



**Public Hearing Concurrent with Community Development Committee
Wednesday, April 17, 2019**

10am-11:30am

Sonoma County Community Development Commission
Hearing Room
1440 Guerneville Road
Santa Rosa, California 95403

Agenda

- 1. Call to Order and Roll Call**
- 2. Public Comments for Items Not on the Agenda**
- 3. Approval of Minutes from February 20, 2019 Meeting (page 2)**
The Committee will discuss and may take action to approve the minutes from **February 20, 2019** or may recommend changes to these minutes.
- 4. CD Committee Member Report Out: Fair Housing Conference Take-Aways**
- 5. Public Hearing: Recommend the FY 2019-2020 Action Plan (page 5)**

Staff will present draft annual plan for public comment and Committee recommendation.

- A. Open Public Hearing**
- B. Close Public Hearing**
- C. Committee Discussion**
- D. Recommendations for Action Plan Approval**

6. Adjournment

Next Meeting
Concurrent with Community Development Committee
Public Hearing
September 18, 2019
10:00 am – 11:30 am
Public Hearing Room
1440 Guerneville Road
Santa Rosa, CA

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

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

*Sonoma County Community Development Commission
Cities and Towns Advisory Committee
City of Cloverdale, City of Cotati, City of Healdsburg, City of Rohnert Park, City of Sebastopol, City of
Sonoma, Town of Windsor*



**Public Meeting
Concurrent with Community Development Committee
Wednesday, February 20, 9am-3pm**

Minutes

1. Call to Order and Roll Call

Joe Irvin, City of Healdsburg, called the meeting to order at 9:07am.

CTAC Members Present: Kevin Thompson, City of Cloverdale; Craig Scott, City of Cotati; Joe Irvin, City of Healdsburg; Jeffrey Beiswenger, City of Rohnert Park; Henry Mikus, City of Sebastopol; Kristina Owens, Town of Windsor

CTAC Members Absent: City of Sonoma

CDC Staff Present: Geoffrey Ross, Assistant Executive Director; Felicity Gasser, Federal Funding Administrator; Martha Cheever, Housing Authority Manager; Benjamin Wickham, Affordable Housing Director; Valerie Johnson, Asset Management and Compliance Specialist; Diedre Duncan, Affordable Housing Development & Preservation Specialist; Maria Contreras, Loan Management & Finance Specialist; Marc Chandler, Housing Rehabilitation Specialist; Darrin O’Hara, Administrative Aide; Shelley Ticehurst, Administrative Aide; Holly Trujillo, Senior Community Development Specialist;

Guests Present

Caterina G, Catholic Charities
John Kessel, Office of Recovery and Resiliency
Duane De Witt, Resident
Gerry La Londe Berg, Resident
Bryce Jones, Geyserville Planning Committee
Jim Wallen, PEP Housing
Dominic Roybal, PEP Housing
Mark Krug, Burbank Housing
Adam Brown, DSLC
Angie Moeller, Catholic Charities
Mark Cleveland, Regional Parks

2. Public Comments for Items Not on the Agenda

No comments were made for items not on the agenda.

3. Approval of Minutes from November 20, 2018 Meeting

The Committee discussed the minutes from **November 20, 2018**.

City of Cloverdale moved to approve the minutes, Town of Windsor seconded
Ayes: City of Healdsburg, City of Sebastopol

Noes: None

*Sonoma County Community Development Commission
Cities and Towns Advisory Committee
City of Cloverdale, City of Cotati, City of Healdsburg, City of Rohnert Park, City of Sebastopol, City of
Sonoma, Town of Windsor*



Abstain: City of Cotati, City of Rohnert Park

Absent: City of Sonoma

4. HOME & CDBG for Capital Projects – The Inside Story

Felicity Gasser, Federal Programs Manager, delivered a concise presentation to inform the public and committees about the process by which staff analyzes project proposals and ensures that federal community development funds are making high impact investments to improve housing and neighborhoods in Sonoma County.

5. Public Hearing: Draft FY 18-19 Action Plan Amendment

Felicity Gasser, Federal Programs Manager, presented the proposed change to the 18-19 Action Plan.

Committee members asked about the assessed value of the property, the potential number of new units and whether there were alternatives to spending down the money. The assessed value was \$680,000 and the lot could hold approximately 9 single family homes, though staff would not pre-ordain a number and would welcome proposals for more density. No other opportunities for spending the money have come up that are as promising. If the money isn't spent, CDC will fail the timeliness test for a second year and run the risk of losing that money in the future. City of Cotati expressed concern that staff was only bringing this to the Committee's attention with 6 weeks to make a decision and no alternatives. They asked that staff would include more information about reasons for needing to spend this money right away would be included in the packet. Staff assured that in the future they will know more in advance and have more options for the Committee.

Public Comment

Gerry La Londe Berg, resident, came forward and expressed that he is in favor of the Committee recommending spending the \$600,000. He asked if the Water Agency owns the parcel if the Board of Supervisors can figure out a way to transfer the properties to the CDC so any extra value will be used by staff and developers to pencil out the project. The Water Agency originally paid \$350,000 for the property – can the difference be kept to invest in the project?

Geoffrey Ross responded that the Water Agency charter specifies that property sales must settle for Fair Market price. In response to concerns expressed by the Committee, increased density can be added to the scoring criteria for the project.

Cities and Towns Committee expressed support for the planned acquisition of the Hewett property.

6. Committee Workshop

A. Teambuilding Exercise

Members of both committees participated in an interactive team building exercise

*Sonoma County Community Development Commission
Cities and Towns Advisory Committee
City of Cloverdale, City of Cotati, City of Healdsburg, City of Rohnert Park, City of Sebastopol, City of
Sonoma, Town of Windsor*



B. Facilitated Discussion on FY 19-20 Funding Priorities

As a prelude to reviewing individual proposals, the committees engaged in a staff-facilitated conversation about priority setting and identifying areas of concern related to the pool of proposed projects.

C. Review Project Proposals

HOME proposals:

Staff presented summaries of each eligible HOME proposal. Following staff summaries, all applicants were invited to respond to questions from members of both committees.

CDBG proposals:

Staff presented summaries of each eligible CDBG proposal. Following staff summaries, all applicants were invited to respond to questions from members of both committees.

D. Wrap-up (2:30pm-3:00pm)

Staff captured themes, priorities and committee work into recommendations to be incorporated into the draft Action Plan for presented to the public and the Community Development Committee and Cities and Towns Advisory Committee at the April 17, 2019 concurrent Public Hearing.

7. Adjournment

Joe Irvin adjourned the meeting at 2:59pm.



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

*Members of the
Commission*

David Rabbitt
Chair

Susan Gorin
Vice Chair

Shirlee Zane
James Gore
Lynda Hopkins

Margaret Van Vliet
Executive Director

MEMORANDUM

Date: April 17, 2019

To: Community Development Committee & Cities and Towns Advisory Committee

From: Felicity Gasser, Federal Funding Administrator

Subject: Draft FY 19-20 Action Plan

Background

Following a combined workshop, a Community Development Committee meeting, and the Home Sonoma County meeting where in feedback was solicited from your committees and recommendations were made regarding proposed Capital Projects and proposals for a Fair Housing Services Program, and awards to support the homeless system of care, Commission staff has prepared a Public Review Draft of the Sonoma County Consolidated Plan 2019-2020 One Year Action Plan that lays out how the anticipated FY 2019-2020 allocation of Community Development Block Grant (\$1.859 million), HOME Investments Partnership Program (\$748,218) and Emergency Solutions Grant (\$151,351) will be used to meet the 2015 Consolidated Plan goals as well as the FY 2019-2020 identified urgent community needs.

Public Comment Period

The public comment period started on Friday March 29, 2019 and ends Monday April 29, 2019. Following the public comment period, the draft will be finalized and go before the Board of Supervisors for approval. Adoption of the FY 2019-2020 One-Year Action Plan by the Board is scheduled for April 30, 2019 at 8:30am.

Comments may be submitted orally at the public hearing being held today, April 17, 2019 or may be submitted in writing to the Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA 95403 or via email to felicity.gasser@sonoma-county.org until 5:00 p.m. on April 29, 2019. Written and oral comments will be forwarded to HUD with the FY 2019-2020 Action Plan.

Capital Projects Summary

Staff recommends the following set of Capital Project Investments to further the priorities set for the FY 2019-2020 Funding Cycle:



Sponsor	Project	Requested	Recommended	FY 2019-2020	FY 2019-2020	FY 2019-2020	FY 2019-2020
				Estimated CDBG Allocation Available for Capital Projects	Anticipated CDBG Program Income for Capital Projects		Estimated HOME Allocation
Funds Available				\$ 1,208,350	\$ 166,650	\$ 667,918	\$ 14,000
City of Healdsburg	Sidewalk Accessibility Improvements	\$ 140,000	\$ 140,000	\$ 140,000			
City of Rohnert Park	Central Rohnert Park Bicycle and Pedestrian Path Improvements	\$ 538,000	\$ 73,000	\$ 73,000			
City of Sebastopol	Bodega Avenue Accessibility Improvements	\$ 146,040	\$ 146,040	\$ 73,401	\$ 72,639		
City of Sebastopol	Park Village Apartment Rehabilitation	\$ 45,000	\$ 45,000	\$ 45,000			
Burbank Housing	Sea Ranch Rehabilitation	\$ 576,949	\$ 576,949	\$ 576,949			
Catholic Charities	Caritas Center	\$ 300,000	\$ 300,000	\$ 300,000			
Disability and Legal Services Center	Housing Access Modification	\$ 85,000	\$ 40,000		\$ 40,000		
CDBG Reserve			\$ 13,499		\$ 13,499		
CDBG Direct Delivery		\$ 40,512	\$ 40,512		\$ 40,512		
Burbank Housing	Caritas Homes	\$ 500,000	\$ 161,918			\$ 161,918	
City of Healdsburg	Victory Studios/Apartments Rehabilitation	\$ 250,000	\$ 250,000			\$ 250,000	
Sonoma County Housing Authority	Tenant Based Rental Assistance	\$ 270,000	\$ 270,000			\$ 256,000	\$ 14,000
Total			\$2,056,918	\$ 1,208,350	\$ 166,650	\$ 667,918	\$ 14,000

Staff assessment is that these projects will meet the policy goals of the Commission and will be able to comply with the regulatory requirements, especially meeting defined objectives of each funding source and timely spending of awarded funds. Some projects were recommended for partial funding only, based on staff analysis of the ability to spend funds in a timely manner. If funds are spent more quickly than anticipated and program income or reprogrammed funds become available that can be used to support these projects and programs, staff will bring recommendations to the committee for an action plan amendment that would allow more funding be awarded for these at a later time.

Fair Housing Services Summary

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.

Based on CD Committee feedback at its March meeting and on staff analysis of the needs for a robust fair housing program, staff recommends that the \$175,000 fund a fair housing services program that includes contracting with a HUD-Certified Fair Housing Initiatives Program and with an agency that provides eviction defense legal services. However this amount still leaves some gaps in the delivery of a complete Fair Housing Services Program that the Commission has a responsibility to provide. Commission staff proposes working with the Fair Housing Advocates of Sonoma County and Legal Aid Sonoma County to fine-tune and coordinate program delivery and pursuing other funding sources to ensure that the agency is able to fund a truly comprehensive fair housing service program.

<u>Sponsor</u>	<u>Project</u>	<u>Requested</u>	<u>Recommended</u>	<u>FY 2019-2020 Estimated CDBG Allocation Available for a Fair Housing Services Program</u>
				\$ 175,000
	Fair Housing Services Program	\$ 260,000	\$ 175,000	\$ 175,000
Total			\$175,000	\$ 175,000

Home Sonoma County Summary

As your committees know, following two years of planning and negotiation, HOME Sonoma County was launched in November 2018. HOME Sonoma County is now Sonoma County’s regional homeless services system of care, whose goal is to achieve functional zero homelessness in Sonoma County using a Housing First Model. HOME Sonoma County is governed by the Leadership Council: a nine-member body consisting of local elected officials, individuals with lived homeless experience, and other subject matter experts, responsible for allocating funds to local homeless services programs. The Leadership Council is advised by Task Groups comprising a 24-member Technical Advisory Committee. The Community Development Commission is currently serving as Lead Agency of HOME Sonoma County.

The Community Development Committee previously had responsibility for making final funding recommendations for funding for homeless services, after recommendations were made by the former governing body of the homeless continuum of care governing body. Now, the HOME Sonoma Leadership Council makes recommendations for how to use the CDBG and ESG funds for homeless services, and the Leadership Council’s recommendations for use of these funds becomes part of the Action Plan. The use of CDBG and ESG are part of a much larger set of funding awards made in support of the homeless system of care.

Below is a table that details the recommended funding awards using CDBG and ESG.

<u>Funds Available</u>	<u>Project</u>	<u>Requested</u>	<u>Recommended</u>	<u>FY 2019-2020 Estimated CDBG Allocation</u>	<u>FY 2017-2018 CDBG Program Income Public Services Set- Aside Balance</u>	<u>FY 2018-2019 CDBG Program Income Public Services Set- Aside</u>	<u>FY 2019-2020 Estimated Federal ESG Allocation</u>	<u>Other Local and State Funding Sources</u>
Funds Available				\$ 103,850	\$ 14,505	\$ 13,450	\$ 140,000	
Catholic Charities	Family Support Center	\$ 200,000	\$ 175,000				\$ 54,751	\$ 120,249
Catholic Charities	Rapid Re-Housing	\$ 300,000	\$ 200,000				\$ 28,700	\$ 171,300
COTS	Rapid Re-Housing	\$ 279,000	\$ 264,000				\$ 28,700	\$ 235,300
COTS	Mary Isaak Center Emergency Shelter	\$ 504,879.00	\$ 250,000	\$ 53,850	\$ 14,505	\$ 13,450	\$ 27,849	\$ 140,346
YWCA	Confidential Safe House and Services	\$ 100,000.00	\$ 50,000	\$ 50,000				
Total			\$300,000	\$ 103,850	\$ 14,505	\$ 13,450	\$ 140,000	

The award amounts are subject to change based on the final recommendations made by the Leadership Council on the afternoon of April 17, 2019. More information on this process and on anticipated outcomes can be found in the Agenda Packet for the March 22, 2019 meeting of the Leadership Council, found here:

<https://sonomacounty.ca.gov/CDC-Home-Sonoma-Leadership-Council/Calendar/Leadership-Council-Meeting-March-22-2019/>

Requested Action

The Commission is asking your committees for a recommendation that the Board of Supervisors approve the FY 2019-2020 One Year Action Plan for use of Community Development Block Grant, Home Investment Partnerships Program and Emergency Solutions Grants.

Sonoma County
2015 Consolidated Plan

Action Plan

One Year Use of Funds FY 2019-20

Public Review Draft

March 29, 2019

Prepared by:



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

Table of Contents

Introduction	4
Priority Setting – Capital Projects	5
Priority Setting – Fair Housing-Related Services Set Aside	5
Priority Setting – Homeless Services.....	6
Summary of Citizen Participation Process	7
Lead & Responsible Agencies.....	7
FY 2019-20 Recommended Projects	9
Projects	12

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Introduction

The FY 2019-20 Action Plan is part of the 2015 Sonoma County Consolidated Plan covering FY 2015-2016 through FY 2019-2020. The Consolidated Plan and Annual Action Plans are required by the U.S. Department of Housing and Urban Development (HUD) in order to receive certain federal housing, homelessness, and community development funds. Pursuant to a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) 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, more frequently, through funding provided to other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

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 2018. The FY 2019-2020 federal allocations for CDBG, HOME and ESG were not yet known when these hearings were held and are still not known at the time this draft is published, recommendations were

made using estimates of CDBG, HOME and ESG funds based on the previous year's allocations and anticipated program income.

Priority Setting – Capital Projects

The CDBG & HOME Funding Policies further the five year goals set out in the FY 2015-2020 Consolidated Plan, and have been amended to take advantage of Disaster Waivers from HUD that provide flexibility and target funds to the highest needs following the October 2017 fires.

According to post-fire research, 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 urgent community needs.

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 the following combination of 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.

Priority Setting – Fair Housing-Related Services Set Aside

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.

Priority Setting – Homeless Services

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.

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Summary of Citizen Participation Process

A draft of the FY 19-20 Action Plan will be made available to the public from March 29, 2019 – April 29, 2019. A notice was published in the Press Democrat and public service announcements in English and Spanish were sent to local radio stations to announce its availability. The Draft Plan was 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. The draft was also available on 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 and March 20, 2019. During the meetings, the committees took public comment from all applicants and members of the public.

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 did have to table additional decisions about how to use one-time capital projects funding until a future meeting.

Another opportunity for public comment and input will be the concurrent public hearing of the Community Development Committee and the Cities and Towns Advisory Committee to be held on April 17, 2018. It is at this meeting that these two committees will make final recommendations to the Board of Commissioners regarding adoption of the Action Plan.

Lead & Responsible Agencies

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 Interim 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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FY 2019-20 Recommended Projects

In FY 2019-2020, it is estimated that Sonoma County will receive \$1,800,000 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, it is estimated that Sonoma County will receive \$748,000 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 2018-2019, it is estimated that Sonoma County will receive \$140,000 in ESG funds. This year, four proposals are recommended for funding—two for homeless shelters and two for rapid re-housing programs.

Meeting Annual Goals and Objectives

The FY 2019-2020 Action Plan and the 2015 Consolidated Plan organize community priorities for the use of CDBG, HOME and ESG funds by the Urban County, following the structure provided by HUD regulations by grouping these priorities into three categories: affordable housing, homelessness, and non-housing community development.

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

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

Goals Summary

All funded projects must contribute to one of these broad goals. A summary of how funds are distributed by goal is provided below:

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: \$661,949 HOME: \$681,918 ESG: \$0	Rental units constructed: 64 units Rental units rehabilitated: 66 units Tenant-based rental assistance/rapid rehousing: 38 households
2	Homelessness	2015	2020	Homeless		Homelessness	CDBG: \$431,805 HOME: \$0 ESG: \$140,000	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 2,200 persons assisted Tenant-based Rental Assistance/Rapid Re-Housing: 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: \$579,040 HOME: \$0 ESG: \$0	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 8,095 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 550 households assisted

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Projects

Below is a detailed list of projects and programs recommended for funding in FY 2019-20.

1	Project Name	Burbank Housing – Caritas Homes
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$ 161,918
	Description	Caritas Homes, a 64-unit affordable rental housing project 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.
	Target Date	2021
	Estimate the number and type of families that will benefit from the proposed activities	64 rental housing units
	Location Description	465 A Street, Santa Rosa, CA
	Planned Activities	Predevelopment
	2	Project Name
Goals Supported		Affordable Housing
Needs Addressed		Affordable Housing
Funding		HOME: \$ 250,000
Description		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.
Target Date		6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	11 rental housing units
	Location Description	306/308 East Street, Healdsburg CA 95448
	Planned Activities	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.
3	Project Name	Sonoma County Housing Authority – Tenant Based Rental Assistance
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$270,000
	Description	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.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	38 very low income renter households
	Location Description	Countywide
	Planned Activities	\$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.

4	Project Name	Disability and Legal Services Center
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000
	Description	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.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	6 rental units rehabilitated
	Location Description	Urban County
	Planned Activities	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	Project Name	City of Sebastopol - Park Village Apartment Rehabilitation
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$45,000
	Description	Renovating a vacant building in Park Village into two apartments. Park Village provides permanent supportive housing for low- /very low- /extremely low-income households.
	Target Date	2/28/2020.
	Estimate the number and type of families that will benefit from the proposed activities	2 rental units rehabilitated
	Location Description	6665 Sebastopol Avenue, Sebastopol, CA 95472
	Planned Activities	Rehabilitation of two apartments at Park Village in the City of Sebastopol.

6	Project Name	Burbank Housing – Sea Ranch Rehabilitation
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG \$576,949
	Description	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.
	Target Date	11/1/2019
	Estimate the number and type of families that will benefit from the proposed activities	45 rental units rehabilitated
	Location Description	326 Haversack, Sea Ranch, CA 95497
	Planned Activities	Replacement of roofs on 16 residential buildings, gutter replacement on 16 residential buildings, and roof replacement on 45 sheds.
7	Project Name	Catholic Charities – Caritas Center
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$300,000
	Description	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.
	Target Date	1/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	2,200 households

	Location Description	465 A Street, Santa Rosa, CA
	Planned Activities	Predevelopment
8	Project Name	Fair Housing Services Program
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$175,000
	Description	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.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	550 households
	Location Description	Countywide
	Planned Activities	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.
9	Project Name	City of Healdsburg – Sidewalk Accessibility Improvements
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$ 140,000
	Description	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.
	Target Date	12/31/2020

	Estimate the number and type of families that will benefit from the proposed activities	4,230 low income individuals in the served census tracts
	Location Description	Census tracts: 060971539024 and 060971539021
	Planned Activities	Remove 11 existing concrete sidewalk ramps at street intersections, while replacing them with ADA compliant ramps to improve pedestrian travel.
10	Project Name	City of Rohnert Park – Central Rohnert Park Bicycle and Pedestrian Path Improvements
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$ 73,000
	Description	Central Rohnert Park Bicycle/Pedestrian Path Improvements will rehabilitate deteriorated paths, replace or install lighting and landscaping, and install wayfinding signage or in-pavement treatments. The project will improve active transportation infrastructure and access to jobs and services in a neighborhood characterized by lower-income households and special populations (e.g. seniors) for whom low-cost transportation options are vital to affordable living.
	Estimate the number and type of families that will benefit from the proposed activities	2,320 low income individuals in the served census tracts
	Location Description	Census Tracts: 0690971503051, 0690971503052 and 069097150305
	Planned Activities	Environmental Review and Predevelopment
11	Project Name	City of Sebastopol – Bodega Avenue Accessibility Improvements
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$146,040

	Description	Bodega Avenue Improvement Project will include 3 sidewalk gap closures, pavement rehabilitation, and addition of bicycle lanes
	Target Date	1/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	1,545 low income individuals in the served census tracts
	Planned Activities	Preparation of design plans and bid packages
12	Project Name	COTS – Mary Isaak Center
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$81,805
	Description	100-bed emergency shelter for single adults
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	332 single adults
	Location Description	900 Hopper Street, Petaluma, CA
	Planned Activities	This award, supplemented by \$27,849 in ESG and \$140,436 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.
13	Project Name	YWCA Safe House
	Goals Supported	Homelessness
	Needs Addressed	Homelessness

	Funding	CDBG: \$50,000
	Description	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.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	135 Households
	Location Description	Confidential Safe House
	Planned Activities	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.
14	Project Name	CDBG Reserve
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$13,499
	Description	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.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
	Project Name	CDBG Direct Delivery

15	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$40,512
	Description	These funds are for direct delivery costs incurred by the Commission staff including costs associated with Environmental Reviews and Labor Compliance for specific projects.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
14	2019 ESG Awards	2019 ESG Awards
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$140,000
	Description	<p><u>Catholic Charities, Rapid Re-Housing</u>: Housing location, housing-focused case management, and rental assistance to help persons experiencing homelessness to re-enter housing.</p> <p><u>COTS, Rapid Re-Housing</u>: Housing location, housing-focused case management, and rental assistance to help persons experiencing homelessness to re-enter housing.</p> <p><u>Catholic Charities, Family Support Center</u>: 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.</p> <p><u>COTS, Mary Isaak Center Emergency Shelter</u>: 100-bed emergency shelter for single adults</p>
	Target Date	6/30/2020
	Estimate the number and type of families	<u>Catholic Charities, Rapid Re-Housing</u> : 6 households

<p>that will benefit from the proposed activities</p>	<p><u>COTS, Rapid Re-Housing: 5 households</u></p> <p><u>Catholic Charities, Family Support Center: 400 persons in families with children</u></p> <p><u>COTS, Mary Isaak Center Emergency Shelter: 525 single adults</u></p>
<p>Location Description</p>	<p><u>Catholic Charities, Rapid Re-Housing: 465 A Street, Santa Rosa, CA</u></p> <p><u>COTS, Rapid Re-Housing: 900 Hopper Street, Petaluma, CA</u></p> <p><u>Catholic Charities, Family Support Center: 465 A Street, Santa Rosa, CA</u></p> <p><u>COTS, Mary Isaak Center Emergency Shelter: 900 Hopper Street, Petaluma, CA</u></p>
<p>Planned Activities</p>	<p><u>Catholic Charities, Rapid Re-Housing:</u> With \$28,700, 5 households will be assisted to locate and retain permanent housing. This amount will be supplemented by \$235,299 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 \$28,700, 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 \$171,300 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 \$54,751, supplemented by \$120,249 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> <p><u>COTS, Mary Isaak Center Emergency Shelter:</u> With \$27,849 supplemented by \$81,805 in CDBG and \$140,436 in State HEAP funds, the Mary Isaak Center will provide overnight accommodations and</p>

		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.
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