

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue, set against a white background.

**March 18 2020 Community
Development and Cities & Towns
Advisory Committees Concurrent
Meeting**

Ground Rules

Everyone

- ▶ Please refrain from interrupting or talking over others
- ▶ Please keep your phone/computer on mute until it is your turn to speak
- ▶ Be patient and flexible - technological issues are inevitable, so bear with staff and the Committees as we go along!

Committees

- ▶ If you are making a motion, please speak in the third person by your name or City/Town. e.g. *“City of Rohnert Park motions to approve XYZ,” “Jane Doe seconds that motion”*
- ▶ If you wish to make a comment, please use the “raise a hand” function or chat function and staff will let the meeting chairs know that you wish to speak. Your chair will call on you.
- ▶ When voting, wait for the Chair of your Committee to call your name or City/Town before you cast your vote. (Aye, Nay, or Abstain).

Ground Rules, continued

Members of the Public

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Agenda

1. Call to Order and Roll Call
2. Public Comments for Items Not in the Agenda
3. Approval of Minutes from CD and CTAC February 19, 2020 meetings (pages 3-8 of CD Committee packet and pages 3-7 of CTAC packet)
4. Assistant Director's Report - Tina Rivera
5. Public Hearing: CDBG and HOME Recommendations - Felicity Gasser (pages 9-81 of CD Committee Packet; pages 8-80 of CTAC Packet)

Brief Break - CTAC adjourns at this point

6. FSS Action Plan - Martha Cheever and Thai Hilton (pgs. 82-117)
7. Rapid Re-Housing Budget Update - Martha Cheever (pgs 118-122)
8. Public Hearing: Housing Authority Five-Year Plan - Martha Cheever (pages 123-164)
9. CD Committee Adjourns

1. Call to Order and Roll Call

- ▶ Community Development Committee Roll Call
- ▶ Cities & Towns Advisory Committee Roll Call
 - ▶ (please state your name when your City/Town is called!)

2. Public Comment for Items Not on the Agenda

Everyone

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3. Approval of Minutes from February 18, 2020 meeting

- ▶ Community Development Committee make a motion and vote on minutes from February 18th, 2020
- ▶ Cities & Towns Advisory Committee make a motion and vote on minutes from February 18th, 2020

4. Assistant Director's Report

Tina Rivera

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5. FY 2020-21 CDBG and HOME Staff Recommendations

Committee Policy Direction

- ▶ Projects that create or preserve affordable housing
- ▶ Infrastructure or public facilities that support creation or preservation of affordable housing
- ▶ Infrastructure or public facilities that support low or moderate-income populations
- ▶ Projects that demonstrate ability to spend grant funding within the applicable timeliness provisions
- ▶ Projects that demonstrate need with evidence
- ▶ Non-housing projects: those that leverage public funds to the greatest extent possible OR that meet particular community need that can't be met by other funding sources

continued...

Committee Policy Direction

- ▶ Housing projects:
 - ▶ demonstrate funds will be highly leveraged
 - ▶ demonstrate advanced readiness (entitlements, financing commitments, permitting)
 - ▶ developers with previous experience obtaining tax credits or state funding
 - ▶ demonstrate existing support from other jurisdictions via letters of support, funding commitments, etc
- ▶ Holistic attention to the following:
 - ▶ Balance projects that are “shovel ready” with projects that need early money to be successful
 - ▶ Balance creation of new housing stock with maintaining existing housing stock and keeping people in their homes
 - ▶ Make investments in low- and moderate-income areas that haven't had investments historically and in high opportunity areas that increase access for low- and moderate-income people

CDBG Non-Housing Recommendations

Sponsor	Project	Ask	Staff Recommends	Rationale
City of Cotati	West School St. Path of Travel	\$160,000	\$160,000	Project benefits a low and moderate income limited clientele and is shovel ready. Project would not be able to proceed without full funding
City of Healdsburg	Sidewalk ADA	\$175,000	\$175,000	Project makes investments that improve connectivity and access to amenities in a low-mod income neighborhood. Funds can be spent within the timeliness provisions of the funding policies.
City of Sebastopol	City Hall ADA	\$120,000	\$0	Because of limited funding, staff does not recommend funding this project. City of Sebastopol has listed this as the second priority out of the two projects submitted for funding.
City of Sebastopol	Youth Annex ADA	\$180,000	\$180,000	Project would serve a limited clientele that utilizes the Youth Annex for recreational activities and City Council meetings. The City has listed this as the first priority out of the two projects submitted for funding.
Sweetwater Springs Water District	Sweetwater Springs Water Improvement	\$115,920	\$115,920	Project improves water pressure and quality for 60 homes in a low-mod area. Pressure will enable fire hydrants to be placed in the area and will improve water quality for district which is comprised of over 2000 homes in a historically underserved area.

CDBG Housing Recommendations

Sponsor	Project	Ask	Staff Recommends	Rationale
	Cotati Station	\$900,000	\$0	See HOME Recommendation
Catholic Charities	Caritas Center	\$300,000	\$0 \$40,000	Caritas Center provides wrap-around homeless and housing services, shelter and transitional housing, serving more than 325 people daily. The Sonoma County Community Development Commission has previously awarded predevelopment funds to the project, much of which remains unexpended all of which has been expended, but not yet invoiced. Staff recommends the expenditure of FY 2019-2020 2020-2021 award towards the required NEPA Environmental Assessment (EA) prior to any additional funding recommendations
Center for Social and Environmental Stewardship	Windsor Center	\$500,000	\$0	Project ineligible for CDBG and was evaluated for HOME funding. See HOME recommendation
City of Rohnert Park	Essential Workforce Housing Program	\$350,000	\$350,000	Project buys down affordability for two single-family homes forever, meaning affordability will pass on from one family to the next when the first homebuyer moves.
SCCDC	Housing Rehab Program	\$1,200,000	\$364,317 \$324,317	Program provides low cost loans to assist low-income households for needed repairs that improve housing stability and decency while maintaining affordability

CDBG Total Recommendations

CDBG Non-Housing Projects Total	\$630,920
CDBG Housing Projects Total	\$714,317
CDBG Direct Delivery*	\$40,000
Total	\$1,385,237
Total Available	\$1,385,237

*Staff recommends this set-aside for anticipated environmental review and labor compliance direct delivery expenses.

HOME Recommendations

Sponsor	Project	Ask	Staff Recommends	Rationale
BRIDGE Housing	Cotati Station	\$605,000	\$605,000	Project will create 73 new affordable units in an area of high opportunity and potential for environmental benefits (transit-oriented, walkable amenities and schools). The project also possesses a high level of readiness and leveraged funds. Staff recommends funding full HOME ask.
Burbank Housing	Caritas Center	\$500,000	\$0	Project is a component of master plan to house a vulnerable population, create a shelter, and provide extensive county-wide services, the project would likely be very competitive for CDBG-DR funds and encourages the applicant to re-apply when funding has been secure
Center for Social and Environmental Stewardship	Windsor Center	\$500,000	\$0	Staff determined project was eligible under the HOME program but the project did not rank highly when compared to other housing funding proposals. Staff encourages the applicant to apply for CDBG-DR funding expected to be available this year. Furthermore, staff encourages the applicant to re-apply for HOME program funds or County Fund for Housing when they have secured funding for their project.
Sonoma County Housing Authority	Tenant-Based Rental Assistance	\$106,000	\$37,040	Funds will ensure that 17 vulnerable households maintain housing stability while securing access to long-term rental assistance or affordable housing units. Funds will be spent within the timeliness provisions of the funding policies. Housing Authority has carryover of funds from last year and combined with the amount recommended will amount to the full ask.

HOME Total Recommendations

HOME Housing Projects Total	\$605,000
HOME Tenant-Based Rental Assistance Total	\$37,040
HOME Reserves*	\$101,967
Total	\$672,005
Total Available	\$672,005

*It is a best practice to retain a reserve for cost over-runs or unforeseen costs associated with funded projects. Staff recommends holding these funds in reserve.

5. FY 20-21 CDBG and HOME Recommendations

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

5. Public Comment on FY 20-21 CDBG and HOME Recommendations

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5. FY 20-21 CDBG and HOME Recommendations

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

5. FY 20-21 CDBG and HOME Recommendations

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

5. Recommended Action

- ▶ Review and approve the staff recommendations for FY 2020-21 CDBG and HOME Awards

To Vote:

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Community Development Committee Break - 10 minutes

Cities & Towns Advisory Committee may adjourn

Thank you!

6. Family Self-Sufficiency Action Plan (pg 82)

Overview of the FSS program

What is FSS?: A 5 year, goal based economic self-sufficiency program.

Objectives: The FSS program objective is to reduce the dependency of low-income families on welfare assistance and on Section 8, public, or any federal, state, or local rent or homeownership subsidies.

Program Size: The SCHAs operate a voluntary FSS program. It has no mandatory program size.

Program Administration

Administrative fees and Costs: The FSS program is funded through a grant from HUD.

Supportive Services: The PHA may fund reasonable and eligible FSS supportive service costs in the FSS program from unrestricted net assets [see Notice PIH 93-24, E-3].

Program Coordination Committee (PCC)

The PHA **must** establish a program coordinating committee (PCC) whose functions will be to assist the PHA in securing commitments of public and private resources for the operation of the FSS program within the PHA's jurisdiction, including assistance in developing the action plan and in implementing the program.

Incentives and Outreach

Incentives include:

- ▶ Escrow account
- ▶ Case management
- ▶ Information on and referrals to services.

Outreach efforts include: Informing clients of the program and its benefits at briefings/orientations, annual and interim recertification, transfers/portability, lobby of the HA. This information is available in English and Spanish.

Family Selection

Participation in the FSS program is strictly voluntary.
Participating will not impact their HCV assistance.

SCHA will establish a 15% preference for the Family Reunification Program (FUP) families. No other preferences will be established.

Application/waitlist process

- ▶ Application period
- ▶ Random Lottery
- ▶ Will not screen for motivation

Contract of Participation (COP)

The HA and the participant enter into a contract at the start of the program.

- ▶ The contract has a term of 5 years.
- ▶ Can be extended for an additional 2 years for “good cause.”

Universal requirements

There are 2 requirements that every FSS family must fulfil to complete their COP.

- ▶ Be welfare free for the final 12 months of their contract.
- ▶ Seek and maintain suitable employment.

Clients set other goals in coordination with their case worker.

- ▶ ITSP
- ▶ Can be updated.

Noncompliance with COP

Clients who do not comply with the terms of their contract can be terminated from the FSS program or the PHA can withhold supportive services.

Clients must comply with all of the conditions of their lease.

Escrow Account

Clients accrue savings in an escrow account as their earned income increases.

Cessation of credit: The PHA will not make any additional credits to the FSS family's FSS account when the family has completed the contract of participation, or when the contract of participation is terminated or otherwise nullified.

Disbursement of escrow funds

There are 3 ways to graduate from the FSS program

- ▶ Contract term ends and clients has completed all of their goals
- ▶ Client completes their goals before the end of their contract and requests to graduate
- ▶ 30% of their monthly income is equal to or more than the Fair Market Rent for the unit they qualify for

Interim disbursements

- ▶ Used to meet goals of their ITSP

Portability

Clients can move their rental assistance to another jurisdiction and continue participating in the FSS program.

Residency Requirement: Clients must reside in the SCHAs jurisdiction for 1 year before moving to another jurisdiction.

Success Stories

Cathy: Started FSS in 2011 and graduated in 2019.

Her Story: When Cathy first received her Section 8 voucher, she was nearing homelessness and battling a serious illness. She signed up for FSS and started a job search. She received help with her resume and job coaching and was able to secure a part time, then a full time job at several different non-profits. She now is working full time. She graduated and received her escrow in the amount of \$29,415. She is hoping to use the money as a down payment for a house.

Success Stories

Matthew: Started in February of 2012 and graduated in April of 2019.

His Story: When Matthew started the program he had been laid off from his job and had very little income. He started taking classes at the Santa Rosa Junior College and earned an associates degree. He now owns his own glazing company and his wife is nearing graduation of her nursing degree. He graduated and received his escrow in the amount of \$13,204. He is using the money to grow his business and to help with his wife's nursing school expenses.

7. Public Comment on FSS Action Plan

Everyone

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Recommended Action

- ▶ Review and approve the updated Family Self-Sufficiency Action Plan

To Vote:

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7. Housing Authority Rapid Re-Housing Budget Update (pg 118)

The Rapid Rehousing and Landlord Incentive Programs include the following items:

- Security Deposit Assistance (approximated at an average of \$3,274 per client)
- Landlord signing bonus of \$1,000
- Housing Transition support
- Basic Household Set-Up
- Risk Mitigation funds up to \$1,500
- Vacancy loss protection for one month (approximated at \$2,500 per need)



7. Housing Authority RRH Budget Update: Funding Sources

Program Number	Funding Source	Purpose	Amount	Minimum# Clients to be Served by the Program
1	Local Grant	Client-Based Housing Navigation/Location Services	\$190,000	100
2	State Grant via DHS	Flexible Rapid Rehousing and Landlord Incentive Program for homeless persons with mental illness	\$100,000	23
3	Housing Authority Administrative Fee Reserves	Flexible Rapid Rehousing and Landlord Incentive Program for homeless persons with rental assistance vouchers	\$150,000	38
4	Housing Authority Administrative Fee Reserves	Risk Mitigation & Vacancy Loss Protection for recipients of rental assistance	\$150,000	83
5.	State Grant via DHS	Flexible Rapid Rehousing and Landlord Incentive Program for persons participating in the DHS Whole Person Care Program	\$605,000	100

Housing Navigation and Location

Program No. 1 - Housing Navigation		
Funding: Grant from Partnership HealthCare of California		
Consultant: Overland, Pacific & Cutler		
Services: Housing Navigation/Location Services		
Total Program Funding: \$190,000		
Year 1	# Clients	Cost Per Client
\$95,000	50	\$1,900
Year 2	# Clients	Cost Per Client
\$95,000	50	\$1,900

Rapid Rehousing for Persons with Mental Illness

Program #2 - Rapid Rehousing		
Funded by grant from State of CA, expires 6/30/2020		
Restriction: Clients must have mental illness		
Services: Security Deposit, Landlord Incentives & Hotel Stays		
Total Program Funding: \$100,000		
Security Deposits	Anticipated Cost Per Client	# of Clients Expected to Serve
\$75,000	\$3,274	23
Landlord Signing Bonus	Anticipated Cost Per Client	# of Clients Expected to Serve
\$15,000	\$ 1,000	15
Hotel Stays	Anticipated Cost Per Client	# of Clients Expected to Serve
\$10,000	\$5,000	2

Housing Authority Funded Rapid Rehousing Program

Program #3 Rapid Rehousing		
Funded by Housing Authority Administrative Fee Reserves		
Restriction: Clients must have rental assistance voucher		
Services: Security Deposit & Landlord Incentives		
Total Program Funding: \$150,000		
Security Deposits	Anticipated Cost Per Client	# of Clients Expected to Serve
\$125,000	\$3,274	38
Landlord Signing Bonus	Anticipated Cost Per Client	# of Clients Expected to Serve
\$25,000	\$ 1,000	25

Housing Authority Funded Landlord Risk Mitigation Fund

Program #4 - Landlord Risk Mitigation Program		
Funded by Housing Authority Administrative Fee Reserves		
Restriction: Clients must receiving HA Rental Assistance		
Services: Repairs & Vacancy Loss Protencion		
Total Program Funding: \$150,000		
Risk Mitigation Funds	Anticipated Cost Per Client	# of Clients Available to Serve
\$125,000	\$1,500	83
Vacancy Loss Protection	Anticipated Cost Per Client	# of Clients Available to Serve
\$25,000	\$ 2,500	10

Whole Person Care Rapid Rehousing Program

Program #5 - Whole Person Care Rapid Rehousing Program		
Funded by State grant, expires 12/31/20		
Restriction: Clients must be participating in DHS Whole Person Care Program		
Services: Security Deposits, Application Fees, Establishment of Basic Household Needs		
Total Program Funding: \$ 605,000		
Client Move-In Funds	Anticipated Cost Per Client	# of Clients Available to Serve
\$400,000	\$4,000	100
Landlord Signing Bonus	Anticipated Cost Per Client	# of Clients Available to Serve
\$25,000	\$ 1,000	25
Housing Transition Support	Anticipated Cost Per Client	# of Clients Available to Serve
\$180,000	\$ 150	40

Questions?

8. Public Hearing: Housing Authority Five Year Plan

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

8. 5-Year Plan, Annual Plan & Updates to the Housing Authority Administrative Plan

8. Public Housing Authority Five Year Plan

Goals

- ▶ Expansion of rental assistance opportunities for low-income, vulnerable populations
- ▶ Continued partnership with local non-profit agencies to provide housing navigation to low-income and/or hard to serve populations
- ▶ Expanded collaboration with the Sonoma County Accessing Coordinated Care and Empowering Self-Sufficiency (ACCESS) program
- ▶ Expanding the supply of affordable housing
- ▶ Promotion of self-sufficiency for program participants
- ▶ Ensuring equal opportunity and affirmatively further fair housing

8. Public Housing Authority Annual Plan

Key Accomplishments (2015-2020)

- ▶ Award of 145 new rental assistance vouchers - 15 new Veterans Affairs Supportive Housing vouchers, 120 new Mainstream Vouchers and rental assistance to serve 10 chronically homeless persons through Continuum of Care grant funds
- ▶ Deployment of 93 project based vouchers throughout the County
- ▶ 22 graduates of the Family Self Sufficiency (FSS) program, 15 of whom are no longer in need of rental assistance
- ▶ Continued recognition by HUD as a High Performing Housing Authority

Housing Authority Administrative Plan

Proposed Changes Include:

1. Updates the maximum PBV assistance allowed in a PBV project to allow that the maximum PBVs in a project may not exceed the greater of 25 units or 25% of the units in any PBV project.
2. Adds exceptions to the PBV project limit for certain household types
3. Clarifies that the Housing Authority may add units to a PBV HAP contract at any time during the term of the PBV HAP contract without engaging in a competitive process
4. Clarifies PBV tenant selection and waitlist organization for PBV projects
5. Provides that for certain PBV projects, the Continuum of Care Coordinated Entry System may be used for vacancy referrals.
6. Provides definitions for the PBV project cap exception categories
7. Provides that the Housing Authority may provide vacancy payments under HAP contract

8. Public Hearing: Housing Authority Five Year Plan

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

Public Comment

Non-Competitive award of PBVs that are being added to an existing PBV HAP contract should be transparent

- Mark Krug, Burbank Housing

Public Comment

Sent To: County of Sonoma

Topic: Affordable Housing Development & Finance

Subject: concerns

Message: Hi there,

I cannot make the Community Development Committee Meeting on March 18th and am really concerned about some of the changes the Housing Authority Manager is proposing including that residents in Project Based Housing apartments will not be required to participate in supportive services. My concern is that we are enabling people who are in need to drug/alcohol rehab instead of really helping them. If they are not receiving services how sustainable can this model be? Please consider making it mandatory to receive mental health/rehab services as a condition that must be met during tenancy. thank you

Sender's Name: Heather Anderson

Public Comment (1 of 4)

Summary

Our housing problems are the result of capitalism and “neo-liberal” government policies. More capitalism will not solve the problem; if anything, it will just make the situation worse. We need to implement socialized housing including government owned and run facilities.

Housing for mentally ill and developmentally delayed

In February 2020 I spent a day doing “precinct walking” in Santa Rosa for a presidential candidate. One of the addresses on my list was The Rosenberg Building on Mendocino Avenue, which had quite a lot of registered voters residing there. After speaking with a few of the residents, it became clear that they are mentally ill and/or developmentally delayed. The building is an old hotel converted to studio apartments being rented out to people receiving some sort of government support. In my opinion, this population should be in an appropriate government-run residential facility under the supervision of trained professionals rather than being warehoused in a private for-profit former hotel.

“Community care” for the mentally ill and others who are not able to care for themselves has been a disturbing disaster astutely dubbed “free-range mental health care.” People with mental illness, often self-medicated with booze or speed, are a large part of the homeless population. We need to provide government-owned and run facilities for these folks and get them off the streets and out of unsafe situations.

Public Comment (2 of 4)

Section 8 housing program

Stop wasting our money with this ineffective fiasco -- apparently it is called “section 8” because the waiting list is 8 years long! The only thing it accomplishes is lining the pockets of private property owners. Use the money to purchase residential property and place people in it based on need rather than credit rating.

Recreational vehicles as temporary and long-term housing

Both Sonoma County and the State of California need to get over their apparent squeamishness regarding the use of travel trailers, motorhomes and camper-vans as housing. They are an increasingly popular option for single adults and couples of all ages. The newer models have built-in solar power and can be used “off grid” for a week or two with savvy management. They can act as emergency housing and lifeboats in a disaster situation.

If just 10% of the single-family homes in Sonoma County had an RV in the side yard with legal permitted hookups for full-time use, it would quickly provide a significant amount of housing capacity. No construction is necessary. The hookups are easy to install; of course they would need to be permitted and inspected. It would provide RV owners with a safe, high-quality place to park and homeowners with some income.

A considerable number of people are already living full-time in RVs on a stealth basis, parking illegally in driveways, side yards or side streets. While there are some RV parks

Public Comment (3 of 4)

available in the county, the prices are outrageous and the pre-requisites of deposits, credit check, age of the RV, etc., are prohibitive. They are also cramped and often noisy... really a low quality of life and not a financially viable option for many. RV parks are for travelers passing through on vacation, not long-term housing.

Providing a reasonable low-cost path to legal full-time living in RVs on any residential property would be to everyone's benefit. If this form of housing is not included in the plan, it should be.

Manufactured homes in mobile home parks

Such a waste of space and housing capacity! The financial model is bizarre and does not seem to have an exit strategy. The result is old, ugly, falling apart, energy-inefficient and often unhealthy trailers being sold for \$60-\$100K or abandoned. Parks that are not owned by the residents, which is just about all of them, do not allow renting out a room or the unit if the owner is not living in it, which means that units sit empty and rooms go unoccupied.

Sonoma County along with the state needs to implement a pro-active program to convert these parks to resident-owned co-ops in a public-private partnership. In addition, the regulations need to be modernized to allow tiny homes and RVs. The critical element is allowing people to purchase the space rather than the trailer installed on it. The land appreciates while the trailer (a vehicle) depreciates.

Public Comment (4 of 4)

...just about all mobile home parks have a common house, club-house or recreation center which is unused 90% of the time. These buildings could be converted to co-working spaces and telecommuting offices for the residents.

These outdated, wasteful facilities are overdue for a major re-think and overhaul. If it is not in the plan, it should be.

-Kirsten Barquist

8. Public Comment on 5 Year PHA Action Plan and One Year Administrative Plan Updates

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8. Public Hearing: Housing Authority Five Year Plan

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

8. Public Hearing: Housing Authority Five Year Plan

1. Open for Public Comments
2. Close Public Hearing
3. Committee Discussion
4. Motion to Approve or Change Recommendation

5. Recommended Action

- ▶ Recommend approval of the PHA Annual, the PHA Five Year Plan, and modifications of the Sonoma County Administrative Plan to the Board of Commissioners

To Vote:

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9. Adjournment

Next Meeting:

April 15, 2020

10AM-11:30AM

Public Hearing Room

1440 Guerneville Road

Santa Rosa, CA 95403

This meeting will be the Public Hearing for Five Year
Consolidated Plan and
One Year Action Plan Approval