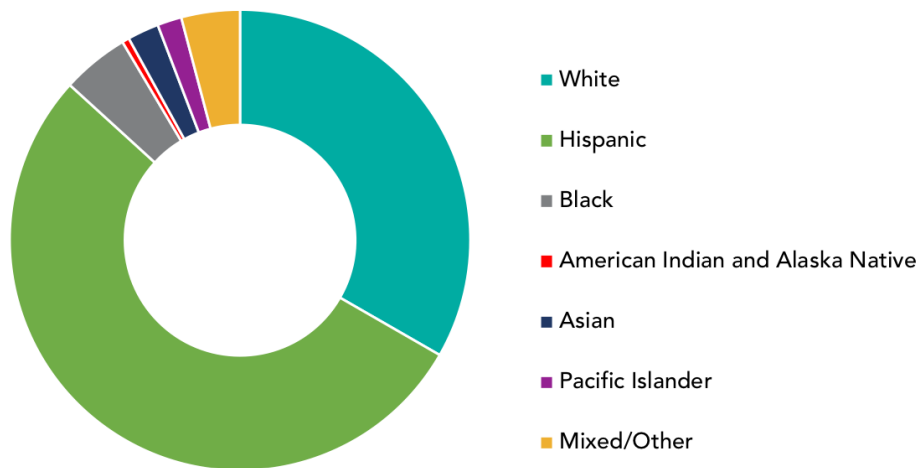
Total Population: 6,516[1]

Race & Ethnicity

Race and Ethnicity in Sonoma County

- White
- Hispanic
- Black
- American Indian and Alaska Native
- Asian
- Pacific Islander
- Mixed/Other

Source: American Community Survey, 2017

Race and Ethnicity in West End

- White
- Hispanic
- Black
- American Indian and Alaska Native
- Asian
- Pacific Islander
- Mixed/Other

Source: American Community Survey, 2017

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[1] American Community Survey, 2013-2017

Employment & Income

	Countywide	West End
Median Income	$71,769	$66,635
Population Employed	60.7%	68.5%
Unemployment	3.8%	8.8%

Vulnerable Populations

	Countywide	West End
People employed in Farming, Fishing and Forestry	1.9%	3.4%
Foreign Born	16.6%	25%
Speak English Less than "very well"	11%	22.6%
Renters	39.7%	56.3%
People in Poverty	10.7%	14.8%
Elderly in Poverty	17.3%	6.5%
Veterans in Poverty	10.1%	0.5%
People with Disabilities in Poverty	12%	3.6%
Youth in Foster Care	289	

(Source: American Community Survey 2013-2017 unless otherwise noted)

Languages Spoken

	Countywide	West End
Population 5 years and over	474,758	6,049
English only	74.4%	51.1%
Spanish	19.7%	45.8%
Speak English less than "very well"	9.1%	21.7%
Other Indo-European languages	2.7%	2.3%
Speak English less than "very well"	0.6%	0.3%
Asian and Pacific Islander languages	2.6%	0.9%
Speak English less than "very well"	1.1%	0.6%
Other languages	0.5%	0

Speak English less than "very well"	0.2%	0
Language other than English	25.6%	48.9%
Speak English less than "very well"	11.0%	22.6%

Housing Conditions

	Countywide	West End
Housing Tenure	Homeowners: 60.3% Renters: 39.7%	Homeowners: 43.7% Renters: 56.3%
Overcrowding (>1 occupant per room)	Homeowners: 2.5% Renters: 9.2%	Homeowners: 13.3% Renters: 10.1%
Substandard Conditions	Without Complete Kitchen Facilities Homeowners: 0.3% Renters: 1.8% Without Complete Plumbing Facilities Homeowners: 0.2% Renters: 0.6%	Without Complete Kitchen Facilities Homeowners: 0% Renters: 0% Without Complete Plumbing Facilities Homeowners: 0% Renters: 0%
High Housing Cost Burden	Homeowners With mortgage: 39.6% Without mortgage: 15.9% Renters: 56.1%	Homeowners With mortgage: 34.9% Without mortgage: 20.7% Renters: 46.3%

(Source: American Community Survey 2013-2017 unless otherwise noted)

Displacement Risk

This neighborhood is a lower income census tract at risk of gentrification and displacement.

(Source: Urban Displacement Project)

Lending

	Countywide	West End
Population ACS 2013-2017	500,943	6,516 (1.3% of the County's population)
Loans made in 2017	19529	301 (1.5% of all loans made in the County)
High Cost Loans (as a percentage of total single-	273 (1.4% of all loans)	6 (2% of all loans made in this neighborhood)

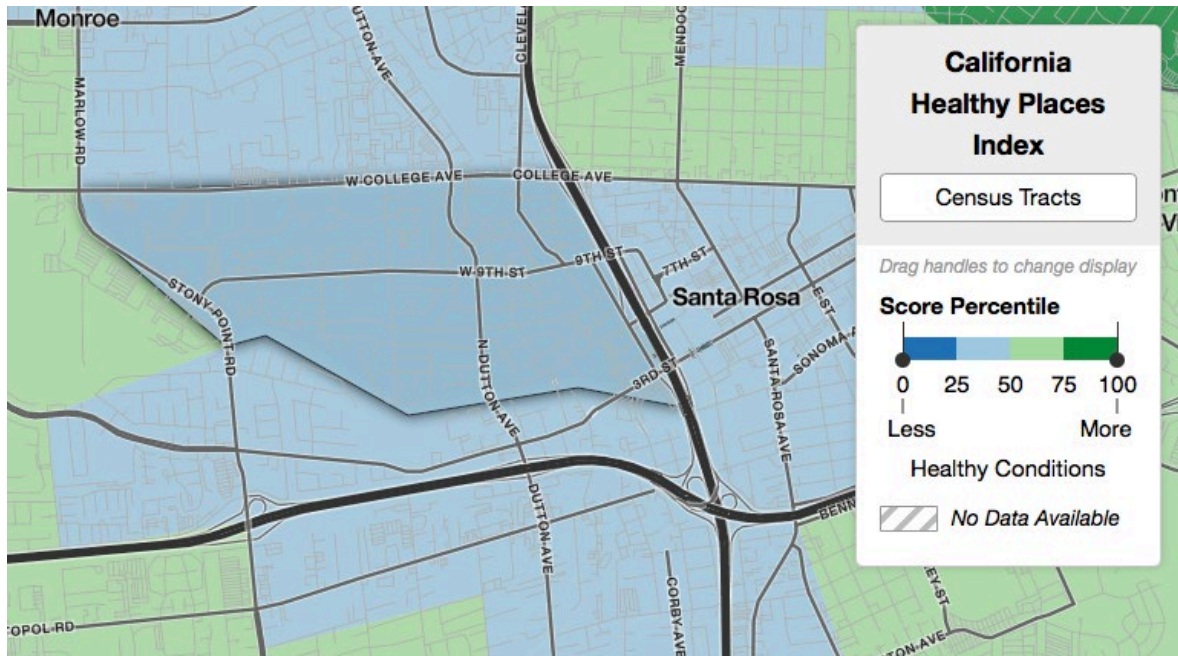|		
family owner-occupied home loans)		
Loan Applications approved, but not accepted	511 (2.6% of all loans)	6 (2% of all loans made in this neighborhood)
Loan Application Denials (as a percentage of total single-family owner-occupied home loans)	2,395 (12.3% of all loans)	50 (16.6% of all loans made in this neighborhood)

(Source: Home Mortgage Disclosure Act – consumerfinance.gov/hmda)

Education

	Countywide	West End
Percentage of College Educated Adults (Source: American Community Survey 2013-2017)	32.3%	19.5%
Percentage of 4th Graders with English Proficiency (Source: Kidsdata.org Students Meeting or Exceeding Grade-Level Standard in English Language Arts (CAASPP) 4th grade)	44%	53.8%
Elementary School Truancy Rate (Source: CDE)	31.5%	26.46%
4th Grade Math Proficiency Rate (Source: Kidsdata.org)	37%	68.67%
High School Graduation Rate (Source: CDE)	87.3%	74.3%

(Source – UC Davis Regional Opportunity Index 2014)

Healthy Places Index Information

	West End (Percentile among tracts in CA)
Neighborhood Strengths	
Voting – This tract has a higher percentage of registered voters who voted in the 2012 general election than **81.4%** of other California census tracts.	81.4
High School Enrollment – This tract has a higher percentage of 15-17-year-olds in school than **100%** of other California census tracts.	100
Retail Density – This tract has a higher number of retail, entertainment, and education jobs per acre than **81.2%** of other California census tracts.	81.2
Park Access – This tract has a higher percentage of the population living within walkable distance (half-mile) of a park, beach, or open space greater than 1 acre than **81.4%** of other California census tracts.	81.4

Clean Air – Ozone - This tract has a lower average amount of ozone in the air during the most polluted 8 hours of summer days than **96.1%** of other California census tracts.	96.1
Clean Air – PM 2.5 - This tract has a lower yearly average of fine particulate matter concentration (very small particles from vehicle tailpipes, tires and brakes, powerplants, factories, burning wood, construction dust, and many other sources) than **93.8%** of other California census tracts.	93.8
Neighborhood Vulnerabilities	
Clean Air – Diesel PM - This tract has a lower average daily amount of particulate pollution (very small particles) from diesel sources (for July) than **20.8%** of other California census tracts.	20.8

Uses data from: https://map.healthyplacesindex.org

* Point estimates at the census tract level often have margins of error greater than 10 percent of the total value. Use these estimates appropriately.

MEMORANDUM

Date: August 21, 2019

To: Community Development Committee

From: Felicity Gasser, Federal Funding Administrator

Subject: Agenda Item 6: Discussion on Policies for FY 2020-2021 CDBG and HOME Funding for Capital Projects and Fair Housing

When we discussed FY 2019-2020 Funding Round, your committee discussed some long-range policy goals that you would like to see incorporated into the next 5-year Consolidated Plan. It is now time to start developing that 5-year plan, starting with the policies that will govern the next funding cycle for FY 2020-2021.

Staff asks that the committee give initial direction for policy outcomes for the next 5-year planning period and the upcoming funding cycle. This initial input will be incorporated into revisions to the funding policies for FY 2020-2021, which will be presented in draft form at the next meeting for further review.

These were the long-range policy goals that your committee identified last year:

Overarching:

- Look at projects holistically.
- Be creative to positively impact the community.
- Convey value of redistributing funds to communities that haven't had investment historically.
- Understand how each investment is not made in isolation, but aligns with other initiatives and funding
- Do some committee policy work: for example – the Community of Fulton is right on the SMART line, but is in a scenic corridor, so no development is allowed there.
- Look at the mix of projects as a whole when making funding decisions, e.g. have a "B" list of projects that could be funded if something else drops out.

Add a climate change emergency lens.

- Consider project location – is it prone to fire, flooding?

- Does the construction exceed Title 24 requirements?
- Is the project in line with local jurisdiction's General Plan Climate Change Element & Equity Element?
- Climate change will require a change in lifestyle: projects that emphasize personal interaction, rather than driving and media dependence should be prioritized.
- Climate change has a disproportionate impact on low-income people. Projects and programs funded by CDC should help to mitigate this.

Look at location.
- Prioritize projects near amenities and opportunities to walk.

Commitment to equity.
- Do people have access to high value amenities in this project location or does this project increase access to high value amenities?
- What is the geographic distribution of LMI people in the community compared to the investments in the community?

Mobility
- What is the link between housing & transportation – much of Sonoma County public transportation is not high quality. Do we make some transit investments?
- Examine the impact of technology on public investments – Uber & Lyft directly compete with public transportation options.
- Build affordable housing with car share options, and less parking.
- We need to understand that we are building for:
  - People who work non-traditional hours.
  - People with limited mobility who can't walk far or ride bikes.
- We need to consider the end user perspective.
- Look at all mobility factors: lighting, parks – neighborhood safety impacts mobility.
- Require developers to add transit stops, work with SCTA to add more headways.

In addition to these long-range goals, your committee identified the following goals for the previous funding year:

FY 2019-2020 Goals
- Balance projects with fast results with funding predevelopment for longer-term projects
- Get people into housing right away
- Prioritize housing, especially deep targeting and seniors
- Ensure that projects that maintain existing housing stock are a part of what we fund, not just new housing