

Sonoma County
2015 Consolidated Plan

Action Plan

One Year Use of Funds FY 2017-18

Public Review Draft

Prepared by:



Sonoma County Community Development Commission
Sonoma County Housing Authority
1440 Guerneville Road, Santa Rosa, CA 95403-4107

March 31, 2017

*This document was prepared using the
HUD Integrated Disbursement & Information System*

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The FY 2017-18 Action Plan is part of the 2015 Sonoma County Consolidated Plan covering FY 2015-2016 through FY 2019-2020. The Consolidated Plan and annual Action Plans are required by the U.S. Department of Housing and Urban Development (HUD) in order to receive certain federal housing, homelessness, and community development funds. Pursuant to a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) will administer these funds on behalf of the HUD-designated Urban County entitlement jurisdiction, consisting of the County of Sonoma, the Town of Windsor, and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. HUD funds received by the Urban County are Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) program funds. The programs and activities using these funds will be carried out either directly by the Commission or, more frequently, through funding provided to other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

In recent years, HUD had announced allocation amounts for CDBG, HOME and ESG grantees before the public review draft of this Action Plan was published, so amounts proposed to be used for each project and program were based on the actual allocation of funds the Commission would receive.

This year, the federal government is operating under a continuing resolution as this public review draft is being published. The continuing resolution is in effect until April 28, 2017. Appropriations for Federal FY2017 have not yet been made and cannot be made until appropriations bills, including the Transportation, Housing, and Urban Development (THUD) bill are passed. The THUD bill includes CDBG, HOME, ESG, Section 8 and McKinney-Vento funding.

To ensure that the public is informed about what will happen if funding is more or less than anticipated, this Action Plan includes “contingency provisions” that explain how the Commission will adjust its proposed plan to match final allocation amounts, once they become known. The contingency provision for each proposed project is listed under AP-38, by project, in the “Funding” field.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The FY 2017-18 Action Plan and the 2015 Consolidated Plan organize community priorities for the use of CDBG, HOME and ESG funds by the Urban County, following the structure provided by HUD regulations

by grouping these priorities into three categories: affordable housing, homelessness, and non-housing community development.

The Urban County's Consolidated Plan contains the following broad goals:

1. **Affordable Housing:** Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely low-income families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2. **Homelessness:** Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3. **Community Development:** a) Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Sonoma County has a longstanding history of being a very expensive housing market, especially in comparison to median household incomes. According to *Out of Reach 2016*, a publication of the National Low Income Housing Coalition, the mean wage for Sonoma County renters in 2016 was \$15.43 and the "housing wage" necessary to afford the fair market rent for a two-bedroom apartment is \$27.19, a wage deficit of 43%. The corresponding deficit for the population of the entire State of California is 32%. Thus, consistent with earlier Consolidated Plans for the Urban County, rental housing affordability and retaining existing affordable housing stock for both renters and homeowners remain top priorities.

Due largely to the disparity in housing rents versus household incomes, Sonoma County has experienced an extremely high rate of homelessness. Despite persistent reductions in homelessness since 2011, in 2016 the Sonoma County Continuum of Care estimated that 5.7 out of every 1,000 residents is homeless at any given time. This rate appears to be much higher than in most communities in California and the rest of the nation. The funding of homeless intervention and prevention programs make up a large percentage of the "portfolio" of past performance and remains a top objective.

In the past, the Urban County members have prioritized the use of CDBG funds for Americans with Disabilities Act (ADA) retrofit projects, largely the removal of architectural barriers identified in existing public buildings and infrastructure. This use of CDBG funds is highly effective because ADA retrofit projects can generally be successfully scaled, phased, or both based on funding availability. During the

last Consolidated Plan period, July 2010 to June 2015, over \$3M aggregate in ADA project funds were awarded to 46 different projects sponsored by the eight participating jurisdictions. During the 2015 Consolidated Plan period to date (July 2015 through June 2017), over \$1.4 M in aggregate ADA project funds were awarded to 15 different projects sponsored by the eight participating jurisdictions. These projects include sidewalk “curb cuts” and other path-of-travel retrofit projects along roadsides; library, park, and community center restroom ADA renovations; and community facility ADA retrofit upgrades. These projects are important to the community’s residents who have disabilities, and therefore remain a high priority for the use of CDBG funds during the 2015-2020 Consolidated Plan period and in FY 2017-18.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A draft of the FY 17-18 Action Plan was made available to the public from March 31, 2017 – May 1, 2017. Copies were made available in three public locations: the Sonoma County Community Development Commission, The Board of Supervisor’s office, and the Main Branch of the Sonoma County Library. The draft will also be available on the Sonoma County Community Development Commission website.

Citizen participation is present throughout the process of drafting the Action Plan. The Commission uses a Community Development Committee, an appointed advisory body made up of representatives from each supervisorial district, Section 8 tenants, and a representative from the Human Services Department, and the Technical Advisory Committee, an advisory body made up of representatives from all Cities and Towns in the Urban County, to review all project proposals and discuss staff recommendations in widely-publicized and well-attended public hearings. During the hearings, the committees take public comment from all applicants and members of the public. Another opportunity for public comment and input will be the hearing held on May 2, 2017 by the Board of Supervisors, which also serves the Board of Commissioners to hear the committees’ funding recommendations.

Additionally, the Commission led a lengthy year-long process to draft a resource for creating more housing called “Building Homes – a policy-makers toolbox for ending homelessness”. This resource was presented by staff to the County Board of Supervisors, all cities, and more than 50 civic groups, and was then the lever for convening a day-long public summit on homelessness and housing, attended by more than 400 stake holders which included elected officials, advocates, non-profit service providers, and members of the public. This Summit brought together a wider cross-section of the community to discuss issues of housing and homelessness than had previously been brought together, and the output of that summit has been used to fuel 6 work groups and to help inform the Commission’s work going forward.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

To be completed after the public comment period ends.

6. Summary of comments or views not accepted and the reasons for not accepting them

To be completed after the public comment period ends.

7. Summary

To be completed after the public comment period ends.

DRAFT

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SONOMA COUNTY	Community Development Commission
HOME Administrator	SONOMA COUNTY	Community Development Commission
ESG Administrator	SONOMA COUNTY	Community Development Commission

Table 1 – Responsible Agencies

Narrative (optional)

The Sonoma County Community Development Commission is the agency charged with administering CDBG, HOME and ESG funding on behalf of the Urban County, a Joint Powers Agreement partnership consisting of the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Sonoma County Community Development Commission (Commission) houses the Sonoma County Housing Authority and administers all affordable housing finance programs for the County of Sonoma. The Commission also hosts and staffs the Sonoma County Continuum of Care and is the largest funder of homeless services county-wide. Under the direction of the Board of Supervisors, which also serves as the Board of Commissioners, the Commission actively participates in various collective action and community initiatives addressing the needs of lower income members of the community including, but not limited to, Health Action and Upstream Investments. Because of these existing roles, the Commission is well-positioned to consult with private and public agencies about Consolidated Plan matters since the appropriate agency-to-agency relations are already in place.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The Commission is an agency of County government and is charged by the Board of Supervisors with closely collaborating with other relevant County government departments including, but not limited to the Department of Health Services and the Human Services Department. Similarly, the Commission routinely works closely with the City of Santa Rosa Housing and Community Services Department and Housing Authority. The Commission stages annual competitions for federal and local public services funding which are informed by its ongoing relationships with a large percentage of community-based non-profit agencies providing homeless services and affordable housing. Furthermore, the Commission actively participates with relevant civic groups such as Santa Rosa Homeless Collective and the Health Action Catalyst Team. The County of Sonoma's planning and land use department is known as Permit Sonoma. The Commission has regular contact with Permit Sonoma to enhance affordable housing program coordination. Additionally, the Commission cooperates with the Economic Development Board and the Workforce Investment board as members of the county-wide initiatives: Health Action and Upstream Investments.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Commission leads, hosts and staffs the Sonoma County Continuum of Care and fully integrates that role with other related Commission roles such as funder of homeless housing and community services, Homeless Management Information System administrator, Coordinated Entry grantee, and administrator of local homelessness programs and local government initiatives specifically addressing the needs of homeless youth and veterans. As Coordinated Entry grantee, the Commission is leading the Continuum of Care’s effort to reach full compliance with Coordinated Entry requirements, including system-wide prioritization of chronically homeless persons in permanent housing. The Commission also

participates in a robust inter-departmental County effort to build a stronger safety net for families and individuals who are at risk of homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Commission's division that is assigned responsibility for ESG program administration also hosts and staffs the Continuum of Care and the County Homeless Management Information System (HMIS). Thus, funding prioritization, policy and standards development, and funding administration are fully integrated. The Continuum of Care Evaluation Committee participates in the local funding process by evaluating and scoring project applications that are eligible for ESG dollars in the local competitive process. In addition, through its representation on the Continuum of Care Board and Evaluation Committee, the Commission coordinates with both the cities of Santa Rosa and Petaluma and the State Department of Housing and Community Development in its allocation of ESG funding for communities not receiving direct ESG funding that lie within the geography of the Continuum of Care. The Commission's Continuum of Care staff regularly coordinate with both staff and civic leaders in the cities of Santa Rosa and Petaluma, as well as Sonoma County Board of Supervisors members and elected leaders from the seven small cities and town in the Urban County through study sessions, formal presentations, and informal consultations on the implementation of their Consolidated Plans and related matters of concern.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

(See Table 2 below)

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BURBANK HOUSING DEVELOPMENT CORPORATION (BHDC)
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is a recognized leader in affordable housing development and policy recommendations. The anticipated outcome of the consultation was improved coordination with a regional affordable housing provider.
2	Agency/Group/Organization	Homeless Action!
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs – Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Homeless Action! is an informal advocacy coalition. The anticipated outcome of the consultation was input on homelessness needs in the Urban County.
3	Agency/Group/Organization	Petaluma People Services Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency has been the CDBG funded Fair Housing provider for the Urban County. The anticipated outcome of the consultation was input on fair housing issues within the Urban County.
4	Agency/Group/Organization	Fair Housing Advocates of Sonoma

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50 women and children
	Location Description	2602 Giffen Avenue, Santa Rosa, CA
	Planned Activities	Participants receive intensive case management services in a low-cost, safe and sober environment. Case management provides needs assessment, goal planning, referrals, family reunification, credit counseling, financial literacy, and early childhood development with priority to Head Start, alcohol and drug recovery support, parent education and job-seeking skills.
18	Project Name	Sloan Women's Shelter
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000 <i>If funding is more than expected:</i> Any increase in funding would be shared equally by all projects in the Public Services category so that each project would receive up to the full amount requested. The one exception is the locally funded Winter Shelter program, which will retain level funding. <i>If funding is less than expected:</i> Any decrease in funding would be borne equally by all projects in the Public Services category, except for the locally funded Winter Shelter program, which will retain level funding.
	Description	Shelter services with intensive case management services with linages to address barriers to permanent housing and employment.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	44 women and children
	Location Description	141 Stony Circle, Suite 210, Santa Rosa, CA

	Planned Activities	Shelter services include overnight shelter with intensive case management, motivational interviewing, health and well-being screening, and referrals to community providers such as mental health and substance abuse counseling, job readiness, employment services, and financial literacy.
19	Project Name	COTS - Mary Isaak Center Family Transitional Housing
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$30,000 <i>If funding is more than expected:</i> Any increase in funding would be shared equally by all projects in the Public Services category so that each project would receive up to the full amount requested. The one exception is the locally funded Winter Shelter program, which will retain level funding. <i>If funding is less than expected:</i> Any decrease in funding would be borne equally by all projects in the Public Services category, except for the locally funded Winter Shelter program, which will retain level funding.
	Description	The Family Transitional Housing Program at the Mary Isaak Center serves 25 families with minor children who are experiencing homelessness. While living in a focused, supportive, and safe environment for up to one year, the adult(s) in these families develop the skills necessary to maintain or increase their incomes, find and retain permanent housing, and parent in healthy, effective ways.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	25 families households consisting of 75 homeless persons
	Location Description	900 Hopper Street, Petaluma, CA
	Planned Activities	Case management, children’s and family support programs, school age children liaison, financial literacy, housing rental counseling, substance abuse recovery, mental health counseling, health care, job readiness and employment counseling and access to benefits.

20	Project Name	Fair Housing Advocates of Sonoma
	Target Area	
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	<p>CDBG: \$52,500</p> <p><i>If funding is more than expected:</i> Any increase in funding would be shared equally by all projects in the Public Services category so that each project would receive up to the full amount requested. The one exception is the locally funded Winter Shelter program, which will retain level funding.</p> <p><i>If funding is less than expected:</i> Any decrease in funding would be borne equally by all projects in the Public Services category, except for the locally funded Winter Shelter program, which will retain level funding.</p>
	Description	Bilingual intake coordinator, bilingual housing counselor, and attorneys will provide in-depth, quality fair housing services to people across all federally-protected classes, including persons with disabilities, African-Americans, Latinos, and families with children.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	50 persons
	Location Description	1314 Lincoln Avenue, Suite A, San Rafael CA and 510 Mendocino Avenue, Santa Rosa CA
Planned Activities	This program seeks to address the absence of an experienced, enforcement-focused fair housing agency in Sonoma County by conducting complaint-based testing for all protected classes and systemic investigations designed to expand on prior investigations revealing national origin, familial status, and race discrimination.	
21	Project Name	YWCA of Sonoma County
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness

	Funding	CDBG: \$6,206 <i>If funding is more than expected:</i> Any increase in funding would be shared equally by all projects in the Public Services category so that each project would receive up to the full amount requested. The one exception is the locally funded Winter Shelter program, which will retain level funding. <i>If funding is less than expected:</i> Any decrease in funding would be borne equally by all projects in the Public Services category, except for the locally funded Winter Shelter program, which will retain level funding.
	Description	Safe House combats homelessness by providing safe residency for those how are fleeing domestic violence without safe refuge.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	80 adult women and 120 children, a total of 200 homeless persons
	Location Description	PO Box 3506, Santa Rosa, CA
	Planned Activities	Supportive services include: bilingual case management, legal assistance, counseling, and financial skills training in order to immediately increase participants' employment and benefit income prior to exit.
16	Project Name	2017 ESG Awards
	Target Area	
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$137,069 <i>If funding is more than expected:</i> Any increase in funding would be shared equally by all projects in the Public Services category so that each project would receive up to the full amount requested. The one exception is the locally funded Winter Shelter program, which will retain level funding. <i>If funding is less than expected:</i> Any decrease in funding would be borne equally by all projects in the Public Services category, except for

	the locally funded Winter Shelter program, which will retain level funding.
Description	<p><u>Catholic Charities - Family Support Center:</u> Families at Catholic Charities' 138-bed Family Support Center receive emergency shelter, food, clothing, medical and dental care, and implement action plans to overcome homelessness. ESG funding: \$69,448</p> <p><u>Catholic Charities - Rapid Re-housing:</u> The goal of Catholic Charities Rapid Re-Housing (RRH) program is to quickly re-house homeless families and individuals through strategic, client responsive housing, services and support. The Rapid Re-Housing approach reinforces housing resiliency and reduces impacts that long term homelessness has on finances, family cohesion, and health. ESG funding: \$50,647</p> <p><u>Social Advocates for Youth - Rapid Housing:</u> The goals of the SAY Rapid Housing program are to rapidly house and provide a robust array of supportive services to 32 homeless Sonoma County youth ages 18-24 annually, leading to permanent housing. Youth served by this program are placed into housing and have the option to retain this housing after program end. Time-limited financial assistance is provided to support housing; but the amount of monthly assistance may be adjusted over time because the program is individualized to respond to each young person's needs. ESG funding of \$5,552 will be supplemented with local funds.</p> <p><u>Committee on the Shelterless - Mary Isaak Center Emergency Shelter:</u> COTS Emergency Shelter program offers street outreach and on-site coordinated healthcare, mental health, nutrition, and case management, serving as a gateway for homeless individuals to gain health, employment, and housing services. ESG funding: \$11,442</p>
Target Date	6/30/2018
Estimate the number and type of families that will benefit from the proposed activities	<p>555 homeless households</p> <p>Catholic Charities Family Support Center: 40 homeless families with children (already counted in Activity #16)</p> <p>Catholic Charities Rapid Rehousing: 16 Households of either individuals or families.</p> <p>Social Advocates for Youth - Rapid Housing Program - 14 homeless youth</p> <p>COTS Mary Isaak Center - Emergency Shelter; 525 homeless households assisted</p>

<p>Location Description</p>	<p>Catholic Charities - Family Support Center - 465 A Street, Santa Rosa CA</p> <p>Catholic Charities - Rapid Re-housing - 465 A Street, Santa Rosa CA</p> <p>Social Advocates for Youth – 1243 Ripley Street, Santa Rosa CA</p> <p>COTS Mary Isaak Center - Emergency Shelter; 900 Hopper Street, Petaluma CA</p>
<p>Planned Activities</p>	<p><u>Catholic Charities - Family Support Center:</u> Family action plans emphasize life skills training and include obtaining employment, housing, and meeting the educational, emotional and developmental needs of the family’s children. Child-centered services in this short-term emergency shelter include tutoring and a liaison to local schools, on-site childcare, and a youth center with supervised activities and field trips. Parents receive help obtaining employment and/or public benefits, money management, housing search assistance, parenting education and support for their active maintenance of sobriety and mental health. Of families exiting the Family Support Center, at least 40% exit to permanent housing.</p> <p><u>Catholic Charities - Rapid Re-housing:</u> CCSR’s Rapid Re-Housing services include rental assistance, housing placement and case management guiding clients into permanent housing quickly, supporting their transition to independence. A portion of the proposed funding would support permanent housing placement of homeless adults at the Palms Inn, a collaboration between the County, Catholic Charities, and the City of Santa Rosa Housing Authority’s VA Supportive Housing program.</p> <p><u>Social Advocates for Youth – Rapid Housing:</u> SAY’s rapid housing program supports transition-aged youth to rapidly house and provide an array of supportive services to 14 homeless Sonoma County youth ages 18-24 that lead to permanent housing. Youth served by this program are placed in housing with the option to retain this housing after the program ends. Time-limited financial assistance is available and can be individualized to respond to each young person’s needs. The program provides inclusive, supportive services such as intensive case management; crisis counseling; workshops, including financial literacy, employment training, self-sufficiency skills, education, and academics; vouchers for food; bus passes; support groups; outreach; and engagement.</p>

		<p><u>Committee on the Shelterless – Mary Isaak Center Emergency Shelter:</u> The Mary Isaak Center’s Emergency Shelter Program has 100 beds and serves 525 individuals annually. From its street outreach to on-site coordinated healthcare, mental health, nutrition, and compassionate case management, the COTS Emergency Shelter serves as a critical gateway through which homeless individuals in Sonoma County have been successfully regaining health, employment, housing, and dignity.</p>
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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

This FY 2017-2018 Action Plan, Year 3, encompasses activities undertaken by the County of Sonoma, as well as the seven municipalities comprising the HUD entitlement Urban County: Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and Windsor. Sonoma County does not dedicate funds to target areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County jurisdictions share CDBG funds for capital projects and economic development programs in rough proportion to the number of residents living in each area. Beyond an initial allocation of available CDBG funds intended to assist capital projects and microenterprise economic development programs in incorporated and unincorporated areas, the jurisdictions do not pre-determine the use of CDBG, HOME, and ESG funding in Sonoma County.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	62
Non-Homeless	20
Special-Needs	11
Total	93

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	62
The Production of New Units	0
Rehab of Existing Units	31
Acquisition of Existing Units	0
Total	93

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Disability Services and Legal Center will provide housing rehabilitation grants to 11 special-needs households. The Commission will provide housing rehabilitation grants to 20 non-homeless households. The Commission in its role as the Housing Authority will provide tenant based rental assistance to 32 homeless households. Catholic Charities Rapid Rehousing Program will provide tenant based rental assistance to 16 homeless households. The Social Advocates for Youth Rapid Rehousing Program will provide tenant-based rental assistance to 14 homeless households.

AP-60 Public Housing – 91.220(h)

Introduction

Sonoma County’s 2011 Analysis of Impediments to Fair Housing Choice cited the lack of affordable housing as a barrier. The Commission will continue to use its CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower income persons.

Actions planned during the next year to address the needs to public housing

The Urban County does not operate public housing. During the next year, the Commission will continue to address the priority housing needs discussed in the 2015 Consolidated Plan. The County will primarily focus resources on rental housing development and preservation. As opportunities arise, the County also will devote resources to affordable homeownership opportunities for lower-income first-time homebuyers.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HUD has consistently designated the Sonoma County Housing Authority as a “high performer” agency.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Sonoma County Community Development Commission combines ESG, CDBG and \$860,000 in local funding allocations into a single process for Public Services programs. The priority for funding is homeless services, including homelessness prevention services. Additionally a private donor contributes annually to a homeless prevention fund operated by an awardee and has contributed over \$7 million to date.

Additionally, the Commission hosts the local Continuum of Care and has leadership representation on the Continuum of Care Board. The local Continuum brings in another \$3.0 M annually in Continuum of Care funding used to address homelessness. As host of the Continuum of Care and the only ESG entitlement jurisdiction in Sonoma County, the Commission has entered into an agreement with the California Department of Housing and Community Development to act as Administrative Entity for its allocation of Balance of State ESG funds (for the non-ESG entitlement jurisdictions of Santa Rosa and Petaluma) plus a similar State-funded program, totaling \$418,081 for FY 2017-18.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

In 2015, the Sonoma County Community Development Commission launched the Homeless Outreach Service Team (HOST), a multi-disciplinary street outreach effort in cooperation with the Continuum of Care's implementation of Coordinated Intake. The street outreach teams utilize the same evidence-based screening tools that are being used by Coordinated Intake, and directly connect participants with Coordinated Intake for housing placement, as well as with benefits and health resources. The standard screening and assessment tools prioritize resources to the persons with the most acute health needs and the longest periods of homelessness. In FY 2017-18, CDBG funds have been added to the project to enable the HOST Team to reach 200 unsheltered persons throughout the Urban County. CDBG funds will also support the Homeless Service Center, which serves approximately 1,800 homeless persons annually and housing the Coordinated Intake project. In addition, local funds will support two additional homeless day centers: one serving approximately 900 homeless women and their children annually; and one serving up to 1,000 homeless transition aged youth.

Addressing the emergency shelter and transitional housing needs of homeless persons

The focus of Sonoma County's emergency shelter and transitional housing programs is establishing safety through trauma-informed care, to stabilize and more quickly house participants. In FY 2017-18, CDBG funds will support 22 emergency shelter beds at the Sloan Women's Shelter, serving 80 women and children, and 29 beds at the YWCA Safe House, which will serve 200 women and children fleeing domestic violence. In addition, CDBG funds will support 18 beds of family transitional housing at

Committee on the Shelterless' Mary Isaak Center, and 26 beds at Community Action Partnership's Harold's House transitional housing. In addition, ESG and local funds are allocated to support 130 families at Catholic Charities' Family Support Center, as well as three small shelters in Cloverdale, Sonoma, and unincorporated Guerneville—all within the Urban County.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In FY 2017-18, the Development Commission has allocated ESG funds for two Rapid Re-Housing projects serving up to 30 households including 14 transition-aged youth. Local and State funds will support Rapid Re-Housing assistance for another 44 households. Local funds will additionally pay for the cost of services and housing operations at three separate properties operating as permanent supportive housing. These include 24 units in Rohnert Park, where the Commission funds supportive services provided by COTS; case management services provided by Community Support Network for 8 formerly homeless transition aged youth at Sanctuary House in Cotati, and housing operations at the Palms Inn's 104 units for veterans and chronically homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County, Cities and local nonprofit agencies offer a range of programs that provide financial and other assistance to those who are at-risk of becoming homeless due to financial emergencies, loss of existing dwelling units through inaccessibility by persons with mobility impairments, natural disasters, or unabated deterioration. For FY 2017-18, the Commission has allocated CDBG funds for housing rehabilitation and housing access modifications that will assist approximately 31 low-income households to stay in their homes. The Commission also allocated local funds for the Homelessness Prevention/Diversion program that Catholic Charities operates alongside the Coordinated Intake, which will serve 50 households. In addition, the Commission is allocating additional local funds for staffing for the HCA Family Fund (a rental assistance and financial education program operated by Community Action Partnership, serving 300 households annually), Eviction Defense provided by Legal Aid of Sonoma County (serving 125 households), and continuing support for an effort to improve the housing stability of seniors by matching homeless and at risk persons with seniors who have rooms to rent (SHARE Sonoma County – projected to serve 90 seniors in in FY 2017-18).

In FY 2017-18, the Commission will continue new strategic efforts to strengthen safety net services for at risk members of the community, in collaboration with the County Departments of Health Services, Human Services, Child Support Services and Probation.

Discussion

The County of Sonoma, as outlined in the Sonoma County Strategic Plan (<http://www.sonoma-county.org/strategic>), endeavors to enhance the capacity of County programs and community systems to more effectively meet the changing needs of individuals, families, and communities in Sonoma County by following the concept of “*upstream investments*.” Upstream investments are defined as opportunities to provide prevention or intervention assistance before more expensive consequences develop. By prioritizing homeless and supportive housing programs and expanding the use of evidence-based practice, the Commission and the Continuum of Care are supporting this concept. Currently, the Continuum of Care is leading permanent supportive housing providers through an evaluation of their implementation of evidence-based Housing First practices. In addition, the Commission plans to contract with a homeless services planning consultant to lead a community engagement process to inform a redesign of the homeless service system to address funding reductions and a new State law requiring incorporation of Housing First practices into its policies.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

Sonoma County’s 2011 Analysis of Impediments to Fair Housing Choice cited the lack of affordable housing as a barrier. The Commission will continue to use its CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower income persons.

As mentioned in the Market Analysis of the 2015 Consolidated Plan, the State of California requires each jurisdiction’s General Plan Housing Element to identify constraints to housing development and to identify measures the jurisdiction will undertake to ameliorate those constraints. SP- 55 of the Consolidated Plan provides a list of the type of measures likely to be undertaken by one or more of the individual jurisdictions. Because the Urban County is comprised of eight different jurisdictions, seven municipalities plus the County of Sonoma, it is not possible to identify the cumulative measures planned by the eight jurisdictions for FY 2017-2018. However, each jurisdiction has a Housing Element that identifies their various programs and actions steps specific to their communities. The websites for these Housing Elements are listed in MA-40 and SP-55 of the Consolidated Plan.

Over the coming year, the Cities of Santa Rosa and Petaluma and the Urban County, which includes the unincorporated county and the seven smaller cities will all be partnering to prepare an Assessment of Fair Housing (AFH) that looks at barriers to fair housing and affordable housing Countywide.

Citizen Participation Comments

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