



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

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Commission*

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## MEMORANDUM

Date: April 20, 2022

To: Community Development Committee & Cities and Towns Advisory Committee

From: Kathleen H. Kane, Interim Executive Director

Subject: Substantial Amendment to FY 2019-20 and FY 2020-21 Action Plans

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Shortly after the onset of the coronavirus pandemic, HUD notified the Urban County that it would receive a total of \$7,162,916 in Emergency Solutions Grants funds under the CARES Act (ESG-CV funds) to pay for shelter and services that would help to prevent, prepare for, and respond to the coronavirus' impacts on residents who are homeless. The funds were provided in two allocations, with a first grant of \$564,000 in September 2020 and a second grant of \$6,598,916 in March 2021. The Board of Supervisors approved a Substantial Amendment to the FY 2019-20 Action Plan on June 9, 2020 to receive the first grant, and a Substantial Amendment to the FY 2020-21 Action Plan on November 10, 2020 to receive the second grant.

### FY 2019-20 Action Plan Substantial Amendment

Because the ESG-CV funds derive from federal FY 2020-21 budget, they should be shown only in the FY 2020-21 Action Plan rather than being divided between the FY 2019-20 and FY 2020-21 Plans. Also, both of the Action Plan Amendments that were submitted to HUD erroneously included the combined \$7.16 million of both grants. To correct these issues, staff has prepared a FY 2019-20 Action Plan amendment that would simply remove all ESG-CV funds from that Plan, noting that the funds are instead included in the FY 2020-21 Plan. This action will align the Plan with the appropriate federal budget year and prevent any confusion caused by having the funds duplicated in two separate Plans.

### FY 2020-21 Action Plan Substantial Amendment

The Board's adopted Resolutions approved in June and November 2020 specified that the ESG-CV funds would be used to assist activities in six broad categories: rapid re-housing, communal emergency shelter, non-congregate shelter, street outreach, Homeless Management Information System (HMIS) support, and administration. As the pandemic progressed over time, more was learned about best practices for preventing and responding to the spread of the coronavirus. The Department of Health Services (DHS) and CDC staff worked to use all available resources in ways that would best address the rapidly emerging and changing needs in the community. It became apparent that the use of the ESG-CV funds for non-congregate shelters, which could be established quickly in existing facilities and allow for isolation of sick or at-risk



residents, would be more expedient and effective than assisting communal shelters or rapid re-housing programs, and would therefore better protect both housed and un-housed residents of the county. The following table shows the revised allocations to fund this changed approach:

<b>Activity</b>	<b>Prior Board Resolutions</b>	<b>Revised Allocations</b>	<b>Increase / (Decrease)</b>
Rapid Re-Housing	\$2,501,600	\$50,000	(\$2,451,600)
Communal Emergency Shelter	\$1,185,592	\$0	(\$1,185,592)
Non-Congregate Shelter	\$1,173,985	\$4,811,177	\$3,637,192
Street Outreach	\$1,189,622	\$1,189,622	\$0
HMIS Support	\$395,826	\$395,826	\$0
Administration	\$716,291	\$716,291	\$0
<b>Totals</b>	<b>\$7,162,916</b>	<b>\$7,162,916</b>	<b>\$0</b>

Within these broad categories, the FY 2020-21 Amended Action Plan allocates the ESG-CV funds to the following specific programs:

<b>Agency</b>	<b>Program</b>	<b>Funding Amount</b>
InterFaith Shelter Network	Rapid Re-housing	\$50,000
West County Community Svc.	Navigation Center	\$801,000
Committee on the Shelterless	TPC	\$261,545
SOS	Sonoma Valley WHSP	\$85,564
SOS	Sonoma Valley WHSP-Hotel	\$119,480
Dept. of Health Services	Astro Hotel	\$1,027,230
Dept. of Health Services	Alliance Redwoods	\$255,296
Sonoma County CDC	Los Guilicos	\$2,261,062
Dept. of Health Services	IMDT Street Outreach	\$1,189,622
Sonoma County CDC	HMIS Support	\$395,826
Sonoma County CDC	Admin Costs	\$716,291
<b>TOTAL</b>		<b>\$7,162,916</b>

#### Next Steps

The federal CARES Act waives the requirements for a public hearing and 30-day comment period for approval of Action Plans related to ESG-CV funding. If approved, the Amended Action Plans will be posted on the CDC website, as required, for public information. CDC staff will submit the revised Plans to HUD and notify all subrecipients and contractors of the final funding allocations. All funds must be expended by September 30, 2022.

Requested Action: Recommend approval of the Substantial Amendments to the FY 2019-20 and FY 2020-21 Action Plans to the Board of Supervisors.

Attachments:

1. Fiscal Year 19-20 Action Plan Substantial Amendment
2. Fiscal Year 20-21 Action Plan Substantial Amendment

Amended on July 1, 2020 to add CARES Act Funds to the FY2019 Annual Action Plan

Amendment on March 1, 2021 to add ESG CV and CDBG CV funds to the FY2019 Annual Action Plan

Amendment on May 10, 2020 to remove FY 2020-21 ESG CV funds from the FY2019 Annual Action Plan. These funds are included in the FY 2020 Annual Action Plan.

## **Executive Summary**

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

#### **1. Introduction**

The FY 2019-20 Action Plan is part of the 2015 Sonoma County Consolidated Plan covering FYs 2015-2016 through 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) administers 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 projects and programs using these funds will be carried out either directly by the Commission or 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.

The administration of HOME and CDBG for capital projects and for fair housing services are guided by funding policies set annually by the Commission with input from its advisory committees. The Commission uses a Community Development Committee (an appointed advisory committee made up of representatives from each supervisorial district, Housing Choice Voucher tenants, and a representative from the Human Services Department) and a Cities and Towns Advisory Committee, (an advisory committee made up of representatives from all Cities and Towns in the Urban County) to set these annual policies.

The administration of the CDBG homeless services set-aside, ESG and certain local and state funds for homeless services is guided by funding policies set annually by the Leadership Council, the governing body for HOME Sonoma County, the county's homeless system of care.

Once recommendations are made for HOME, CDBG and ESG by the Community Development Committee, Cities and Towns Advisory Committee and Leadership Council, these are incorporated into the annual Action Plan for adoption by the County Board of Supervisors.

For FY 2019-2020, the policies set aside funds for administration and the balance of funds are awarded through competitive processes in which eligible projects and programs applied for funding awards to meet the Consolidated Planning goals. The selection and scoring criteria for how goals would be met were set in the annual policies and in two separate Notices of Funding Availability: one for Capital Projects and one for Homeless Services and a Fair Housing Services set-aside.

The Commission's advisory committees made preliminary funding recommendations based on staff's review and analysis of the applicant projects and programs in two public meetings held in March 2019.

## **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 CDBG & HOME Funding Policies further the five-year goals set out in the FY 2015-2020 Consolidated Plan, and have been amended to utilize Disaster Waivers granted by HUD that allow for targeting funds to the highest needs following the October 2017 fires.

Renters were disproportionately impacted by the fires, in particular low- and very-low income renters who did not have access to FEMA assistance or insurance. In addition to those renters whose homes were destroyed, the extremely tight housing market displaced many renters, causing them to leave the area, become precariously housed, or become homeless.

To be responsive to both the long-term goals and the emerging community needs following the October 2017 fires, in the FY 2019-2020 Notice of Funding Availability, the Commission established three overarching objectives, or urgent community needs:

1. Serve the maximum number of people at the lowest incomes
2. Leverage public funds or meet a particular community need that cannot be met by other funding sources
3. Expedite creation of as many new rental housing opportunities as possible in *areas of opportunity* or improve access to important community assets in low-income communities, in particular, racially and ethnically concentrated areas of poverty.

The projects recommended for funding this year are the most competitive proposals that adhere to the basic Threshold Criteria, rank well under the Selection Criteria, and best meet these urgent community needs.

Because the Sonoma County Community Development Commission serves as the Housing Authority for the County, and because it administers various federally funded community development and housing programs, it is required by the U.S. Department of Housing and Urban Development to regularly conduct an analysis of impediments to fair housing choice in the public and private sector. This year, the Commission set aside \$175,000 for Fair Housing-Related Services. This set-aside is to fund the Commission's requirements to Affirmatively Further Fair Housing, following the recommendations for a Fair Housing Service Provider found in the 2011 Analysis of Impediments to Fair Housing and best practices in a Fair Housing Program.

The FY 2019-2020 Funding Policies for Homeless Services incorporated the Sonoma County 2015 Consolidated Plan goals and objectives for use of CDBG and ESG federal homeless services funding: to promote effective and proven strategies for homelessness prevention and intervention county-wide. The policies sought to create a collective impact on key System Performance Measures such as decreasing the length of homeless episodes, increasing placements in safe housing for those living outside and in permanent housing for all homeless persons, reducing the percentage of people placed in permanent housing who return to homelessness; decreasing the number of people experiencing homelessness for the first time; increasing incomes; and overall reducing the total number of people experiencing homelessness in Sonoma 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. The impact of the October 2017 fires has only exacerbated the cost of housing in the County.

Thus, consistent with earlier Consolidated Plans for the Urban County, rental housing affordability – including building new and retaining existing affordable housing stock remain top priorities. For the remainder of the 2015 Consolidated Planning period, funding the development of permanently affordable housing, with a priority for serving extremely low and very low-income renters, will be the focus of activity.

Due largely to the disparity in housing rents versus household incomes, Sonoma County has experienced an extremely high rate of homelessness. Since the October 2017 fires, vacancy rates have dropped, and rents have skyrocketed. Despite persistent reductions in homelessness since 2011, in 2018 the number of people experiencing homelessness went up 6% to nearly 3,000 people. The housing shortage following the fires played a role in this increase. 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, which largely consisted of removing 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 2020), over \$2.1 M in aggregate ADA project funds were awarded to 24 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. The infrastructure improvement projects awarded funds in FY 2019-2020 were all in LMI neighborhoods, serving to connect LMI neighborhoods to existing community amenities.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A draft of the FY 19-20 Action Plan was made available to the public from March 29, 2019 – April 29, 2019. A notice was published in the Press Democrat and bilingual newspaper, *La Voz*, and public service announcements in English and Spanish were sent to local radio stations to announce the availability of the draft. The draft was also distributed via email to a broad list of stakeholders. 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 as well as made available on the homepage of the Sonoma County Community Development Commission website.

Citizen participation was present throughout the process of drafting the Action Plan:

The Commission’s two advisory committees reviewed all staff reports for Capital Project and Fair Housing Set-aside proposed projects and programs and discussed staff recommendations in widely-publicized and well-attended public meetings on February 20,, 2019, March 20, 2019, and April 17, 2019. During the meetings, the committees took public comment from all applicants and members of the public. At the April 17th hearing, both advisory committees voted unanimously to recommend the funding decisions to the Board of Supervisors.

The HOME Sonoma County Performance Measurement and Evaluation Task Group, made up of nine impartial but knowledgeable reviewers, discussed staff reports and evaluated all homeless services project proposals on March 15, 2019. The Performance Measurement and Evaluation Task Group’s initial funding recommendations, along with staff reports, were forwarded for review by the HOME Sonoma County Leadership Council. The Leadership Council discussed the funding recommendations at a widely-publicized and heavily-attended public meeting held on March 22, 2019. The Council made recommendations for all projects in categories to be funded by CDBG and federal ESG but had to table additional decisions about how to use one-time capital projects funding until a future meeting.

Another opportunity for public comment and input was a concurrent public hearing of the Community Development Committee and the Cities and Towns Advisory Committee held on April 17, 2019. At this meeting, the two committees made final recommendations to the Board of Supervisors regarding adoption of the Action Plan. The Action Plan was adopted by the Board on April 30, 2019.

**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.

Oral public comments were received and captured in minutes and notes taken at the public meetings mentioned above. Written comments were solicited, but none were received. Minutes and notes from these meetings are included in the attachment Appendix A: Citizen Participation Comments.

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

All comments were accepted.

**7. Summary**

See questions 5 and 6 above.



**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.

The Sonoma County Community Development Commission also acts as the Lead Agency for HOME Sonoma County, the county’s homeless system of care/Continuum of Care.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **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 acts as lead agency for the HOME Sonoma County (Continuum of Care) and consolidated homeless system planning and funding effort which comprises numerous funding sources for homeless services county-wide. Under the direction of the Board of Supervisors, 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, ACCESS Sonoma 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(I))**

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. With these two agencies and other County departments, the Commission is engaged in a comprehensive Safety Net Initiative known as ACCESS Sonoma to improve service delivery to County residents who are shared clients of these departments. Similarly, the Commission routinely works closely with the City of Santa Rosa Housing and Community Services Department and Housing Authority. Over the past two years, the County has redesigned its homeless system of care, replacing the prior Continuum of Care Board with a new leadership structure and branding it HOME Sonoma County. The HOME Sonoma County Leadership Council acts as the Continuum of Care Board, and is comprised of two members of the Sonoma County Board of Supervisors, two members of the Santa Rosa City Council, one member of the Petaluma City Council, one member with lived experience of homelessness, and three additional subject matter experts selected by a Technical Advisory Committee. The Technical Advisory Committee is a 25-member body comprised of senior leaders with subject matter expertise (e.g., nonprofit providers, County department heads, and other key stakeholders), whose role is both to provide informed guidance to the Leadership Council and to implement the Leadership Council’s strategic plans to reach functional zero homelessness in Sonoma County. This structure is designed to improve coordination with health, mental health and service agencies. Concurrently, through its role as administrator for numerous homeless services funding streams, the Commission maintains strong relationships with the majority of the community’s non-profit agencies providing homeless services and affordable housing. The Commission has regular contact with the County of Sonoma’s planning and land use department, 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 acts as lead agency for HOME Sonoma County (the new name for the local Continuum of Care), and as such fully integrates its roles as a funder of homeless housing and community services, Homeless Management Information System lead agency, Coordinated Entry grantee, and administrator of state homeless services funding, into that work. The Commission's Housing Authority also administers Continuum of Care Tenant Based Rental Assistance and other special vouchers, working closely with HOME Sonoma County/Continuum of Care staff to provide seamless linkage to housing for persons experiencing homelessness. As Coordinated Entry grantee, in 2019 the Commission has brought state-funded technical assistance to evaluate the local implementation of Coordinated Entry. The Commission also furthers contracting strategies that support the transition to a Housing First system of care to comply with other federal and state mandates. This includes increasing the expectation that providers use the Housing First model as a best practice through technical assistance and review of quarterly reporting.

**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 division within the Commission that is assigned responsibility for ESG program administration also acts as lead agency for HOME Sonoma County (the Continuum of Care), as well as for the CoC's Homeless Management Information System (HMIS). Funding prioritization, policy and standards development, and funding administration are fully integrated. The HOME Sonoma County Performance Management and Evaluation Task Group evaluates and scores project applications eligible for ESG dollars in an annual consolidated competitive process, as well as for Continuum of Care funding. In addition, through joint staffing of the HOME Sonoma County Leadership Council and Technical Advisory Committee and as administrative entity for the State Department of Housing and Community Development, the Commission coordinates with the cities of Santa Rosa and Petaluma and with the State to allocate ESG funding for communities not receiving direct ESG funding that lie within the HOME Sonoma County geography. Commission 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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	BURBANK HOUSING DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Fair Housing Advocates of Northern California
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Fair Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair Housing Advocates of Northern California is the CDBG funded Fair Housing provider for the Urban County. The agency has provided training on Fair Housing and consulted with the Commission on preparing the 2019 Analysis of Impediments to Fair Housing. The anticipated outcome of the consultation was input on fair housing issues within the Urban County.
3	<b>Agency/Group/Organization</b>	CITY OF SANTA ROSA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission regularly coordinates with the City on the administration of housing programs. The anticipated outcome of the consultation was to ensure continued coordination and to dovetail with the City's Consolidated Plan, Analysis of Impediments to Fair Housing and CDBG-DR planning process, in particular following the October 2017 wildfires that put added pressure on the housing market and on social safety net services.
4	<b>Agency/Group/Organization</b>	City of Sonoma
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Overall Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing and homelessness conditions and non-housing special needs within the City, in particular following the October 2017 wildfires that put added pressure on the housing market and on social safety net services.
5	<b>Agency/Group/Organization</b>	City of Cotati
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing and homelessness conditions and non-housing special needs within the City.
6	<b>Agency/Group/Organization</b>	Town of Windsor
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing and homelessness conditions and non-housing special needs within the Town.
7	<b>Agency/Group/Organization</b>	COMMITTEE ON THE SHELTERLESS (COTS)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
8	<b>Agency/Group/Organization</b>	CITY OF PETALUMA
	<b>Agency/Group/Organization Type</b>	Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission regularly coordinates with the City on the administration of housing programs. The anticipated outcome of the consultation was to ensure continued coordination and to complement the City's FY 2019-2020 Action Plan and coordinate on preparation of an Analysis of Impediments to Fair Housing.
9	<b>Agency/Group/Organization</b>	West County Community Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing senior, family, and homeless services in West Sonoma County. The anticipated outcome of the consultation was input on homelessness and housing issues affecting seniors, families, and chronically homeless persons within the Urban County.

10	<b>Agency/Group/Organization</b>	Sonoma County Vet Connect, Inc
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to provide Plan input through public meetings or direct communication. Agency assists veterans with accessing services. The anticipated outcome of the consultation was input on housing and homelessness issues affecting veterans within the Urban County.
11	<b>Agency/Group/Organization</b>	Catholic Charities of the Diocese of Santa Rosa
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Business Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is a recognized leader in providing homeless services and services for low-income households and seniors. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County and agency leadership of specific coordination projects such as Coordinated Entry and county-wide street and encampment outreach.
12	<b>Agency/Group/Organization</b>	Cloverdale Community Outreach Committee
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency provides emergency shelter, transitional housing, and permanent supportive housing. The anticipated outcome of the consultation was input on homelessness within the Urban County.
13	<b>Agency/Group/Organization</b>	Reach for Home
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Invited to provide Plan input through public meetings or direct communication. Agency provides rapid re-housing, transitional housing and street outreach services in the Windsor, Healdsburg, and Geyserville Areas. The anticipated outcome of the consultation was input on homelessness issues within the Urban County.

14	<b>Agency/Group/Organization</b>	City of Cloverdale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing, homelessness conditions, and non-housing special needs within the City.
15	<b>Agency/Group/Organization</b>	City of Healdsburg
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing, homelessness conditions, and non-housing special needs within the City.
16	<b>Agency/Group/Organization</b>	CITY OF ROHNERT PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. The anticipated outcome of the consultation was input on housing, homelessness conditions, and non-housing special needs within the City.
17	<b>Agency/Group/Organization</b>	COMMUNITY HOUSING SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is a recognized Community Housing Development Organization (CHDO) with expertise in affordable housing development, especially special needs housing. The anticipated outcome of the consultation was improved coordination with a regional affordable housing provider.
18	<b>Agency/Group/Organization</b>	CALIFORNIA HUMAN DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication.
19	<b>Agency/Group/Organization</b>	COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency provides emergency shelter, transitional housing, and permanent supportive housing. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.
20	<b>Agency/Group/Organization</b>	COMMUNITY SUPPORT NETWORK
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency provides emergency shelter, transitional housing, and permanent supportive housing for persons with severe and persistent mental illness. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.

21	<b>Agency/Group/Organization</b>	Legal Aid of Sonoma County
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was input on homelessness prevention and housing issues within the Urban County.
22	<b>Agency/Group/Organization</b>	SOCIAL ADVOCATES FOR YOUTH
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency provides emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing with a focus on youth. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.
23	<b>Agency/Group/Organization</b>	The Living Room
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-homeless



	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.
24	<b>Agency/Group/Organization</b>	Verity
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Partner in a Homeless Victim Assistance project. The anticipated outcome of the consultation was input on homelessness issues within the Urban County.
25	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Partner in a Homeless Victim Assistance project and operates a Safe House. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.
26	<b>Agency/Group/Organization</b>	Health Action
	<b>Agency/Group/Organization Type</b>	Services-Health Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Commission participation allowed cross-sector collaboration to strengthen development of other possible housing funding sources, particularly related to the nexus between health and housing
27	<b>Agency/Group/Organization</b>	Lower Russian River Homeless Task Force
	<b>Agency/Group/Organization Type</b>	Services-homeless Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was input on homelessness and housing issues in West County.
28	<b>Agency/Group/Organization</b>	Sonoma Overnight Support
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency provides emergency shelter. The anticipated outcome of the consultation was input on homelessness and housing issues within the Urban County.
29	<b>Agency/Group/Organization</b>	Petaluma People Services Center
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings and direct communication. Agency provides matching services for homeowners and renters, particularly focused on seniors, who want to share their homes or are in need of housing. The anticipated outcome of the consultation was input on innovative affordable housing strategies within the Urban County.
30	<b>Agency/Group/Organization</b>	La Luz
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Representatives from La Luz are engaging in identifying community development needs and opportunities in the Sonoma Valley, in particular, to benefit populations and neighborhoods that have experienced a historic lack of investment of public dollars. La Luz is also helping to engage the community to prepare the Analysis of Impediments to Fair Housing.
31	<b>Agency/Group/Organization</b>	DSLCL
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing contact with DSLCL about serving the disabled and elderly population. Anticipated outcome is improved ADA access, especially in their homes, for seniors and people with disabilities.
32	<b>Agency/Group/Organization</b>	Boys & Girls Club of Central Sonoma County
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Additionally, specific communications about the potential for facilities renovations to provide programs for low-income, school-aged children.
33	<b>Agency/Group/Organization</b>	Satellite Affordable Housing Associates
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In communications regarding entitlement challenges, effective use of county funding, tax credits, and constructions cost challenges.Additional relationship through a development disposition agreement for the development of low-income housing.
34	<b>Agency/Group/Organization</b>	Midpen Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In communications regarding entitlement challenges, effective use of county funding, tax credits and other gap financing, and constructions cost challenges.Additional relationship through a development disposition agreement for the development of low-income housing.
35	<b>Agency/Group/Organization</b>	USA PROPERTIES
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In communications regarding entitlement challenges, effective use of county funding, and constructions cost challenges. Existing exclusive negotiating agreement in place to develop affordable by design units.
36	<b>Agency/Group/Organization</b>	Build SF
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In communications regarding entitlement challenges, effective use of county funding, and constructions cost challenges. Site specific needs associated with environmental clean-up.
37	<b>Agency/Group/Organization</b>	EAH Housing
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In communications regarding entitlement challenges, effective use of county funding, and constructions cost challenges.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All groups were either consulted or invited to participate in the Plan process. There was no decision to exclude any group.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Sonoma County Community Development Commission	The Continuum of Care is hosted and staffed by the Community Development Commission, so plans and goals are designed to be consistent and complementary, if not interchangeable.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

From March 29, 2019, through April 29, 2019, the Draft FY 2019-20 Action Plan was made available to the public. A notice was published in the Press Democrat and bilingual newspaper, La Voz, and public service announcements in English and Spanish were sent to local radio stations to announce its availability. Copies of the draft were made available at the Sonoma County Community Development Commission office, the Sonoma County Public Library Main Branch and the Sonoma County Board of Supervisors office, and on the Sonoma County Community Development Commission website. The Draft Action Plan was distributed via email to a broad list of stakeholders as well. Public meetings of the Community Development Committee and Cities and Towns Advisory Committee were held on February 20, 2019, March 20, 2019 and April 17, 2019. The public was invited to provide written or oral comment during the 30-day comment period and each public meeting was noticed via email to almost 2,000 subscribers. All public hearings were noticed in the Press Democrat and bilingual newspaper, La Voz.

A Public meeting of the Community Development Committee and Cities and Towns Advisory Committee was held on August 19, 2020. The ESG-CV2 Budget was approved by the committees and submitted for approval to the Board of Supervisors on November 10, 2020.

A Public meeting of the Community Development Committee and Cities and Towns Advisory Committee was held on April 20, 2020. The committees voted to recommend Board of Supervisors approval of a new Substantial Amendment to this Action Plan to remove the FY 2020 ESG and ESG-CV funds, as they are included in the FY 2020-21 Action Plan.

From October 19th, 2020, through October 23, 2020, the Draft FY 2019-20 Action Plan Substantial Amendment was made available to the public. A notice was published in the Press Democrat. Copies of the draft were made available on the Sonoma County Community Development Commission website. The Draft Action Plan substantial Amendment was distributed via email to a broad list of stakeholders as well. A Public meeting of the Community Development Committee and Cities and Towns Advisory Committee was held on October 21, 2020. The public was invited to provide written or oral comment during the 5-day comment period and each public meeting was noticed via email to almost 2,000 subscribers. All public hearings were noticed in the Press Democrat.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Attendance by 76 members of the public.	See AP-05 for a summary of public comments received.	N/A	
2	Broad Email Distribution	Non-targeted/broad community	No written comments received.	No comments received	N/A	
3	Public Service Announcement	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	No response	No comments received	N/A	
4	Internet Outreach	Non-targeted/broad community	No response	No comments received	N/A	<a href="http://sonomacounty.ca.gov/CDC/News/FY-2019-2020-Draft-Action-Plan-Now-Available-for-Comment/">http://sonomacounty.ca.gov/CDC/News/FY-2019-2020-Draft-Action-Plan-Now-Available-for-Comment/</a>
5	Internet Outreach	Non-targeted/broad community	no response	no comments received	N/A	<a href="https://sonomacounty.ca.gov/CDC/Plans-Policies-and-Reports/">https://sonomacounty.ca.gov/CDC/Plans-Policies-and-Reports/</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	no Response	no comments received	N/A	
7	Public Meeting	Non-targeted/broad community	no response	No comments received	N/A	<a href="https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Community-Development-Committee-Meeting-August-19-2020/">https://sonomacounty.ca.gov/Community-Development-Committee/Calendar/Community-Development-Committee-Meeting-August-19-2020/</a>
9	Public Meeting	Non-targeted/broad community	no response	no comments received	N/A	<a href="https://sonomacounty.legistar.com/Calendar.aspx#">https://sonomacounty.legistar.com/Calendar.aspx#</a>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The impact of the October 2017 fires on the local housing market increased the importance of a comprehensive strategy by which Sonoma County communities rebuild lost homes, build new affordable housing, and prepare for an anticipated wave of people experiencing homelessness.

During the fires, more housing was lost in one night than had been created in the County over the 7 years prior. Of the homes destroyed, 61% were owned, and 39% were rented. At least 2,200, or 40%, of the displaced households, were low income. The impact of the fires on the rental market has put many low-income renters at risk of displacement. Approximately 2,200 renter households were directly displaced by the fires, and more than 10,400 people are currently living in precarious housing situations because they were displaced either by the fires or because of the economic impact of the fires. Renters who were displaced by the market have no access to disaster-related resources for assistance. Furthermore, the wave of the impact is ongoing, and even a year and a half after the event we have yet to see the full impact on this population. However, there are already some early indicators: Rents for surviving units rose substantially as the County experienced a simultaneous plunge in supply and influx of new demand as newly displaced residents scrambled to find vacant and affordable units. Many owners who lost their primary residence moved into another unit they owned, evicting the existing tenants and creating a second wave of displacement.

For Fiscal Year 2019-2020, HOME Sonoma County received \$12.1 million in Homeless Emergency Aid Program funds from a new State Business, Consumer Services and Housing Agency, and also had additional state funds from the California Emergency Solutions and Housing Program, private “Housing Innovation” funding from the Partnership HealthPlan of California, and one-time local funds to develop system infrastructure in the underserved Sonoma Valley. The Commission strategically leveraged these one-time funds to build core homeless services infrastructure and to increase homeless services capacity and housing supply, by adding them to the Commission’s annual consolidated funding process. A total of nine different funding streams, totaling approximately \$14.1 million, were awarded through this competitive process under the auspices of HOME Sonoma County. The funding policies guiding this competition targeted using new funds to enhance existing services to adequately serve the most vulnerable persons coming from Coordinated Entry, capital development of more than 150 new permanent supportive housing

beds, and expanding rapid re-housing capacity.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,861,440	256,000	0	2,117,440	0	CDBG will be used for a variety of purposes including housing and homelessness projects and programs, and neighborhood infrastructure projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	806,709	14,000	0	820,709	0	HOME funds will be used to provide permissible tenant-based rental assistance, and affordable housing development. The CHDO set-aside has been suspended to maximize the flexibility of HOME dollars to provide housing to persons displaced by the October 2017 fires, so these funds can be awarded to any HOME eligible project.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	157,759	0	0	157,759	0	ESG funds will be used for homeless shelters and rapid re-housing programs for homeless persons.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Housing	3,624,821	0	0	3,624,821	0	CoC funds will be used almost entirely for permanent supportive housing projects that currently serve 242 homeless persons, and will increasingly be dedicated to chronically homeless populations. New this year, CoC funds support 30 dedicated beds for victims of domestic violence who are experiencing homelessness. Additionally, a portion of funds will continue to be used to support system infrastructure costs such as HMIS data systems, Coordinated Entry, and CoC planning and management.
Section 8	public - federal	Rental Assistance	33,627,100	0	0	33,627,100	0	Section 8 funds are used for tenant based and project based vouchers and are administered by the Sonoma County Housing Authority.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Rental Assistance Other	2,963,500	0	0	2,963,500	0	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus CDBG-CV3 funds will be for rental assistance

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds will be leveraged with local, state, and private funds within individual projects and initiatives for Fiscal Year 2019-2020. The County of Sonoma has invested more than \$25,714,000 in the past four years and is expected to contribute significant funds in the final year of the plan. These resources provide gap financing for affordable rental development projects that often use federal Low Income Housing Tax Credits and a standard combination of other private debt and equity sources. Lantana Place Homes was awarded \$500,000 for an affordable homeownership opportunity for 48 low and moderate income households. Roseland Village was awarded \$2,000,000 for 48 low- and very-low income multi-family housing. Boyd Street Apartments received \$1,500,000 to help build 47 multi-family rental units. Link Lane was awarded \$200,000 to help create special needs housing for 3 individuals. COTS was awarded \$196,596 for site specific renovations. Reach for Home was awarded \$600,000 to use as matching funds to serve persons who are homeless or at risk of homelessness. West County Community Services will use \$319,000 for site specific plans and renovations. Danco Communities was approved for \$598,404 for a 51 unit homeless housing project. Catholic Charities was awarded \$1,000,000 for Caritas Homes a 128 unit permanent, supportive housing targeting low- and very-low income households. Local resources also help fund a variety of services designed to mitigate homelessness. For example, allocations totaling \$1,070,000 in County discretionary funds supported efforts not eligible for other funding streams, such as subrecipient administrative costs, significant expansions of the Coordinated Entry System and street outreach, permanent supportive housing operations, a homeless court program, and winter shelters. State funds totaling \$12,098,636 were additionally leveraged with allocations to to rapid re-housing, new permanent supportive housing (capital projects and operations), and capital improvements to existing infrastructure. Approximately \$400,000 in Partnership



HealthPlan of California funding was also leveraged to provide rapid re-housing to Medi-Cal participants and for capital development of new housing for homeless youth.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2020	Affordable Housing		Affordable Housing	CDBG: \$702,461 HOME: \$726,038 ESG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0 Section 8: \$33,617,213	Rental units constructed: 64 Household Housing Unit Rental units rehabilitated: 66 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 2928 Households Assisted
2	Homelessness	2015	2020	Homeless		Homelessness	CDBG: \$402,171 HOME: \$0 ESG: \$145,927 Competitive McKinney-Vento Homeless Assistance Act: \$3,624,821 Section 8: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2200 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted Homeless Person Overnight Shelter: 867 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Non-Housing Community Development	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Non-Housing Community Development	CDBG: \$622,178 HOME: \$0 ESG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0 Section 8: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8095 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	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	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3	<b>Goal Name</b>	Non-Housing Community Development
	<b>Goal Description</b>	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.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

In FY 2019-2020, Sonoma County will receive \$1,861,440 in CDBG funds. CDBG funds will be used for housing, fair housing services, homeless services, public improvements, and public facilities, all of which must be awarded for projects and programs that affirmatively further fair housing. Federal regulations impose a 15 percent maximum cap on funding to be expended for public service activities.

Administrative costs are limited to 20 percent of the total CDBG funding and 20 percent of program income received.

In FY 2019-2020, Sonoma County will receive \$806,709 in HOME Program funds. HOME funds will be used for new rental construction, housing rehabilitation, and tenant-based rental assistance. Federal regulations require a minimum of 15 percent of each year’s HOME allocation to be set-aside for projects sponsored by CHDOs. However, this CHDO set-aside was waived following the October 2017 fires for up to two years, including FY 2019-2020. Operational support for approved CHDOs with a currently active project is allowed as an eligible activity, limited to 5 percent of the total HOME award or \$50,000, whichever is less, but no funding was awarded in this category since no eligible CHDO project was submitted.

In FY 2019-2020, Sonoma County will receive \$157,759 in ESG funds. This year, four proposals are recommended for funding—two for homeless shelters and two for rapid re-housing programs.

#### Projects

#	Project Name
1	Burbank Housing - Caritas Homes
2	City of Healdsburg - Victory Studios/Apartments Rehabilitation
3	Sonoma County Housing Authority - Tenant-Based Rental Assistance
4	Disability and Legal Services Center
5	City of Sebastopol - Park Village Apartment Rehabilitation
6	Burbank Housing - Sea Ranch Rehabilitation
7	Catholic Charities - Caritas Center
8	Fair Housing Services Program
9	City of Healdsburg - Sidewalk Accessibility Improvements
10	City of Sebastopol - Bodega Avenue Accessibility Improvements
11	COTS - Mary Isaak Center
12	YWCA Safe House
13	CDBG Reserve

#	Project Name
14	CDBG Direct Delivery
15	ESG19 Sonoma County
16	CDBG - General Administration
17	HOME - General Administration
18	ESG - General Administration
19	HOME Reserve
20	CV-CDBG Coronavirus Response
21	ESG20 Sonoma County
22	CDBG CV Admin

**Table 7 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**  
**Project Summary Information**



<b>1</b>	<b>Project Name</b>	Burbank Housing - Caritas Homes
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$161,918
	<b>Description</b>	Caritas Homes, a 64-unit affordable rental housing project, is expected to be completed in 2021. The project is part of the larger Caritas Village redevelopment project in downtown Santa Rosa being developed in conjunction with Catholic Charities. Approximately half of the newly constructed units will be reserved for chronically homeless individuals. It is anticipated that Caritas Homes, Phase 1, would house about 111 residents at any given time.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	64 rental housing units for homeless and chronic homeless individuals.
	<b>Location Description</b>	465 A Street, Santa Rosa, CA
	<b>Planned Activities</b>	Predevelopment
<b>2</b>	<b>Project Name</b>	City of Healdsburg - Victory Studios/Apartments Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$250,000
	<b>Description</b>	The City of Healdsburg will rehabilitate 11 existing units at the Victory Studios/Apartments. The project will make needed improvements to the exterior and interior of the Victory Studio/Apartments that currently serve 9 low-income and 20 extremely low-income residents.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 rental housing units
	<b>Location Description</b>	306/308 East Street, Healdsburg CA 95448
	<b>Planned Activities</b>	The following improvements are proposed: new roofs, solar panels, tankless water heaters, new appliances (stoves, refrigerators, dishwashers, and microwave ovens), exterior and interior painting, on-site drainage improvements, air-conditioning for the 2-bedroom units, stackable washers and dryers in each unit, fencing along the southern and northern property lines and ADA improvements to the property.
<b>3</b>	<b>Project Name</b>	Sonoma County Housing Authority - Tenant-Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$270,000
	<b>Description</b>	TBRA provides a two-year contract to each household with the purpose of stabilizing them in existing housing or providing them with access to housing when they are experiencing homelessness or at risk of homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 very low-income renter households
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	\$270,000 will ensure that the 38 households currently receiving TBRA maintain stability in their housing while other rental assistance is secured or until a permanently affordable unit is identified for the client household to move into. All households being served are on fixed incomes and in need of permanent rental assistance or a permanently affordable unit in order to maintain housing stability.
	<b>Project Name</b>	Disability and Legal Services Center

4	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The Housing Access Modification program ensures that low-income households with disabilities maintain the ability to remain in their homes by adding improvements that make homes accessible.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 rental units rehabilitated
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Modifying the homes of senior veterans and people with disabilities for access needs, including improvements such as installation of ramps, roll-in showers, grab bars, porch lifts and flashing light alert systems.
5	<b>Project Name</b>	City of Sebastopol - Park Village Apartment Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$45,000
	<b>Description</b>	Renovating a vacant building in Park Village into two apartments. Park Village provides permanent supportive housing for low-/very low-/extremely low-income households.
	<b>Target Date</b>	2/28/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 rental units rehabilitated
	<b>Location Description</b>	6665 Sebastopol Avenue, Sebastopol, CA 95472

	<b>Planned Activities</b>	Rehabilitation of two apartments at Park Village in the City of Sebastopol.
<b>6</b>	<b>Project Name</b>	Burbank Housing - Sea Ranch Rehabilitation
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$576,949
	<b>Description</b>	The proposed project objective is to preserve the housing stock that is affordable, safe, and accessible for low and very-low income families and individuals of which there is a very low supply in this region of the County.
	<b>Target Date</b>	11/1/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 rental units rehabilitated
	<b>Location Description</b>	326 Haversack, Sea Ranch, CA 95497
	<b>Planned Activities</b>	Replacement of roofs on 16 residential buildings, gutter replacement on 16 residential buildings, and roof replacement on 45 sheds.
<b>7</b>	<b>Project Name</b>	Catholic Charities - Caritas Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Caritas Center will integrate comprehensive homeless services and programs in a central location, allowing Catholic Charities to serve more clients with substantially-enriched offerings. Caritas Center will include new facilities to expand emergency housing for families, increase the clients served by the homeless day center, host rapid rehousing, coordinated entry, and homeless services outreach, and incorporate the Nightingale respite program.
	<b>Target Date</b>	1/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,200 households
	<b>Location Description</b>	465 A Street, Santa Rosa, CA
	<b>Planned Activities</b>	Predevelopment
<b>8</b>	<b>Project Name</b>	Fair Housing Services Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$205,000
	<b>Description</b>	A robust fair housing services program that includes contracting with a HUD-Certified Fair Housing Initiatives Program (FHIP) and an agency that provides eviction defense legal services.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	550 households
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Complaint intake, complaint investigation, testing for fair housing violations and meritorious claims, education and training targeted to small landlords, education to tenants about their rights, serves as an advocate to help protected classes find housing, language services such as translating leases, serving as a counselor to help low income and disabled residents locate affordable rental housing and better understand their fair housing rights, provide seminars with residents who are most vulnerable to fair housing discrimination which focus on common issues, eviction prevention and defense, and a telephone hotline support offering landlord-tenant mediation and information.
<b>9</b>	<b>Project Name</b>	City of Healdsburg - Sidewalk Accessibility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development

	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	The project will improve sidewalk accessibility in a low-income neighborhood that lacks connectivity on par with more affluent neighborhoods within the City of Healdsburg.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4,230 low-income individuals in the served census tracts
	<b>Location Description</b>	Census tracts: 060971539024 and 060971539021
	<b>Planned Activities</b>	Remove 11 existing concrete sidewalk ramps at street intersections, while replacing them with ADA compliant ramps to improve pedestrian travel.
<b>10</b>	<b>Project Name</b>	City of Sebastopol - Bodega Avenue Accessibility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$146,040
	<b>Description</b>	Bodega Avenue Improvement Project will include 3 sidewalk gap closures, pavement rehabilitation, and addition of bicycle lanes
	<b>Target Date</b>	1/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,545 low-income individuals in the served census tracts
	<b>Location Description</b>	
	<b>Planned Activities</b>	Preparation of design plans and bid packages
<b>11</b>	<b>Project Name</b>	COTS - Mary Isaak Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness

	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$52,171
	<b>Description</b>	100-bed emergency shelter for single adults
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	332 single adults
	<b>Location Description</b>	900 Hopper Street, Petaluma, CA
	<b>Planned Activities</b>	This award, supplemented by \$157,440 in State HEAP funds, the Mary Isaak Center will provide overnight accommodations and case management aimed at placing participants in permanent housing. Case management will facilitate participants' ability to find permanent housing and increase income from any source at program exit. Services will provide an array of support, including mental health, hot meals, financial management, self-sufficiency training, substance abuse recovery, integrated health care, transportation, and other services as needed. Every effort will be made to place participants in permanent housing as quickly as possible.
<b>12</b>	<b>Project Name</b>	YWCA Safe House
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	YWCA's Safe House provides refuge in a confidential location for adults and children fleeing domestic violence. It is the only state-designated domestic violence shelter in Sonoma County, and part of the HOME Sonoma County homeless system of care.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	135 Households

	<b>Location Description</b>	Confidential Safe House
	<b>Planned Activities</b>	Safe House helps to reduce the frequency and length of homelessness using proven practices such as bilingual case management, legal assistance, Upstream's Tier 1 evidence-based practices (Motivational Interviewing/Triple P), and financial safety planning and education in order to immediately increase participant's employment and benefit income prior to exit. Safe House uses proven intervention approaches to ensure the majority of victims are empowered as they seek a safer future, secure permanent housing, and increase income.
<b>13</b>	<b>Project Name</b>	CDBG Reserve
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$88,085
	<b>Description</b>	These funds are held in reserve for use in the case of cost overruns or if the federal allocation of CDBG funding is less than estimated.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>14</b>	<b>Project Name</b>	CDBG Direct Delivery
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$40,512
	<b>Description</b>	These funds are for direct delivery costs incurred by the Commission staff including costs associated with Environmental Reviews and Labor Compliance for specific projects.
	<b>Target Date</b>	



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
15	<b>Project Name</b>	ESG19 Sonoma County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$145,927
	<b>Description</b>	Catholic Charities, Rapid Re-Housing: Housing location, housing-focused case management, and rental assistance to help persons experiencing homelessness to re-enter housing. COTS, Rapid Re-Housing: Housing location, housing-focused case management, and rental assistance to help persons experiencing homelessness to re-enter housing. Catholic Charities, Family Support Center: The Family Support Center (FSC) is a 138-bed emergency shelter dedicated to serving homeless families with children, with the primary aim of exiting these most vulnerable families into permanent housing as rapidly as possible.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based Rental Assistance – households assisted: 11 Homeless Person Overnight Shelter – persons assisted: 332
	<b>Location Description</b>	<u>Catholic Charities, Rapid Re-Housing</u> : 465 A Street, Santa Rosa, CA <u>COTS, Rapid Re-Housing</u> : 900 Hopper Street, Petaluma, CA <u>Catholic Charities, Family Support Center</u> : 465 A Street, Santa Rosa, CA

	<b>Planned Activities</b>	<p><u>Catholic Charities, Rapid Re-Housing:</u> With \$29,915, 5 households will be assisted to locate and retain permanent housing. This amount will be supplemented by \$170,085 of combined LMIHAF, State ESG, and HEAP funds, which when combined with the ESG award will assist 47 households.</p> <p><u>COTS, Rapid Re-Housing:</u> With \$29,915, 6 households will be assisted to locate and retain permanent housing. The ESG allocation alone is enough to assist 6 households. This amount will be supplemented by \$234,085 of combined LMIHAF, State ESG, and State HEAP funds which when combined with the ESG award will assist a total of 40 households.</p> <p><u>Catholic Charities, Family Support Center:</u> With \$86,097, supplemented by \$88,903 in local and State HEAP funds to total \$175,000, the Family Support Center will provide overnight shelter to 400 persons. Services are voluntary, individualized, and participant driven. The primary focus is to move into permanent housing as quickly as possible. FSC parents are assisted by the agency’s Housing Navigators and Rapid Re-Housing program to maximize access to housing, rent, and utility financial assistance, and related housing support services. Child-centered services provided in parallel with this focus are Positive Parenting education and coaching, school transportation, and support.</p>
<b>16</b>	<b>Project Name</b>	CDBG - General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Homelessness Non-Housing Community Development
	<b>Needs Addressed</b>	Affordable Housing Homelessness Non-Housing Community Development
	<b>Funding</b>	CDBG: \$372,288
	<b>Description</b>	General Administration costs for CDBG projects.
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>17</b>	<b>Project Name</b>	HOME - General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$80,670
	<b>Description</b>	General Administration for HOME-funded projects.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	General administration
<b>18</b>	<b>Project Name</b>	ESG - General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$11,831
	<b>Description</b>	General administration for ESG-funded projects
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A

	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	General administration.
<b>19</b>	<b>Project Name</b>	HOME Reserve
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$58,121
	<b>Description</b>	
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
<b>20</b>	<b>Project Name</b>	CV-CDBG Coronavirus Response
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Homelessness
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	CDBG-CV: \$2,370,800
	<b>Description</b>	Activities to prevent, prepare for and respond to the Coronavirus CDBG-CV the CDC will use \$2,370,800 direct services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental assistance will be provided for up to three months for 266 households that do not have access to other COVID-related emergency funds that are economically impacted by COVID-19.
	<b>Location Description</b>	Countywide

	<b>Planned Activities</b>	Emergency rental assistance for households economically impacted by COVID-19
21	<b>Project Name</b>	CDBG CV Admin
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Homelessness
	<b>Needs Addressed</b>	Affordable Housing Homelessness
	<b>Funding</b>	CDBG: \$592,699
	<b>Description</b>	Admin expenses used for the Coronavirus CDBG funds
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Admin expenses
	<b>Location Description</b>	
	<b>Planned Activities</b>	Admin expenses

## **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 2019-2020 Action Plan, Year 5, 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**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - 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 low-income residents living in each area. Particular attention has been paid this year on tracking the geographic distribution of these dollars, and in the 2020 Consolidated Plan, a focus on communities that have experienced historic disinvestment of public resources will be prioritized.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	88
Non-Homeless	86
Special-Needs	4
Total	178

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	49
The Production of New Units	64
Rehab of Existing Units	65
Acquisition of Existing Units	0
Total	178

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Habitat for Humanity will construct Duncan Village in Windsor - 16 homes for purchase by low-income households. Satellite Affordable Housing Associates will construct Altamira Apartments in Sonoma, 47 rental homes affordable to extremely low-, and very low-income households and one manager’s unit. Sonoma County Affordable Housing, Inc. will rehabilitate Riverfield Homes in Healdsburg, 17 rental homes affordable to extremely low- and very low-income households and one manager’s unit. The City of Sebastopol will rehabilitate two rental apartments at Village Park Mobile Home Park, affordable to low-income households. At least one of the apartments will be made available to disabled persons, and both will serve homeless households. DSLC will operate a Housing Access Modification program installing ADA upgrades to 5-6 homes. The Commission in its role as the Housing Authority will provide tenant-based rental assistance to 38 vulnerable households. Catholic Charities and COTS Rapid Rehousing programs will provide tenant-based rental assistance to 11 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 for low-income persons to find adequate housing. The shortage of affordable housing has only become worse since the October 2017 Sonoma Complex Fire. While the Sonoma County Housing Authority (Housing Authority) has no public housing, the Commission will continue to use its Housing Choice Voucher Program, CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income persons. The Housing Authority will continue to pursue all new voucher opportunities that become available.

### **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**

The Urban County does not own or operate public housing units. The Sonoma County Community Development Committee (the advisory board to the Sonoma County Community Development Commission and the Sonoma County Housing Authority) includes two Section 8 participants and serves as the Housing Authority's resident advisory board.

### **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.

### **Discussion**



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

### **Introduction**

The Sonoma County Community Development Commission combines ESG, allowable CDBG Public Services funds, Homeless Emergency Assistance Program (HEAP), California Emergency Solutions and Housing (CESH), a one-time private “Housing Innovation” allocation, and \$1,320,000 in local funding allocations into a consolidated funding process for Homeless Services programs. Homeless services funding priorities focus on interventions that demonstrably impact the Continuum of Care’s System-wide Performance Measures.

The Commission staffs the HOME Sonoma County Leadership and Technical Advisory Committees, which comprise the local Continuum of Care. In addition to the funding cycle described above, another \$3.7 million annually in Continuum of Care funding is used annually to address homelessness. As Lead Agency for HOME Sonoma County 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 a \$219,283 allocation of Balance of State ESG funds (for the non-ESG entitlement jurisdictions of Santa Rosa and Petaluma) plus CESH, a State-funded program with eligible uses similar to ESG, currently estimated at \$457,360 for FY 2019-20.

Approximately \$5 million in additional private funds supplement these government funded activities. In addition, a private donor contributes \$600,000 annually to a homeless prevention fund operated by an awardee; that single donor has contributed over \$7 million to date.

### **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 street outreach effort in cooperation with HOME Sonoma County’s implementation of Coordinated Entry. The street outreach teams utilize the same evidence-based screening tools that are being used by Coordinated Entry and directly connect participants with Coordinated Entry 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 2019-20, \$220,885 in combined State and local funds have been added to the project to enable the HOST Team to reach 700 unsheltered persons throughout the Urban County, including underserved areas such as the Sonoma Valley; outreach to transition age youth has been expanded to serve up to 500 unsheltered youth with \$304,217 in combined State and local funds. In addition to these investments, \$150,000 has been allocated to targeted outreach activities in rural areas of the Urban County (along the Russian River in Healdsburg and Guerneville, and

covering four small North County communities).

### **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 2019-20, CDBG funds will support 332 single adults at the 100-bed Mary Isaak Center Emergency Shelter and 135 women and children at the YWCA's 27-bed domestic violence safe house. In addition, ESG, local, and State Homeless Emergency Aid Program (HEAP) funds are allocated to support 400 children and their families at Catholic Charities' 138-bed Family Support Center. In FY 2019-20, the Commission will use local and State funds to support 500 single adults at Catholic Charities' 213-bed Samuel Jones Hall, 91 women and children at Community Action Partnership's 22-bed Sloan Women's Shelter, 52 homeless single adults with mental health challenges at Progress Foundation's 6-bed Peer Respite Program; 100 youth at Social Advocates for Youth's 12-bed TAY Emergency Shelter. In addition, the Commission will use local and State HEAP funds to support winter shelter expansions offered by Catholic Charities' Family Support Center, COTS, Sonoma Overnight Support (City of Sonoma), Social Advocates for Youth, and West County Community Services in unincorporated Guerneville—all of which serve 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**

Permanent supportive housing is the key service intervention for chronically homeless persons and for ensuring they do not become homeless again. Permanent supportive housing is also the Sonoma County system of care's greatest need, and therefore the homeless services competitive funding cycle prioritizes permanent supportive housing capital development, services, and operations above all other uses, as long as these are eligible expenses. In FY 2019-20, the Community Development Commission has allocated ESG, along with local and State funds, for two Rapid Re-Housing projects (operated by Catholic Charities and COTS) that will serve up to 87 households. Local and State funds will support Rapid Re-Housing assistance for another 109 households throughout the Urban County. Local and State HEAP funds will additionally pay for the cost of services and housing operations at eight permanent supportive housing projects serving 257 persons in Santa Rosa, Cotati, Rohnert Park, Cloverdale, and Sebastopol in Rohnert Park. The Commission will fund supportive services and housing operations provided by Catholic Charities, Community Support Network, COTS, Reach for Home, and West County Community Services. In addition, the Commission acts as collaborative applicant for \$3.7 million in Continuum of Care funding, which supports permanent supportive housing for approximately 240

formerly chronically homeless persons throughout Sonoma County.

In March 2018 the Housing Authority instituted a referral program providing streamlined accessibility to households registered with Sonoma County Coordinated Entry. Households referred by Coordinated Entry for this program are provided an opportunity to receive a Housing Choice Voucher.

In July 2018 the Housing Authority instituted a move-on program to free up beds in permanent supportive housing facilities. The people who are “moved-on” are provided with a Housing Choice Voucher, freeing up a PSH bed for another chronically homeless individual or family in need of supportive services.

Finally, the Housing Authority initiated a new Continuum of Care funded permanent supportive housing program targeting homeless individuals with chronic health conditions. In partnership with federally qualified health care centers and a contracted housing navigator, the Housing Authority is seeking to house 12 households through this program in calendar year 2018-19.

**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 2019-20, the Commission will use local funds and CDBG program income for housing rehabilitation that will assist low-income households to stay in their homes. Through its consolidated homeless services competition, the Commission also allocated State and local funds for the Homelessness Prevention/Diversion program that Catholic Charities operates alongside the Coordinated Entry System, which will serve 350 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 225 households annually), as well as local and State funds for a Homelessness Prevention program operated by COTS and another serving transition-aged youth operated by SAY. Together these will serve approximately 240 households. Lastly in this area, in FY 2019-20 the Commission will continue and expand its 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 at least 210 seniors in in FY 2019-20).

In FY 2019-20, the Commission will continue its involvement in ACCESS Sonoma, a County Interagency Multi-Disciplinary Team streamlining services for shared clients, 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 2017, the Commission contracted with a homeless services planning consultant to lead a community engagement process to inform a redesign of the homeless service system. The system redesign was prompted by funding reductions and a new State law requiring incorporation of Housing First practices into the local system of care. An Ad Hoc Committee on Homelessness was established late in 2017 to design a new Continuum of Care Board and to guide a transition into a more unified and targeted homeless system of care. Late in 2019, the HOME Sonoma Leadership Council was established consisting of nine members, of whom five are elected officials.

## **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.

In a 2019 study, the California Housing Partnership Corporation found that 76% of Sonoma County's lowest-income renters are severely rent burdened, leaving little left for food, transportation, health or other essentials. The poverty rate in Sonoma County rises from 10.3% to 17.9% when adjusted for housing costs and social benefits. The California Housing Partnership Corporation estimates that Sonoma County needs 16,296 new affordable rental homes to meet current demand. This number represents the approximate number of renter households currently living in overcrowded conditions or facing severe housing cost burdens.

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 2019-2020. However, each jurisdiction has a Housing Element that identifies its 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 Analysis of Impediments that looks at barriers to fair housing and affordable housing Countywide.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Commission ensures compliance with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 for all new housing construction projects. This includes that, at a minimum, five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in § 8.32 is accessible for purposes of this section. An additional two percent of the units (but not less than one unit) in such a

project shall be accessible for persons with hearing or vision impairments.

In addition, the Commission requires all projects receiving HOME funds to adhere to the requirements of 24 CFR 92.351 and to follow its affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted housing units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Furthermore, Sonoma County Permit and Resource Management Department, known as Permit Sonoma, uses a number of tools to remove barriers to affordable housing: A Reasonable Accommodation Ordinance, in place for more than 10 years, allows exceptions and modifications to standards and policies for siting, development, and use of housing that gives persons with disabilities equal access to housing of their choice; local Density Bonuses for affordable housing and housing that incorporates Universal Design; an Affordable Housing Program that requires all new development contribute to development of new affordable housing, through on-site construction, payment of fees, or the equivalent; repeal of a Growth Management Ordinance that was hindering new affordable housing development; and streamlined provisions for accessory dwelling units and junior accessory dwelling units making it easier to build both, which will contribute to the affordable housing stock.

Over the next six months, the Urban County and Cities of Santa Rosa and Petaluma will be preparing an Analysis of Impediments to Fair Housing Choice (AI) report. Part of the AI includes setting Fair Housing Goals and Priorities. These new goals and priorities will be reflected in the 2020 Consolidated Plan.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

All of the projects recommended for funding under this FY 2019-2020 Action Plan address one or more of the obstacles to meeting underserved needs delineated in the Consolidated Plan. The projects recommended for funding in FY 19-20 also take into account the impact of the October 2017 fires on vulnerable populations. Also, the County of Sonoma has committed County General Funds to support programs that serve the needs of the most vulnerable in the community through the Community Services Fund (CSF) program and the County Fund for Housing (CFH). In addition, the Community Development Commission has allocated the maximum amount of income from its former redevelopment assets that are allowable under State Redevelopment Law to rapid re-housing and homelessness prevention services. Projects and programs recommended for funding demonstrate efficiencies to best utilize the decreasing amounts of funding available to support their endeavors. Affordable housing projects recommended for funding are based on readiness to proceed and innovative approaches to overcoming regulatory barriers and provide or preserve both rental and homeownership housing opportunities for lower-income persons, especially households at risk of homelessness. Housing rehabilitation projects serve low-income homeowners, who are often elderly or disabled. Loans provided to these households help to keep them from becoming homeless and preserve the existing affordable housing stock. Emergency rental assistance and family self-sufficiency activities enable lower-income individuals and families to obtain and retain rental housing in the high-priced market in Sonoma County. The high cost of housing is a contributing factor in the County's homeless population, especially following the October 2017 fires which exacerbated an already tight rental market. The emergency shelter, transitional housing, permanent supportive housing, and homelessness prevention and rapid re-housing assistance recommended for funding assist those in need to move as quickly as possible towards stable, permanent housing.

### **Actions planned to address obstacles to meeting underserved needs**

In response to Sonoma County's overheated housing market, low vacancy rates for rental housing, high cost of home ownership, and a much higher than normal percentage of homeless residents needing housing in our jurisdiction, and the post-fire recovery needs impacting our community, the Commission has a more important charge than ever to meet the needs of those who are underserved in our community.

The 2018 Homeless Count showed that the total number of people experiencing homelessness on any given night in Sonoma County has gone up by 6% after 7 years of steady declines. For the first time this year, the Commission's Homeless Count included a telephone survey to learn about people who are living in unstable situations. These are people who are couch surfing or doubled up, or who have no lease. People living in these situations are the most at risk of becoming homeless. The study showed that approximately 21,400 County residents are living in these unstable situations – more than 4% of the population. One half of these lost their housing as a direct result of the fires or due to the fires'

economic impact. The annual homeless count, along with the new telephone survey suggest a new wave of people are already becoming homeless as they exhaust their resources following the fires. Thousands more are at risk.

On July 10, 2018 the Board of Supervisors declared a homeless state of emergency in Sonoma County. This gave the County access to \$12.1 million in Homeless Emergency Aid Program funds from the State of California and responded to the increase in the population who are homeless or at risk of homelessness. These one-time funds multiplied the amount of funding available for homeless services across Sonoma County; allocations included \$7.2 million dollars for capital improvements for permanent supportive housing and shelter projects.

This year, under the direction of the Board of Supervisors, the Commission has set the following objectives for the upcoming year. The Commission will:

1. Engage County departments, cities, and community partners in efforts to strengthen the social safety net and alleviate the causes and conditions of homelessness. Refine approaches to coordinated entry, homeless services, and prioritize funding for rapidly re-housing those who fall into homelessness. Reinforcing a “housing first” approach in all interventions.
2. Strengthen the Housing Choice Voucher program’s effectiveness by attracting new landlords, and by engaging participants, people on our wait lists, and community partners in a review of policies and practices.
3. Increase CDC’s ability to spur production of affordable rental housing by engaging developers and cities, collaborating with other County departments, updating funding policies, and proactively setting a production agenda.
4. Strengthen CDC’s internal systems to aid transparency, improve public engagement, and ensure maximum leverage of scarce public resources.

### **Actions planned to foster and maintain affordable housing**

In response to Sonoma County’s 2011 Analysis of Impediments to Fair Housing Choice report which cited the lack of affordable housing as a barrier to fair housing choice, the Community Development Commission will continue to use its CDBG, ESG, and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income persons. In addition, in FY 2019-2020, the Commission has increased its allocation to a robust, fair housing program, that now includes eviction defense. Staff is working with partners to ensure that the scope of contracted fair housing providers is responsive to the needs identified in the 2011 Analysis of Impediments and reflects fair housing program best practices. Furthermore, the Commission has begun its 2019 Analysis of Impediments to Fair Housing to thoroughly examine fair housing issues in our community including segregation, disparate impact of local policies on protected classes, and disparate access to education,



jobs, and transportation, and housing.

### **Actions planned to reduce lead-based paint hazards**

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Community Development Commission addresses this through proactively distributing printed information concerning lead-based paint hazards to all residents of housing rehabilitation and rental assistance programs. The Commission's Housing Quality Standards (HQS) Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections, thereby preventing exposure to lead hazards by identifying the risks before families with children under six years of age move into rental units that are assisted by the Housing Authority.

The Commission's Construction Services Specialists are trained in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures, and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation activities. Additionally, Construction Services is investing in staff training, so the Commission will have a certified lead tester to identify the level of abatement required during future rehabilitation projects. Any dwellings not exempt from HUD's lead hazard reduction provisions (single-room occupancy, dedicated senior housing and housing construction after 1978) renovated under the Housing Rehabilitation Program undergo a lead hazard risk assessment by a state-certified Risk Assessor before the formulation of the project's scope of work. Any identified lead hazards are addressed in the scope of work, and a certified clearance is obtained before the project is considered complete.

The Commission will also ensure compliance with lead hazard reduction requirements by subrecipients of CDBG, and HOME funding used to acquire and/or renovate existing buildings for housing or to undertake residential and re-housing service activities through regular monitoring of those activities.

### **Actions planned to reduce the number of poverty-level families**

The Urban County will work to reduce the number of poverty-level families by targeting CDBG, HOME, ESG and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing and shelter.

### **Actions planned to develop institutional structure**

The Sonoma County Community Development Commission will engage County Departments, cities, and community partners receiving CDBG, HOME, and ESG funding to carry out the activities in this plan during the next year. The anticipated outcome of this engagement will be a stronger social safety net and progress toward the alleviation of the causes and conditions of homelessness. Among the community partners are health, mental health, and service agencies who are key to fostering development of more supportive housing options throughout the County, and the nonprofit housing

developers with whom they coordinate.

Under the direction of the Board of Supervisors, the Commission will spearhead initiatives to spur production of affordable rental housing by engaging developers and cities, collaborating with other County departments, updating funding policies, leveraging County-owned property, and proactively setting a production agenda.

The Sonoma County Housing Authority will strengthen the Housing Choice Voucher program's effectiveness by attracting new landlords, and by engaging participants, people on our wait lists, and community partners in a review of Housing Authority policies and practices and will build on existing relationships with local supportive service agencies to improve services offered to the Housing Authority's Family Self-Sufficiency participants. In July 2018, the Housing Authority hired a full-time Landlord Liaison who is dedicated to cultivating relationships with landlords who will provide additional housing opportunities for low-income families served through the various Housing Authority programs.

Through the Homeless System Redesign and the establishment of the HOME Sonoma County, the homeless system of care now has a single regional decision-making body that oversees homeless system policies and funding. This effort increased collaboration among the County, City of Santa Rosa, City of Petaluma, the County Departments of Health and Human Services, and virtually all housing and homeless service providers throughout Sonoma County. These will strengthen the homeless system of care's performance on System Performance Measurements such as reducing the length of homeless episodes, reducing returns to homelessness, increasing placements in permanent housing, and increasing participant incomes.

Specific goals for addressing and preventing homelessness in Sonoma County are outlined in the Continuum of Care's 10-Year Homeless Action Plan 2014 Update, available on the Community Development Commission's website at <http://sonomacounty.ca.gov/CDC/Homeless-Services>. The 2018 consolidated application for Continuum of Care funds also addressed the needs of homeless people in Sonoma County and can be accessed by contacting the Commission. Additional specific data can be found in the Continuum of Care Homeless Population and Subpopulations Chart in the Additional Files section of this Action Plan.

Finally, the Commission will strengthen internal systems to aid transparency, improve public engagement, and ensure maximum leverage of scarce public resources.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Community Development Commission will strengthen relationships with public and private entities to further the objectives of this plan. The Commission has been and will continue improving its data systems in coordination with other service agencies, hospitals, and County departments in the intersection of healthcare and housing. The Commission will improve its engagement with all agencies,

public and private, County departments, as well as the general public and encourage participation in all public meetings and forums it holds. As part of the effort to conduct an Analysis of Impediments to Fair Housing, the Commission will lean on local groups and service providers to do robust outreach in the community.

The HOME Sonoma County Leadership Council in coordination with Commission staff will recommend improved standards for administering ESG funds under the HEARTH Act, will evaluate the implementation of Coordinated Entry, and will invite participation from all local agencies that serve Sonoma County's current and potential homeless population.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	27,955
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>27,955</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

No other forms of investment will be used in the Fifth Year Action Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

No homebuyer activities are being funded in the Fifth Year Action Plan with HOME funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All units that are being constructed or funded with HOME funds in the Fifth Year Action Plan will be required to have restrictions on the deeds to indicate that units remain affordable for at least 55 years.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No HOME funds will be used for this purpose in the Fifth Year Action Plan.

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See the Sonoma County Homeless & Public Services Funding Policies attached. The Continuum of Care (CoC) has developed the attached standards for projects operating with ESG Funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Sonoma County Continuum of Care's Coordinated Entry System (CES) provides entry into housing via numerous access points for individuals, youth, and families experiencing homelessness with a goal of providing participants with their choice of housing, shelter or services within 60 days of program enrollment. Since January 2018, Coordinated Entry has been the primary process for assessing severity of needs and ensuring that people experiencing homelessness can receive assistance in a timely fashion. Coordinated Entry covers the entire geography of the Sonoma County Continuum of Care and is the primary access point for referrals for permanent supportive housing

and rapid re-housing as well as emergency crisis services/emergency shelter. The Commission provides funding to the Coordinated Entry Operator, Catholic Charities of the Diocese of Santa Rosa. Primary oversight of the Coordinated Entry System is performed by the HOME Sonoma County Coordinated Entry/Housing First Task Group. The fully compliant Coordinated Entry Policies and Procedures adopted by the Continuum of Care Board in January 2018 are attached to this Action Plan.

In spring 2019 the Commission engaged Technical Assistance Collaborative, Inc., a HUD technical assistance provider, to perform an evaluation of the Coordinated Entry implementation. The consultants interviewed Commission and Coordinated Entry staff at great length and held more than a dozen focus groups to learn what is working well with Coordinated Entry, and what needs to be improved. The final report from Technical Assistance Collaborative is expected by early July.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Sonoma County Community Development Commission allocates CDBG public service funds and ESG funds (as well as local discretionary funds and a range of State funding) through a single competitive funding process governed by the attached Funding Policies. This allocation and contract administration function is staffed by the Commission's Homeless Services Team, which also provides staffing to HOME Sonoma County (aka the Continuum of Care) and acts as HMIS Lead Agency. Continuum of Care consultation is achieved through a rating and ranking process for all applications that are eligible for ESG funds, conducted by the HOME Sonoma County Performance Measurement and Evaluation Task Group, and staffed by the Commission. HEARTH Act and HOME Sonoma County policies, goals, and objectives—including standards for allocation of ESG funds—are fully integrated into the entitlement fund allocation process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This is not applicable. Two representatives on the HOME Sonoma County Leadership Council (governing body/CoC Board) are persons with recent lived experience of homelessness. In addition one member of the HOME Sonoma County Technical Advisory Committee is a person with recent lived experience of homelessness, who has agreed to lead a Consumer Advisory Committee to ensure the perspectives of lived experience are included in all policy-making and funding decisions.

5. Describe performance standards for evaluating ESG.

The Sonoma County Community Development Commission staff follows the same procedures in monitoring and evaluating all homeless services awards, including those funded with CDBG and ESG

(and local CSF, LMIHAF and State ESG funds). Minimally, all awardees are required to do a 'desktop monitoring' process (respond to an in-depth questionnaire); all CDBG and ESG awardees are monitored on site each year. When ESG-funded programs are monitored, HEARTH Act performance measures and ESG policies and criteria are included in the overall monitoring.

The FY 2019-20 Funding Policies for Homeless Services required scoring of projects based on performance in the areas of temporary or permanent housing placement (for street outreach and day center projects), permanent housing placement (for shelter and rapid re-housing projects), and permanent housing retention (for permanent supportive housing projects). The policies set benchmarks for expected performance based on the 2016 System Performance Measures, broken out by program type as follows:

Street Outreach/Day Center/Coordinated Entry—placement in temporary or permanent housing: 35%

Emergency Shelters—exit to permanent housing: 21%

Rapid Re-Housing—exit to permanent housing: 90%

Permanent Supportive Housing—retention of permanent housing: 90%





Amendment on May 10, 2020 to revise the planned use of FY 2020-21 ESG-CV funding.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The amount of CDBG, HOME, and ESG funds expected annually is approximately \$2.9 million. Based on consistent historical trends, these funds are expected to leverage many times this amount in other, non-federal funds, each year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,885,182	230,000	0	2,115,182	7,421,876	CDBG will be used for a variety of purposes including housing and capital projects and programs, ADA retrofit and other public facility/improvement projects and non-housing services

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	895,882	19,000	0	914,882	3,584,028	HOME funds will be used to finance affordable rental housing development and preservation, and to provide tenant-based rental assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	163,560	0	0	163,560	654,240	ESG funds will be used almost entirely for rapid re-housing programs for homeless persons. A small portion of funds may continue to be used to support shelter operations as may be permitted by regulations.
ESG-CV	public-federal	Shelter and services for people who are homeless	7,162,916	0	0	0	7,162,916	Supplemental ESG funds provided through the CARES Act to prevent, prepare for, and respond to the coronavirus.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Rapid re-housing (rental assistance) Other	3,976,409	0	0	3,976,409	15,905,636	CoC funds will be used almost entirely for permanent supportive housing projects that currently serve 261 homeless persons, almost entirely dedicated to chronically homeless populations, and a small amount of rapid re-housing funding for victims of domestic violence. A small portion of funds will continue to be used to support mandated system infrastructure costs such as HMIS data systems, Coordinated Entry and CoC planning and management.
Section 8	public - federal	Rental Assistance	36,492,099	0	0	36,492,099	145,968,396	Section 8 funds are used for tenant based and project based vouchers and are administered by the Sonoma County Housing Authority.

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how**

## **matching requirements will be satisfied**

Generally speaking, based on consistent historical trends for nearly all affordable housing projects, HOME and CDBG funds can be expected to leverage 3-30 times the amount of funding making up the capital development budget. The funding leveraged includes tax credit equity investment, local affordable housing funds, and State of California housing program funds. For public services, CDBG and ESG typically leverage, in aggregate, similar ratios. These leveraged operational funds include local government funds, private and foundation donated funds, federal Continuum of Care funds, and state ESG program funds, and significant new State initiatives begun in 2018. CDBG-funded fair housing and ADA retrofit projects tends to leverage less, in practice, and in some instances, CDBG is the sole source of funding. The funding application process utilized by the Commission requests applicants describe and quantify leveraged funding and the funding policies encourage leveraging by making it an evaluation criteria. Through the funding contract administration process, all awardees are required to rigorously document the amounts and sources of leveraged funds.

**HOME Match Requirement:** The HOME regulations require a 25% match for all HOME funds used, excluding HOME funds used for CHDO operational expense, and general program administration. The Sonoma County Community Development Commission estimates that the leveraged funds will generate match sufficient to cover the match obligation for the HOME loans to rental housing projects. Any residual match will be credited against the Tenant Based Rental Assistance (TBRA) program match obligation. Any balance of the TBRA match obligation will be drawn from the previously accumulated match that the Commission has earned. The Commission will calculate the match value of the property tax waiver that the projects receive when the rental housing projects become operational and add the match value to the Commission's match tracking system.

**ESG Match Requirement:** The ESG regulations require grantees to provide a 100% match for all ESG funds used. Any projects to be funded through the Commission must document sufficient match through funds from other sources including but not limited to contributions, client fees, incidental program revenue and rent, foundation grants. The CARES Act waives the match requirement for the ESG-CV funds.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In general and historically, local government has frequently provided land for many affordable housing projects. The Commission currently owns a 6 acre parcel in the former Roseland Redevelopment Area, and another 7 acre property purchased in 2016 which served as the former Sonoma County Water Agency. The County's department of General Services maintains a list of underutilized County properties as the discussion around utilizing publicly owned land continues.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing		Affordable Housing	CDBG: \$714,030 HOME: \$744,007 Section 8: \$36,492,099	Rental units constructed: 40 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 6 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 2820 Households Assisted Housing for Homeless added: 10 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2020	2025	Homeless		Homelessness	ESG: \$163,560 ESG-CV: 7,162,916  Competitive McKinney-Vento Homeless Assistance Act: \$3,976,409	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted Homelessness Prevention: 250 Persons Assisted  Rapid-rehousing, non-congregate shelter and services to prevent, prepare for, and respond to the Coronavirus.
3	Non-Housing Community Development	2020	2025	Non-Homeless Special Needs Non-Housing Community Development		Non-Housing Community Development	CDBG: \$913,740	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 680 Persons Assisted

Table 2 – Goals Summary

### Goal Descriptions



<b>1</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
<b>2</b>	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
<b>3</b>	<b>Goal Name</b>	Non-Housing Community Development
	<b>Goal Description</b>	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.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In FY 2020-2021, Sonoma County will receive \$1,885,182 in CDBG funds. CDBG funds will be used for housing, fair housing services, public improvements, and public facilities, all of which must be awarded for projects and programs that affirmatively further fair housing. Federal regulations impose a 15 percent maximum cap on funding to be expended for public service activities. Administrative costs are limited to 20 percent of the total CDBG funding and 20 percent of program income received.

In FY 2020-2021, Sonoma County will receive \$895,882 in HOME Program funds. HOME funds will be used for new rental construction, housing rehabilitation, and tenant-based rental assistance. Federal regulations normally require a minimum of 15 percent of each year’s HOME allocation to be set-aside for projects sponsored by CHDOs, however, this set-aside requirement was waived due to the COVID-19 emergency after projects were recommended for funding.

In FY 2020-2021, Sonoma County will receive \$163,560 in ESG funds. Funding will be used primarily for Rapid Re-Housing and Shelter services.

### Projects

#	Project Name
1	CDBG - General Administration
2	Acquisition, Disposition and Predevelopment
3	2020 Affordable Housing
4	CDBG 2020 Public Facilities and Infrastructure Improvements
5	CDBG 2020 Fair Housing and Housing Justice Program
6	ESG20 Sonoma County
7	2020 HOME Administration

Table 3 - Project Information

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	CDBG - General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Non-Housing Community Development
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development
	<b>Funding</b>	CDBG: \$417,094
	<b>Description</b>	Administration of the 2020 CDBG Program for the County of Sonoma. This will include consulting and technical assistance services as well as program planning efforts and project delivery. There is no corresponding National Objective for Administration though these efforts support the successful completion of all other projects and activities.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Countywide administration of CDBG programs
2	<b>Project Name</b>	Acquisition, Disposition and Predevelopment
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	The City will utilize CDBG funds, including entitlement funds and program income, to fund housing project activities, including housing rehabilitation work, affordable housing rehabilitation, environmental reviews, and deepening affordability in existing homeowner and rental units.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 individuals experiencing homelessness will have access to emergency housing and dignity services.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Catholic Charities Caritas Center is recommended for funds to complete a NEPA Environmental Assessment.
<b>3</b>	<b>Project Name</b>	2020 Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$714,030 HOME: \$642,040
	<b>Description</b>	The County will utilize CDBG funds, including entitlement funds and program income, to fund housing project activities, including housing rehabilitation work, affordable housing rehabilitation, predevelopment on affordable housing projects, and creating affordable homeownership opportunities for low/mod residents. HOME Funds will be used to create affordable housing opportunity through construction of new units and Tenant-Based Rental Assistance for low-income individuals. A Waiver granted through the 2020 CARES Act enabled the Commission to use the CHDO Set-aside of \$134,401 for additional Tenant-Based rental assistance.
	<b>Target Date</b>	4/1/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	21 low-income individuals and families
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	City of Rohnert Park Essential Workforce Housing Program which will buy down affordability for two single-family homes to make them affordable forever; Sonoma County Housing Rehabilitation Program; BRIDGE Housing Cotati Station predevelopment work; and Tenant-Based Rental Assistance
<b>4</b>	<b>Project Name</b>	CDBG 2020 Public Facilities and Infrastructure Improvements
	<b>Target Area</b>	

	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$630,920
	<b>Description</b>	The County will utilize CDBG funds to improve public facilities and public infrastructure to meet the demands of citizens in LMI areas or to meet the needs of LMC in specific areas. This will include ADA accessibility improvements and infrastructure updates.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13,000 low to moderate-income residents who reside in areas that will receive funds for infrastructure improvements.
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Water system improvements to increase water pressure and install fire hydrants in underserved areas, and ADA improvements for recreational/municipal facilities and sidewalks in low-moderate income areas.
5	<b>Project Name</b>	CDBG 2020 Fair Housing and Housing Justice Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$282,820
	<b>Description</b>	Funds will be used to support a robust Fair Housing Education program as well as legal services to provide eviction defense for residents and related housing stabilization programs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	680 persons will be assisted
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	Fair Housing Advocates of Northern California Housing Education program and Legal Aid Housing Justice Program
	<b>Project Name</b>	ESG20 Sonoma County

6	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG 2020 Annual Allocation: \$163,560 ESG-CV: 7,162,916
	<b>Description</b>	<p>\$7,162,916 in 2020 ESG-CV funds will be used for activities that prepare for, prevent, and respond to the coronavirus, separated out as follows:</p> <p>Rapid Re-Housing - \$50,000 Non-Congregate Shelter Operations - \$4,811,177 HMIS Support - \$395,826 Street Outreach - \$1,189,622 Administration - \$716,291</p> <p>\$163,560 in 2020 ESG Funds will be used by Catholic Charities for Rapid-Rehousing and shelter services. No more than 60% of the \$163,560 will go to the Catholic Charities' Family Support Center, while the remainder will go to Rapid-Rehousing programs. \$12,267 (7.5%) of the funds will be used for administration of the ESG 2020 Program for Sonoma County.</p>
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	163 households through Rapid Rehousing, and 750 individuals supported by beds at the shelter.
	<b>Location Description</b>	
	<b>Planned Activities</b>	
7	<b>Project Name</b>	2020 HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$89,476

<b>Description</b>	Administration of the 2020 HOME Partnerships Program for the County of Sonoma. This will include consulting and technical assistance services as well as program planning efforts and project delivery. There is no corresponding National Objective for Administration though these efforts support the successful completion of all other projects and activities.
<b>Target Date</b>	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Countywide
<b>Planned Activities</b>	Countywide administration of HOME Programs



## **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 2020-2021 Action Plan, Year 1, 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**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 4 - 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 low-income residents living in each area. Particular attention has been paid to tracking the geographic distribution of these dollars, and in the 2020 Consolidated Plan, a focus on communities that have experienced historic disinvestment of public resources will be prioritized.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Below are the anticipated numbers of households that will be supported through Consolidated Planning funds in 2020-2021. These goals were predicated on a regular year, before COVID-19 created many project delays.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	143
Non-Homeless	73
Special-Needs	5
Total	221

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	160
The Production of New Units	48
Rehab of Existing Units	11
Acquisition of Existing Units	2
Total	221

**Table 6 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Satellite Affordable Housing Associates has begun construction on Altamira Apartments in Sonoma, 47 rental homes affordable to extremely low-, and very low-income households and one manager’s unit. Sonoma County Affordable Housing, Inc. will rehabilitate Riverfield Homes in Healdsburg, 17 rental homes affordable to extremely low- and very low-income households and one manager’s unit. The City of Sebastopol will rehabilitate two rental apartments at Village Park Mobile Home Park, affordable to low-income households. At least one of the apartments will be made available to disabled persons, and both will serve homeless households. DSLC will operate a Housing Access Modification program installing ADA upgrades to 5-6 homes. The Commission in its role as the Housing Authority will provide tenant-based rental assistance to 17 vulnerable households. The Commission’s Housing Rehabilitation program will rehabilitate at least six homes for low-income seniors and residents with disabilities. ESG funds will be used to support Rapid-Rehousing programs which will serve approximately 143 persons.

## **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 for low-income persons to find adequate housing. The shortage of affordable housing has only become worse since the October 2017 Sonoma Complex Fire. While the Sonoma County Housing Authority (Housing Authority) has no public housing, the Commission will continue to use its Housing Choice Voucher Program, CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income persons. The Housing Authority will continue to pursue all new voucher opportunities that become available.

### **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**

The Urban County does not own or operate public housing units. The Sonoma County Community Development Committee (the advisory board to the Sonoma County Community Development Commission and the Sonoma County Housing Authority) includes two Section 8 participants and serves as the Housing Authority's resident advisory board.

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

HUD has designated the Sonoma County Housing Authority as a "high performer" agency for the past 19 years consecutively.

### **Discussion**

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

### **Introduction**

The Sonoma County Community Development Commission combines ESG, California Emergency Solutions and Housing (CESH), \$3.5 million in one-time State Homeless Housing Assistance and Prevention (HHAP) program funds and other state and local funding allocations into a consolidated funding process for Homeless Services programs. Homeless services funding priorities focus on interventions that demonstrably impact the Continuum of Care’s System-wide Performance Measures.

The Commission staffs the Home Sonoma County Leadership and Technical Advisory Committees, which comprise the local Continuum of Care. In addition to the funding cycle described above, another \$3.9 million annually in Continuum of Care funding is used annually to address homelessness. As Lead Agency for Home Sonoma County 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 a \$219,283 allocation of Balance of State ESG funds (for the non-ESG entitlement jurisdictions of Santa Rosa and Petaluma) plus CESH, a State-funded program with eligible uses similar to ESG, currently estimated at \$457,360 for FY 2020-21.

In addition, a private donor contributes \$600,000 annually to a homeless prevention fund operated by an awardee; that single donor has contributed over \$7 million to date.

### **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**

Since 2015, the Commission has contracted with Catholic Charities to operate a Homeless Outreach Services Team (HOST) street outreach program to engage unsheltered persons living along waterways and in parks, assess their needs with an evidence-based assessment tool, and place people into housing as quickly as possible. As the system of care shifted its focus to the most vulnerable unsheltered persons, especially with the advent of Coordinated Entry throughout the county geography, a County Integrated Multi-Disciplinary Team (now rebranded as HEART) has significantly increased county-wide engagement efforts to difficult to serve populations. Additional street outreach teams with local knowledge have been launched in each region of the county, and all outreach teams work collaboratively. Street outreach teams work closely with the Coordinated Entry System, which provides standardized assessment and housing placement for all homeless populations.

In FY 2019-20, \$220,885 in combined State and local funds have been added to the HOST project to enable the HOST Team to reach 700 unsheltered persons throughout the Urban County, including underserved areas such as the Sonoma Valley; outreach to transition age youth has been expanded to

serve up to 500 unsheltered youth with \$304,217 in combined State and local funds. In addition to these investments, a combined \$200,000 has been allocated to targeted outreach activities in rural areas of the Urban County.

### **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 2020-21, CDBG funds will support 332 single adults at the 100-bed Mary Isaak Center Emergency Shelter and 85 women and children at the YWCA's 27-bed domestic violence safe house. In addition, ESG, local, and State Homeless Emergency Aid Program (HEAP) funds are allocated to support 370 children and their families at Catholic Charities' 138-bed Family Support Center. In FY 2020-21, the Commission will use local and State funds to support 500 single adults at Catholic Charities' 213-bed Samuel Jones Hall, 91 women and children at Community Action Partnership's 22-bed Sloan Women's Shelter; 33 youth at Social Advocates for Youth's 12-bed TAY Emergency Shelter and another 81 youth at SAY's Dream Center Emergency Shelter. In addition, the Commission will use local and State HEAP funds to support winter shelter expansions offered by Catholic Charities' Family Support Center, COTS, Sonoma Overnight Support (City of Sonoma), Social Advocates for Youth, and West County Community Services in unincorporated Guerneville—all of which serve the Urban County. Lastly in FY 2019-20, the County of Sonoma invested new State funding in operation of an "indoor-outdoor" shelter serving 60 vulnerable individuals in tiny shelters on the grounds of a former juvenile justice facility, to mitigate the impact of unsheltered persons with significant service needs congregating in County parks. While the County undertook this effort in the midst of an emergency declaration, the availability of ongoing resources for such expansions is currently unknown.

### **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**

Permanent supportive housing is the key service intervention for chronically homeless persons and for ensuring they do not become homeless again. Permanent supportive housing is also the Sonoma County system of care's greatest need, and therefore the homeless services competitive funding cycle prioritizes permanent supportive housing capital development, services, and operations above all other uses, as long as these are eligible expenses. In FY 2020-21, the Community Development Commission has allocated ESG, along with local and State funds, for two Rapid Re-Housing projects (operated by Catholic Charities and COTS) that will serve up to 143 households. Local and State funds will support Rapid Re-Housing assistance for another 270 households throughout the Urban County. Local and State HHAP funds will additionally pay for the cost of services and housing operations at eight permanent

supportive housing projects serving 310 persons in Santa Rosa, Cotati, Rohnert Park, Cloverdale, and Sebastopol in Rohnert Park. The Commission will fund supportive services and housing operations provided by Catholic Charities, Community Support Network, COTS, Reach for Home, and West County Community Services. In addition, the Commission acts as collaborative applicant for \$3.9 million in Continuum of Care funding, which supports permanent supportive housing for approximately 260 formerly chronically homeless persons throughout Sonoma County.

Through partnerships with Partnership HealthPlan of California, Kaiser and St Joseph Health, 11 new permanent supportive housing beds have become available for the chronic homeless who are super utilizers of the emergency room with complex medical conditions.

In March 2018 the Housing Authority instituted a referral program providing streamlined accessibility to households registered with Sonoma County Coordinated Entry. Households referred by Coordinated Entry for this program are provided an opportunity to receive a Housing Choice Voucher.

In July 2018 the Housing Authority instituted a move-on program to free up beds in permanent supportive housing facilities. The people who are “moved-on” are provided with a Housing Choice Voucher, freeing up a PSH bed for another chronically homeless individual or family in need of supportive services.

Finally, the Housing Authority initiated a new Continuum of Care funded permanent supportive housing program targeting homeless individuals with chronic health conditions.

**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 2020-21, the Commission will use local funds and \$324,317 in CDBG funds for housing rehabilitation that will assist low-income households to stay in their homes. Through the Home Sonoma County consolidated homeless services competition, the Commission also allocated State and local funds for the Homelessness Prevention/Diversion programs run by Catholic Charities and COTS, which both operate alongside the Coordinated Entry System, and combined will serve approximately 550 households. The Commission is also using state and local funds to support Social Advocates’ for Youth Homelessness Prevention program which will serve approximately 30 transition-age youth. 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 225 households annually). Lastly in this area, in FY 2020-21 the Commission will continue and expand its 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 at least 425 individuals in in FY 2020-21).

In FY 2020-21, the Commission will continue its involvement in ACCESS Sonoma, a County Interagency Multi-Disciplinary Team streamlining services for shared clients, in collaboration with the County Departments of Health Services, Human Services, Child Support Services and Probation.

## **Discussion**

The County of Sonoma 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. The Commission and Home Sonoma County are supporting this concept by prioritizing homeless and supportive housing programs and expanding the use of evidence-based practices with tools such as the Housing First Self-Assessment Tool.

## **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 stock as a barrier to affordable housing for residents living in Sonoma County. 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.

In a 2019 study, the California Housing Partnership Corporation found that 76% of Sonoma County's lowest-income renters are severely rent burdened, leaving little left for food, transportation, health or other essentials. The poverty rate in Sonoma County rises from 10.3% to 17.9% when adjusted for housing costs and social benefits. The California Housing Partnership Corporation estimates that Sonoma County needs 16,296 new affordable rental homes to meet current demand. This number represents the approximate number of renter households currently living in overcrowded conditions or facing severe housing cost burdens.

As mentioned in the Market Analysis of this 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 2019-2020. However, each jurisdiction has a Housing Element that identifies its 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 2020-2025 Consolidated Plan.

The Commission in partnership with the Cities of Santa Rosa and Petaluma is currently underway with an updated Analysis of Impediments/Assessment of Fair Housing that looks at barriers to fair and affordable housing and economic opportunities for marginalized communities Countywide.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Commission ensures compliance with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 for all new housing construction projects. This includes that, at a minimum, five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in § 8.32 is accessible for purposes of this section. An additional two percent of the units (but not less than one unit) in such a



project shall be accessible for persons with hearing or vision impairments.

In addition, the Commission requires all projects receiving HOME funds to adhere to the requirements of 24 CFR 92.351 and to follow its affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted housing units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Furthermore, Sonoma County Permit and Resource Management Department, known as Permit Sonoma, uses a number of tools to remove barriers to affordable housing: A Reasonable Accommodation Ordinance, in place for more than 10 years, allows exceptions and modifications to standards and policies for siting, development, and use of housing that gives persons with disabilities equal access to housing of their choice; local Density Bonuses for affordable housing and housing that incorporates Universal Design; an Affordable Housing Program that requires all new development contribute to development of new affordable housing, through on-site construction, payment of fees, or the equivalent; repeal of a Growth Management Ordinance that was hindering new affordable housing development; and streamlined provisions for accessory dwelling units and junior accessory dwelling units making it easier to build both, which will contribute to the affordable housing stock.

Over the next several months, the Urban County and Cities of Santa Rosa and Petaluma will be completing an Assessment of Fair Housing report. Part of the AI includes setting Fair Housing Goals and Priorities.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

All of the projects recommended for funding under this FY 2020-2021 Action Plan address one or more of the obstacles to meeting underserved needs delineated in the Consolidated Plan. The projects recommended for funding in FY 20-21 also take into account the impact of the 2017 and 2019 fires on vulnerable populations. Also, the County of Sonoma has committed County General Funds to support programs that serve the needs of the most vulnerable in the community through the County Fund for Housing (CFH). In addition, the Community Development Commission has allocated the maximum amount of income from its former redevelopment assets that are allowable under State Redevelopment Law to rapid re-housing and homelessness prevention services. The County will also receive approximately \$4.7 million in the 2020-21 Fiscal Year in CDBG-DR funds from the State in response to the 2017 Federally declared disasters. Projects and programs recommended for funding demonstrate efficiencies to best utilize the decreasing amounts of funding available to support their endeavors. Affordable housing projects recommended for funding are based on readiness to proceed and innovative approaches to overcoming regulatory barriers and provide or preserve both rental and homeownership housing opportunities for lower-income persons, especially households at risk of homelessness. Housing rehabilitation projects serve low-income homeowners, who are often elderly or disabled. Loans provided to these households help to keep them from becoming homeless and preserve the existing affordable housing stock. Emergency rental assistance and family self-sufficiency activities enable lower-income individuals and families to obtain and retain rental housing in the high-priced market in Sonoma County. The high cost of housing is a contributing factor in the County's homeless population, especially following the October 2017 fires which exacerbated an already tight rental market. The emergency shelter, transitional housing, permanent supportive housing, and homelessness prevention and rapid re-housing assistance recommended for funding assist those in need to move as quickly as possible towards stable, permanent housing

### **Actions planned to address obstacles to meeting underserved needs**

In response to Sonoma County's overheated housing market, low vacancy rates for rental housing, high cost of home ownership, and a much higher than normal percentage of homeless residents needing housing in our jurisdiction, and the post-fire recovery needs impacting our community, the Commission has a more important charge than ever to meet the needs of those who are underserved in our community.

The 2019 Homeless Count showed that the total number of people experiencing homelessness on any given night in Sonoma County declined, despite a 6% increase in the immediate aftermath of the 2017 Sonoma Complex Fire disaster. Following the 2017 fires, the Commission's Homeless Count has included a telephone survey to learn about people who are living in unstable situations. These are people who are couch surfing or doubled up, or who have no lease. People living in these situations are the most at risk of becoming homeless. The study showed that approximately 21,725 County residents are living in

these unstable situations – 7% of County households. More than half of these lost their housing as a direct result of the fires or due to the fires’ economic impact. The annual homeless count, along with the new telephone survey suggest a new wave of people are already becoming homeless as they exhaust their resources following the fires. Thousands more are at risk.

In December 2019, in response to a massive encampment and public health emergency along one of the County Parks department’s biking trails, the Sonoma County Board of Supervisors made a range of new investments to expand permanent supportive housing, temporary shelter, and supportive services appropriate to the needs of unsheltered and vulnerable persons. These investments represented an unprecedented collaboration between County agencies to address underserved needs. While it is currently impossible to predict County agencies’ capacities to continue such projects in the aftermath of the coronavirus pandemic, collaboration will continue to be the hallmark of the County response.

### **Actions planned to foster and maintain affordable housing**

In response to Sonoma County’s 2011 Analysis of Impediments to Fair Housing Choice report which cited the lack of affordable housing as a barrier to fair housing choice, the Community Development Commission will continue to use its CDBG, ESG, and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income persons. In addition, in FY 2020-2021, the Commission has committed most of its 15% CDBG public services set-aside to a robust, fair housing program, that includes eviction defense. Staff is working with partners to ensure that the scope of contracted fair housing providers is responsive to the needs identified in the 2011 Analysis of Impediments and reflects fair housing program best practices. Furthermore, the Commission has begun its 2020 Assessment of Fair Housing to thoroughly examine fair housing issues in our community including segregation, disparate impact of local policies on protected classes, and disparate access to education, jobs, and transportation, and housing.

### **Actions planned to reduce lead-based paint hazards**

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Community Development Commission addresses this through proactively distributing printed information concerning lead-based paint hazards to all residents of housing rehabilitation and rental assistance programs. The Commission’s Housing Quality Standards (HQS) Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections, thereby preventing exposure to lead hazards by identifying the risks before families with children under six years of age move into rental units that are assisted by the Housing Authority.

The Commission’s Construction Services Specialists are trained in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures, and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation

activities. Additionally, Construction Services is investing in staff training, so the Commission will have a certified lead tester to identify the level of abatement required during future rehabilitation projects. Any dwellings not exempt from HUD's lead hazard reduction provisions (single-room occupancy, dedicated senior housing and housing construction after 1978) renovated under the Housing Rehabilitation Program undergo a lead hazard risk assessment by a state-certified Risk Assessor before the formulation of the project's scope of work. Any identified lead hazards are addressed in the scope of work, and a certified clearance is obtained before the project is considered complete.

The Commission will also ensure compliance with lead hazard reduction requirements by subrecipients of CDBG, and HOME funding used to acquire and/or renovate existing buildings for housing or to undertake residential and re-housing service activities through regular monitoring of those activities.

### **Actions planned to reduce the number of poverty-level families**

The Urban County will work to reduce the number of poverty-level families by targeting CDBG, HOME, ESG and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing and shelter. The Commission will also continue to work closely with organizations that prioritize upstream investments.

### **Actions planned to develop institutional structure**

The Sonoma County Community Development Commission will engage County Departments, cities, and community partners receiving CDBG, HOME, and ESG funding to carry out the activities in this plan during the next year. The anticipated outcome of this engagement will be a stronger social safety net and progress toward the alleviation of the causes and conditions of homelessness. Among the community partners are health, mental health, and service agencies who are key to fostering development of more supportive housing options throughout the County, and the nonprofit housing developers with whom they coordinate.

Under the direction of the Board of Supervisors, the Commission will spearhead initiatives to spur production of affordable rental housing by engaging developers and cities, collaborating with other County departments, updating funding policies, leveraging County-owned property, and proactively setting a production agenda.

The Sonoma County Housing Authority will strengthen the Housing Choice Voucher program's effectiveness by attracting new landlords, and by engaging participants, people on our wait lists, and community partners in a review of Housing Authority policies and practices and will build on existing relationships with local supportive service agencies to improve services offered to the Housing Authority's Family Self-Sufficiency participants. In July 2018, the Housing Authority hired a full-time Landlord Liaison who is dedicated to cultivating relationships with landlords who will provide additional housing opportunities for low-income families served through the various Housing Authority programs. The Housing Authority also received approval to use unspent administrative funds as a signing bonus

and risk mitigation fund for landlords who agree to take Housing Choice Voucher tenants.

Through the Homeless System Redesign and the establishment of the Home Sonoma County, the homeless system of care now has a single regional decision-making body that oversees homeless system policies and funding. This effort increased collaboration among the County, City of Santa Rosa, City of Petaluma, the County Departments of Health and Human Services, and virtually all housing and homeless service providers throughout Sonoma County. These will strengthen the homeless system of care's performance on System Performance Measurements such as reducing the length of homeless episodes, reducing returns to homelessness, increasing placements in permanent housing, and increasing participant incomes.

Specific goals for addressing and preventing homelessness in Sonoma County were outlined in the Continuum of Care's 10-Year Homeless Action Plan 2014 Update. The 2019 consolidated application for Continuum of Care funds also addressed the needs of homeless people in Sonoma County and can be accessed by contacting the Commission. Home Sonoma County has embarked on a new strategic planning process to establish specific goals and priorities, which will be completed later in 2020.

Finally, the Commission will strengthen internal systems to aid transparency, improve public engagement, and ensure maximum leverage of scarce public resources.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The Community Development Commission will strengthen relationships with public and private entities to further the objectives of this plan. The Commission has been and will continue improving its data systems in coordination with other service agencies, hospitals, and County departments in the intersection of healthcare and housing. The Commission will improve its engagement with all agencies, public and private, County departments, as well as the general public and encourage participation in all public meetings and forums it holds. As part of the effort to conduct an Assessment of Fair Housing, the Commission will lean on local groups and service providers to do robust outreach in the community.

The Home Sonoma County Leadership Council in coordination with Commission staff will recommend improved standards for administering ESG funds under the HEARTH Act, will begin implementation of key recommendations made in an evaluation of the Coordinated Entry System, and will invite participation from all local agencies that serve Sonoma County's current and potential homeless population.

### **Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment will be used in the First Year Action Plan.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

No homebuyer activities are being funded in the First Year Action Plan with HOME funds

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All units that are being constructed or funded with HOME funds in the First Year Action Plan will be required to have restrictions on the deeds to indicate that units remain affordable for at least 55 years.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No HOME funds will be used for this purpose in the First Year Action Plan

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See Fiscal Year 2019-20 Home Sonoma County Consolidated Notice of Funding Availability (NOFA) Funding Policies attached. For FY 2020-21, the Home Sonoma County Leadership Council opted to renew current contracts for a second year with a reduction in funds available, rather than issue a new NOFA for a competitive funding process. Therefore the FY 2019-20 policies are the most recent standards. In addition, in its role as Continuum of Care, Home Sonoma County has developed the attached standards for projects operating with ESG funding.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Sonoma County Continuum of Care's Coordinated Entry System (CES) provides entry into housing via numerous access points for individuals, youth, and families experiencing homelessness with a goal of providing participants with their choice of housing, shelter or services within 60 days of program enrollment. Since January 2018, Coordinated Entry has been the primary process for assessing severity of needs and ensuring that people experiencing homelessness can receive assistance in a timely fashion. Coordinated Entry covers the entire geography of the Sonoma County Continuum of Care and is the primary access point for referrals for permanent supportive housing and rapid re-housing as well as emergency crisis services/emergency shelter. The Commission

provides funding to the Coordinated Entry Operator, Catholic Charities of the Diocese of Santa Rosa. Primary oversight of the Coordinated Entry System is performed by the HOME Sonoma County Coordinated Entry/Housing First Task Group. The fully compliant Coordinated Entry Policies and Procedures adopted by the Continuum of Care Board in January 2018 are attached to this Action Plan.

In spring 2019 the Commission engaged Technical Assistance Collaborative, Inc., a HUD technical assistance provider, to perform an evaluation of the Coordinated Entry implementation. The consultants interviewed Commission and Coordinated Entry staff at great length and held more than a dozen focus groups to learn what is working well with Coordinated Entry, and what needs to be improved. The final report from Technical Assistance Collaborative was published on July 2. The report included several recommendations for needed improvements to strengthen CE infrastructure, and work has begun on implementing those improvements.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Sonoma County Community Development Commission allocates ESG funds (as well as local discretionary funds and a range of State funding) through a single competitive funding process governed by the attached Funding Policies. This allocation and contract administration function is staffed by the Commission's Ending Homelessness Team, which also provides staffing to Home Sonoma County (aka the Continuum of Care) and acts as HMIS Lead Agency. Continuum of Care consultation is achieved through a rating and ranking process for all applications that are eligible for ESG funds, conducted by the Home Sonoma County Performance Measurement and Evaluation Task Group, and staffed by the Commission. HEARTH Act and Home Sonoma County policies, goals, and objectives—including standards for allocation of ESG funds—are fully integrated into the entitlement fund allocation process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

This is not applicable. Two representatives on the Home Sonoma County Leadership Council (governing body/CoC Board) are persons with recent lived experience of homelessness. In addition one member of the Home Sonoma County Technical Advisory Committee is a person with recent lived experience of homelessness, who has agreed to lead a Consumer Advisory Committee to ensure the perspectives of lived experience are included in all policy-making and funding decisions.



5. Describe performance standards for evaluating ESG.

The Sonoma County Community Development Commission staff follows the same procedures in monitoring and evaluating all homeless services awards, including those funded with ESG (and local CSF, LMIHAF and State ESG and other State funds). Minimally, all awardees are required to do a 'desktop monitoring' process (respond to an in-depth questionnaire); all ESG awardees are monitored on site each year. When ESG-funded programs are monitored, HEARTH Act performance measures and ESG policies and criteria are included in the overall monitoring. The FY 2019-20 Funding Policies for Homeless Services required scoring of projects based on performance in the areas of temporary or permanent housing placement (for street outreach and day center projects), permanent housing placement (for shelter and rapid re-housing projects), and permanent housing retention (for permanent supportive housing projects). The policies set benchmarks for expected performance based on the 2016 System Performance Measures, broken out by program type as follows:

Street Outreach/Day Center/Coordinated Entry—placement in temporary or permanent housing: 35%

Emergency Shelters—exit to permanent housing: 21%

Rapid Re-Housing—exit to permanent housing: 90%

Permanent Supportive Housing—retention of permanent housing: 90%

**Housing Trust Fund (HTF)  
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
  
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
  
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.

d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted

with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the

beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

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**Discussion:**