



Fiscal Year 2016/2017  
Consolidated Annual Performance  
and Evaluation Report (CAPER)

## Table of Contents

CR-05 - Goals and Outcomes .....	3
CR-10 - Racial and Ethnic composition of families assisted .....	7
CR-15 - Resources and Investments 91.520(a) .....	7
CR-20 - Affordable Housing 91.520(b) .....	13
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	16
CR-30 - Public Housing 91.220(h); 91.320(j) .....	20
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	21
CR-40 - Monitoring 91.220 and 91.230.....	26
CR-45 - CDBG 91.520(c).....	28
CR-50 - HOME 91.520(d).....	29
CR-55 - HOPWA 91.520(e) .....	31

## CR-05 - Goals and Outcomes

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

**91.520(a)**

**This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.**

This first-year (2016/2017) Consolidated Annual Performance and Evaluation Report (CAPER) outlines how the City of Santa Rosa (City) met the needs and objectives outlined in the 2016 – 2020 Consolidated Plan (Consolidated Plan) and the 2016/2017 Action Plan. Both are available on the City's website at <https://srcity.org/767/State-Federal-Reports>.

The Consolidated Plan identified seven goals to address the City's housing and community development needs between Fiscal Years 2016 and 2020:

- Increase supply of affordable rental housing for the City's lowest income households;
- Preserve existing affordable housing stock;
- Provide housing and services to special needs populations;
- Increase access to homeownership opportunities for City residents;
- Provide funding for public facilities and improvements;
- Promote economic development activities in the City; and
- Provide housing assistance and related supportive services to low-income persons living with HIV/AIDS and their families.

Based on the findings in the Consolidated Plan, the City has prioritized its Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and local funds for affordable housing purposes and homeless services.

In 2016/2017, the City received the following federal funding allocations:

CDBG	\$ 1,316,501
HOME	\$ 520,715
HOPWA	\$ 396,830

The City made significant progress in achieving its goals in 2016/2017 by providing funding for a second year for development and construction of a seven-unit complex for extremely-low and very-low income veterans; funding for production of 78 units for extremely-low and very-low income residents; and additional preservation funding for 48 units for very low- and low-income households.

In 2016/2017, the City spent \$198,980 of CDBG funds on its Public Services Program, which assisted 2,590 homeless individuals. The Fair Housing program, funded by the City's General

Fund, assisted 128 individuals.

The City received Housing Opportunities for Persons with AIDS (HOPWA) funding for the first time in 2016/2017 and spent \$384,928 on an agreement with its project sponsor, Face to Face, to provide housing assistance and related supportive services for 317 low-income persons living with HIV/AIDS and their families. More detail is available in the HOPWA CAPER published concurrently with this document.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

**Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.**

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected- Strategic Plan	Actual- Strategic Plan	Percent Complete	Expected- Program Year	Actual- Program Year	Percent Complete
Production of affordable housing	Affordable housing; Homeless; Non-Homeless Special Needs	CDBG: \$0 / HOME: \$628,198	Rental units constructed	Household Housing Unit	68	0	0%	17	0	0%
Preservation of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$4,564,103 / HOME: \$1,275,433	Rental units rehabilitated	Household Housing Unit	132	0	0%	33	0	0%
Housing and services to special needs populations	Affordable Housing; Public Housing; Homeless; Non-Homeless Special	CDBG: \$789,901 / HOME: \$312,429	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
			Public service activities for	Households Assisted	8000	2590	32%	2000	2590	130%

	Needs; Non-Housing Community Development		Low/Moderate Income Housing Benefit							
			Rental units rehabilitated	Household Housing Unit	20	0	0%	5	0	0%
			Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
			Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Homeownership	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$0	Homeowner Housing Added	Household Housing Unit	0	0		0	0	
Public facilities and improvements	Non-Housing Community Development	CDBG: \$ / HOPWA: \$0 / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Economic Development	Non-Housing Community Development	CDBG: \$0 / HOPWA: \$0 / HOME: \$0	Jobs created/retained	Jobs	0	0		0	0	
Housing and services for PLWH/A	Affordable Housing	HOPWA: \$1,587,320	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2200	487	22%	550	487	89%
	Homeless Non-Homeless Special Needs		Homelessness Prevention	Persons Assisted	140	87	62%	35	87	249%

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City has prioritized its CDBG, HOME, HOPWA, and local funding sources for affordable housing purposes as noted in the summary of accomplishments in the introduction to this section. The City's ability to respond to increasingly difficult housing issues continues to be constrained by reductions to funding sources including the loss of tax increment funding when redevelopment agencies were dissolved statewide in 2012. Local sources like the General Fund and money generated by Real Property Transfer Tax (RPTT) revenue are trending upwards because of the improving economy and local real estate market but the present demand for affordable housing exceeds the available resources.

The Council adopted a Housing Action Plan in June, 2016, and, in November 2016 directed staff to issue a Notice of Funding Availability (NOFA) for \$3 million in General Fund money to be used for housing development. The City received eight applications for various affordable housing projects. The City Council chose to provide funding for four projects, leveraging \$3 million to produce 10 homeownership units for low- and moderate-income households, 19 market rate homeownership units, and 27 affordable rental units for extremely low- and low-income households.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,768	0
Black/African American	208	0
Asian	34	0
American Indian/American Native	250	0
Native Hawaiian or Other Pacific Islander	41	0
<b>Total</b>	<b>2,301</b>	<b>0</b>
Hispanic	414	0
Not Hispanic	1,887	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The numbers above reflect the accomplishments for the public services activities that received CDBG funding in 2016/2017: Family Support Center and Homeless Services Center. An additional 289 households identified as "other/multi-racial" for activities that received CDBG funding, resulting in a total of 2,590 households assisted. Of those 289 additional households, 142 identified as Hispanic and 147 identified as Not Hispanic. The Federal reporting tool, Integrated Disbursement and Information System (IDIS), does not allow that data to be entered into the system.

The City expended HOME funds for CHDO-related activity for Benton's Veterans Village, a seven-unit rental complex that will house extremely low- and very low-income veterans. The data for this project will be recorded when the units are leased up; construction is anticipated to begin in fall, 2017. In addition, the City committed an additional \$1,470,646 for preservation of 48 units at Papago Court Apartments, with work beginning in July, 2017.

## CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Resources Made Available	Amount Expended During Program Year
CDBG	\$1,695,165	\$465,292
HOME	\$635,604	\$1,222,512
HOPWA	\$396,830	\$391,313

Table 3 - Resources Made Available

**Narrative**

In 2016/2017, the City received an allocation of \$1,316,501 in CDBG funds plus \$378,664 in program income; an allocation of \$520,715 in HOME funds plus \$114,889 in program income; and an allocation of \$396,830 in HOPWA funds with no program income. The City received more program income than was estimated in the 2016/2017 Action Plan, resulting in more available resources. The “Amount Expended” for HOME reflects the use of prior year HOME entitlement funding and program income being spent. The “Amount Expended” for CDBG is lower than the “Resources Made Available” because the City has committed CDBG funds that are likely to be expended in Fiscal Year 2017/2018.

**Identify the geographic distribution and location of investments**

<b>Target Area</b>	<b>Planned Percentage of Allocation</b>	<b>Actual Percentage of Allocation</b>	<b>Narrative Description</b>
NOT APPLICABLE			

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City’s allocated funds are available citywide with no priority assigned to any geographic region. Instead, funds are allocated to organizations that provide low-income households with housing and supportive services. Every year, the City prioritizes the use of its CDBG and HOME funding for addressing homelessness and for the development, preservation, or conservation of affordable housing that serves low-income households.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

CDBG and HOME funds are typically combined with local funds to allow projects to compete more successfully for additional funding provided by tax credits, bonds, and state financing programs. An investment by the City makes the projects more likely to succeed in various funding competitions. For example, the City's investment in Crossroads, a 79-unit project affordable to households earning 30% - 50% of Area Median Income (AMI), is being used to leverage other Federal, State and local funds, including nearly \$12.3 million in tax credits.

Despite an increase in local funding because of the improving economy, Santa Rosa, like so many cities across the state of California, has not recovered from the loss of redevelopment resources. The City actively seeks additional funding opportunities and will continue to do so.

The City obtains its HOME Match funds from the welfare contribution of properties that have received HOME funding from the City. There are currently 23 properties that contribute to the City's HOME Match requirement, which generated approximately \$1.3 million in Fiscal Year 2016/2017.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$11,715,410
2. Match contributed during current Federal fiscal year	\$1,328,552
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$13,043,963
4. Match liability for current Federal fiscal year	\$299,633
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$12,744,329

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation Construction Materials, Donated Labor	Bond Financing	Total Match
#43 CSN 201 South E Street	11/1/2016	0	\$3,125	0	0	0	0	\$3,125
#55 2540 Stony Point Road (Panas Place)	11/1/2016	0	\$89,101	0	0	0	0	\$89,101
#97 2820 Papago Court	11/1/2016	0	\$30,412	0	0	0	0	\$30,411
#207 400 Earle Street	11/1/2016	0	\$6,644	0	0	0	0	\$6,644
#210 2602 Giffen Avenue	11/1/2016	0	\$5,719	0	0	0	0	\$5,719
#223 2809 & 2824 Apple Valley, 2501 W. Steele	11/1/2016	0	\$14,433	0	0	0	0	\$14,433
#247 405 Timothy Road (Timothy Commons)	11/1/2016	0	\$50,236	0	0	0	0	\$50,236
#322 Aston Avenue	11/1/2016	0	\$25,940	0	0	0	0	\$25,940
#333 2643 Stony Point	11/1/2016	0	\$9,283	0	0	0	0	\$9,283
#361 1945 Zinfandel Avenue (Olive Grove)	11/1/2016	0	\$224,369	0	0	0	0	\$224,368
#384 Range Avenue (Monte Vista)	11/1/2016	0	\$172,107	0	0	0	0	\$172,107
#385 1090 Jennings Avenue (Arroyo Point)	11/1/2016	0	\$139,510	0	0	0	0	\$139,510
#386 1700 Yulupa (Tamayo House)	11/1/2016	0	\$16,149	0	0	0	0	\$16,149
#421 112 Brown Street	11/1/2016	0	\$9,915	0	0	0	0	\$9,915
#424 1080 Jennings (Jennings Court)	11/1/2016	0	\$50,313	0	0	0	0	\$50,313

#425 2045 W. Steele (Rowan Court)	11/1/2016	0	\$103,579	0	0	0	0	\$103,579
#428 Acacia Lane	11/1/2016	0	\$106,520	0	0	0	0	\$106,520
#447 West Hearn	11/1/2016	0	\$12,488	0	0	0	0	\$12,488
#478 Humboldt Apartments	11/1/2016	0	\$107,327	0	0	0	0	\$107,327
#484 McMinn Avenue	11/1/2016	0	\$4,886	0	0	0	0	\$4,886
#488 Tierra Springs Apartments	11/1/2016	0	\$89,451	0	0	0	0	\$89,451
#503 Henry House	11/1/2016	0	0	0	0	0	0	0
#511 Sonoma Creekside	11/1/2016	0	\$57,046	0	0	0	0	\$57,046
<b>Total</b>			<b>\$1,328,553</b>					<b>\$1,328,552</b>

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

<b>Program Income</b> – Enter the program amounts for the reporting period:				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
180,630	114,889	180,630	0	114,889

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises</b> – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	Women Business Enterprises	Male
<b>Contracts</b>			
Number	0	0	0
Dollar Amount	0	0	0
<b>Sub-Contracts</b>			
Number	0	0	0
Dollar Amount	0	0	0

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	50	7
Number of Special-Needs households to be provided affordable housing units	5	0
<b>Total</b>	<b>55</b>	<b>7</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	17	60
Number of households supported through Rehab of Existing Units	33	3
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>50</b>	<b>63</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Overall, the City made significant progress in achieving its goals in 2016/2017. Catalina Townhomes, funded with a combination of state and local resources, is a self-help home ownership development of 60 units for low-income households (80% or below). While the table above indicates that the City did not meet some of its goals in 2016/2017, the cumulative units under development show that the City will continue to exceed its goals, with 342 units currently under development.

The City strives to direct the majority of its available resources to the development of new, affordable rental units. When prioritizing the income levels to be assisted by the new housing units, the City uses the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation (RHNA) as a gauge. Per the City's 2016 Housing Action Plan, which was based on the RHNA for 2014 – 2022, the total projected housing need is 4,662 units (or 548 average annual

need) broken down by income category as follows: 473 extremely low (30% AMI), 474 very low (50% AMI), 581 low (80% AMI), 759 moderate (120% AMI), and 2,375 above moderate. Pursuant to the ABAG goals, as of December, 2016, the City has 43 extremely low-income, 96 very low-income, and 203 low-income housing units under development, for a total of 342 affordable units. The City also has 339 moderate or above-moderate units under development, for a total of 681 units under development.

The City’s major challenge in meeting affordable housing needs is the reduction to state, federal, and local resources, especially the loss of tax increment funding with the dissolution of statewide redevelopment agencies in 2012. With the rebound of the economy in the last few years, the establishment of the 2016 Housing Action Plan, and the creation of several state-sponsored programs, the City is hopeful that additional mechanisms and resources will allow it to meet future affordable housing goals.

**Discuss how these outcomes will impact future annual action plans.**

As noted throughout this CAPER, the City has prioritized affordable and market-rate housing development with the establishment of its 2016 Housing Action Plan and hopes to exceed its anticipated goals for the preservation and production of affordable housing in 2017/2018, but this is contingent on the availability of resources.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	7
Low-income	48	0
Moderate-income	0	0
<b>Total</b>	<b>48</b>	<b>7</b>

**Table 13 – Number of Households Served**

**Narrative Information**

While the table above shows that the City has used CDBG and HOME to make progress in meeting its goals in 2016/2017, the two-year cumulative data for years 2014/2015 and 2015/2016 show the City has exceeded these goals. With CDBG and HOME funding in 2016/2017 the City provided funding to seven new units for extremely low- and very low-income households and preservation of 48 very low- and low-income for a total of 55 households.

The City was not able to support extremely low-, low- or moderate-income ownership units because of a lack of funding. While homeowner housing is part of the City’s Consolidated Plan and the Housing Action Plan, the City has no financial resources available and therefore does not have a goal for the number of units completed. The City is always looking for funding

opportunities for this goal. In addition, CDBG public services funds were used to help 2,590 homeless residents access services through the Family Support Center (IDIS Activity #534) and the Homeless Services Center (IDIS Activity #535). The Family Support Center, a homeless shelter, provided meals, medical care, housing assistance, workshops, and youth activities to 472 extremely low-income clients, 18 very low-income clients, and two low-income clients (total 492). The Homeless Services Center, a drop-in day center, served 2,023 extremely low-income, 57 very low-income, 15 low-income, three median income, and no moderate-income clients (total 2,098). Family income is not a factor for determining service eligibility.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The three HUD entitlement districts in Sonoma County (City of Santa Rosa, Sonoma County Community Development Commission (CDC), and City of Petaluma) jointly fund the Sonoma County Continuum of Care (CoC) and have designated seats on its governing body. The CDC is the lead agency for the CoC and hosts its planning process. The CoC's 10-Year Homeless Action Plan, last updated in 2014, and its annual submissions to HUD reflect the demographics, needs and available shelter, housing, and services countywide to provide a cohesive homeless services system throughout the County.

In addition to its participation in the CoC, the City reorganized in October 2015 to focus on affordable housing and homeless services through the newly formed Housing & Community Services Department. Additional staff support was allocated to the Homeless Services Program, and several additional programs were introduced or expanded as detailed below. A full discussion of the City's 2015 reorganization is included in CR-35.

In January 2017, the City Council adopted a Housing First Strategy and Fiscal Year 2016/2017 Work Plan to address homelessness in Santa Rosa through a comprehensive strategy. It directs that all homeless service resources and efforts be viewed and evaluated as part of a comprehensive community-wide program that facilitates the transition of individuals and families experiencing homelessness into permanent housing. This means that all City-funded considerations or initiatives, either provided directly or through third-party contracts, permitted uses, land use policies, and the like that are devoted to providing a service to those experiencing homelessness shall be aligned with the federal and state Housing First Model. The overarching goal of the Housing First Strategy is to align existing programs and emerging solutions with the City's broader Housing for All Strategy, regional efforts through the CoC, the national Housing First Model, and other evidence-based solutions.

The City allocated funding for a third year to the Homeless Outreach Services Team (HOST), a multi-disciplinary street outreach team that works to engage unsheltered persons into services and, ultimately, housing, as part of the Housing First Model. The City and County jointly fund the program, which is administered by Catholic Charities. HOST utilizes evidence-based screening tools, including Coordinated Intake and the Vulnerability Index, Service Prioritization Decision Assistance Tool (VI-SPDAT) to prioritize resources to persons with the most acute health needs and the longest periods of homelessness. HOST also operates a mobile

bathroom/shower trailer (“Clean Start: Because Everyone Deserves a New Beginning”) at various locations throughout Santa Rosa to further efforts to engage homeless into services. In February 2017, the City Council allocated an additional \$125,000 from local funds to the HOST Program specifically for rapid rehousing to assist with housing identification and placement, move-in and rent assistance, and case management support.

In Fiscal Year 2016/2017, HOST made initial contact with 314 unsheltered persons, all of whom completed the VI-SPDAT and engaged in supportive services, including 256 persons placed into safe shelter and 73 into housing. The HOST response line received 1,907 calls and the Clean Start mobile bathroom/shower trailer provided 3,685 showers.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City used \$198,980 of its CDBG allocation and \$36,000 in local funds for its Public Services Program which prioritizes homeless services operations and fair housing assistance. CDBG funds supported two Catholic Charities programs: the Homeless Services Center (HSC), a multi-service day center offering showers, laundry, telephone, mail, information, and referrals; and the Family Support Center (FSC), a 138-bed family shelter providing meals, clothing, a fully supportive children’s program, employment services, and case management. In 2016/2017 these programs served 2,590 individuals.

The City administers an annual funding agreement with Catholic Charities for operation of the City-owned Samuel Jones Hall Homeless Shelter, a 138-bed year-round shelter plus a 50-bed winter program. Shelter operations and services are funded by the City, the Community Foundation Sonoma County, and the County of Sonoma. In 2016/2017, the City contributed \$572,803 in local funds towards shelter operations. Since 2013, Catholic Charities has received State of California Emergency Solutions Grant (ESG) funding that allows for the expansion of services and programs at the shelter, including 24-hour operation and case management support.

In August 2016, the City Council formally proclaimed a local homeless emergency in Santa Rosa. This declaration provided greater flexibility to address the homeless crisis, including expansion of a pilot program implemented in Fiscal Year 2015/2016 (the Community Homeless Assistance Pilot Program, or CHAPP) and the repurposing of Samuel Jones Hall into a 188-bed year-round housing-focused shelter that will occur in 2017/2018. Also in 2016/2017, the City activated a Homeless Encampment Cleanup Pilot Program to address the health, safety, and shelter needs of persons living in encampments and to mitigate the impacts of encampments to the surrounding community.

The City is actively working with its partners to develop short- and long-term solutions to address the needs of homeless persons in Santa Rosa and beyond.

In addition to other efforts discussed in this section, the City provided funding from local sources in 2016/2017 to Community Action Partnership of Sonoma County, an anti-poverty agency, to support the administration of the HCA Family Fund Program that provides more than \$300,000 annually in housing financial assistance to families and individuals. The program served 195 families in 2016/2017.

As reported in the 2017 Sonoma County Homeless Point-in-Time Census and Survey, the number of people experiencing homelessness in Sonoma County has decreased from its peak of 4,539 people in 2011 to 2,835 in 2017. The number experiencing their first homeless episode declined from a high of 55% in 2011, following the recession, to 24% in 2017, suggesting that fewer people had recently fallen into homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The CoC's discharge planning efforts are outlined in greater detail in the Consolidated Plan and include ongoing coordination with various Sonoma County departments like the Division of Family, Youth, and Children's Services; Behavioral Health; Sonoma County Probation; and the grassroots Health Care for the Homeless Collaborative staffed by the Sonoma County Task Force for the Homeless.

**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.**

One of the greatest barriers to preventing and ending homelessness in Santa Rosa is the shortage of affordable housing and the low vacancy rate for rental units throughout Sonoma County. In 2016/2017, the City committed \$2,129,287 for the production or preservation of 55 units. The City has prioritized its CDBG and HOME funds as well as local resources for affordable housing purposes. The City's efforts also include allocating funds to support the HOST Program discussed at length above. The HOST Program combines rapid rehousing resources with case management to overcome homelessness and support housing retention. These resources are also available to participants at the Family Support Center and Samuel Jones Hall Homeless

Shelter; both programs are supported by the City.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City does not own or operate public housing units. As of August, 2017, the Housing Authority has 1,862 Housing Choice Vouchers, including 389 HUD-VASH (Veterans Affairs Supportive Housing) vouchers, and administers the vouchers for approximately 200 households exercising portability from other jurisdictions. There are approximately 4,500 families on the waiting list and the wait is approximately seven- to 10-years long. The Housing Authority opened its waiting list in May, 2016, receiving 1,813 applications, and anticipates opening the waiting list again in May, 2018. While the City doesn't provide public housing units, the units created with the funds allocated to affordable housing often include social services that are coordinated with organizations providing these services throughout Sonoma County.

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

The Housing Authority elects a Resident Advisory Board annually that is made up of Housing Authority Tenant Commissioners who participate in the development of Housing Authority policies and activities throughout the year. The agency provides homeownership resources to participants in the Housing Choice Voucher program and more widely to families in low-income areas in cooperation with the City's Neighborhood Revitalization Program (NRP). The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community organizations to refer participants for services including pre- and post-secondary education, health care, child care, employment development, supported employment, and small business development, including micro-loans. The FSS program also encourages families to participate in financial wellness programs, including financial literacy and credit repair, with an emphasis on long-term financial stability for the purposes of homeownership.

### **Actions taken to provide assistance to troubled PHAs**

The Housing Authority has been designated as a High Performing Agency from 2007 through 2016.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

Potential constraints to housing development in Santa Rosa vary by area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of these potential barriers is detailed in the Housing Element of the Santa Rosa General Plan 2035, adopted in 2009 and most recently updated in 2014. A summary of the potential barriers identified in the Housing Element is provided in the Market Analysis (MA-40) Section of the Consolidated Plan. Additionally, the recommendations made in the Sonoma County Regional Analysis of Impediments to Fair Housing Choice (AI), completed in March, 2012, can be found in MA-40.

The City is working closely with the County of Sonoma and the City of Petaluma to address the recommendations made in the AI within the budgetary constraints of each jurisdiction, including improving accessibility to fair housing information and resources on each jurisdiction's website and strengthening the capacity of the local fair housing agency. Both recommendations were implemented in 2012/2013 and have continued.

In 2016/2017, the City switched to a new fair housing service provider, Fair Housing of Marin, a name later changed to Fair Housing Advocates of Northern California (FHANC). A discussion of the services and activities provided is included later in this section.

As noted previously in this Report, the City approved a Housing Action Plan in June, 2016, that included the following objectives that seek to address the barriers to housing development:

- Build 5,000 housing units in the current Housing Element Cycle, through 2023, consistent with General Plan Housing Element Quantified Objectives (ABAG's RHNA);
- Achieve construction of 2,500 affordable housing units that include 30% of the total (approximately 1,500 units) for lower-income households and 20% of the total (approximately 1,000 units) for moderate income households. The City plans to meet this goal through encouraging inclusionary affordable units within for-sale market rate housing projects; supporting innovative affordability by design; providing regulatory incentives and financial subsidies for affordable housing projects; and continuing collaboration with affordable housing developers;
- Preserve, to the greatest extent possible, the 4,000 existing affordable housing units;
- Continue to focus on achieving 1,000 housing units ready for building permit issuance by

prioritizing and expediting housing projects currently pending review by planning, engineering, and building;

- Facilitate and revitalize the 2,000 housing units available through previously entitled housing projects that have not yet been built by soliciting time extensions and refinements that may be required to implement the respective planning approvals, subdivision maps, and other regulatory requirements;
- Identify which pending housing projects and development opportunity sites are subject to federal and state critical habitat and wetland regulations that may render these lands undevelopable and consider amendments to the City's General Plan to adjust for lost development capacity.

The Housing Action Plan suggests five programs, each with several objectives that offer a variety of creative solutions to address barriers to affordable housing, including, but not limited to:

- Seeking inclusionary units in for-sale housing projects;
- Offering regulatory and financial incentives;
- Amending the local density bonus ordinance;
- Modifying the definition of "qualifying units" in the Growth Management Ordinance;
- Consideration of single room occupancy standards;
- Seeking affordable units in pending public land disposition projects;
- Identifying publicly owned land parcels suitable for housing production;
- Revising policies and procedures for vacation of public right-of-way to enhance development potential of adjoining private development sites;
- Initiating zoning and other changes intended to maximize housing production potential on opportunity sites;
- Continuing implementation of permit streamlining for planning entitlements; and
- Expanding affordable housing subsidies and partnerships.

The Housing Action Plan and the materials presented during the housing study sessions in 2016 can be accessed on the City's website at <https://srcity.org/535/Housing-Action-Plan>.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The primary obstacle to meeting underserved needs of residents is the availability of funding. Changes to tax credit scoring, the limited amount of state housing funds, and the loss of tax increment funds resulting from the dissolution of statewide redevelopment agencies have all impacted the City's ability to implement housing goals. The City actively seeks additional funding opportunities and will continue to do so, however, its ability to address underserved needs depends largely on the availability of additional resources.

Housing Action Plan Objective #2 specifically addresses the need to construct 2,500 affordable units, including approximately 1,500 units (30%) for lower income households and approximately 1,000 (20%) for moderate income households, through a strategic approach that includes achieving inclusionary housing within for-sale market-rate housing projects, supporting innovative affordability-by-design projects, providing regulatory incentives and financial subsidies for affordable housing projects, and continued collaboration with affordable housing developers. The City's Planning and Economic Development and Housing & Community Services Departments are collaborating on a work plan to achieve these goals. Again, the ability to address these issues is largely dependent on the availability of resources.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City addresses the issue of lead-based paint (LBP) hazards by providing notices to landlords and tenants that participate in the Housing Choice Voucher Program ("Section 8"), borrowers/tenants of the City's Rehabilitation Loan Program, and homebuyers who used ADDI or CDBG funds, warning them of the hazards of LBP. All rental units that are rehabilitated with CDBG and HOME funds are subject to LBP compliance requirements. Through the creation of new affordable housing units, low-income households can reside in new housing units that are free of LBP hazards. In 2016/2017, the City used its HOME funding and approximately 85% of its CDBG funding for affordable housing programs. Thus, the units will be free of LBP.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City hopes to reduce the number of poverty-level families and individuals by targeting CDBG, HOME, HOPWA, and local funds to projects that will provide affordable housing units and related services to foster self-sufficiency. The City does not have the resources or the capacity to increase the incomes of poverty-level persons, although it does act to reduce housing costs for these individuals through the Housing Choice Voucher Program, including FSS; CDBG- and HOME-funded rental units; and City-sponsored affordable housing units. The City also administers the Neighborhood Revitalization Program (NRP), an interdepartmental task force whose mission is to improve living conditions and quality of life in eight focus neighborhoods. A Community Outreach Specialist works in these neighborhoods to assist and educate residents in learning about citywide resources and coordinating educational and cultural events, including those that can facilitate economic self-sufficiency like financial literacy and computer literacy classes.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City reorganization in October 2015 continues to support the City's ability to take on the complex opportunities and issues facing Santa Rosa, including homelessness. These organizational changes aligned services by functions and goals, creating better synergy in

program efforts and enhancing cross-departmental collaboration. The changes created two new departments, reflecting the City's commitment to a modern organization that is more responsive to the needs of the community:

- Planning and Economic Development (PED) Department, consisting of Planning, Building, Engineering Services, and Economic Development; and
- Housing and Community Services (HCS) Department, consisting of Housing Trust, Housing Choice Voucher Program ("Section 8"), Neighborhood Revitalization Program, Code Enforcement, and Homeless Services.

Affordable housing activities are administered by HCS; specifically, the Housing Trust is responsible for coordinating CDBG, HOME, and HOPWA programs in Santa Rosa by administering the funds and submitting the required federal reports. HCS continues to collaborate with PED to develop the Housing Action Plan to achieve the outcomes stated herein. The Housing Authority, staffed by HCS, provides policy guidance and administers the City's various housing programs.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The importance of public, private, and social service agencies is highlighted in the Housing Action Plan. Several of the objectives contain plans to increase partnerships with local agencies, including the Santa Rosa Junior College, developers of modular housing, landlords, and developers.

The City relies on private nonprofit organizations and for-profit developers to acquire, develop, build, and rehabilitate affordable units. The Housing Authority and the Housing Trust work closely with these entities to ensure that as many new affordable units are produced as possible. The City also relies on the nonprofit service sector to provide much of its homeless services that include operation of the 138 bed City-owned shelter, the HOST program described in CR-25, and transitional/special needs housing. The City continues to support these organizations and their activities.

As in prior years, these partnerships include Burbank Housing Development Corporation, Catholic Charities of the Diocese of Santa Rosa, USA Properties, Community Housing Sonoma County, Community Action Partnership of Sonoma County (administrator of the HCA Family Fund program that assists individuals and families who are homeless or at risk of becoming homeless with security deposits, rent, or mortgage assistance and financial coaching), Fair Housing Advocates of Northern California (formerly Fair Housing of Marin), and Disability Services and Legal Center (administrator of the City's Housing Accessibility Modification grant

program, which allows tenants to have accessibility modifications made to their rental units at no cost to themselves or the landlord).

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In 2016/2017, the City switched to a new fair housing service provider, Fair Housing of Marin, a name later changed to Fair Housing Advocates of Northern California (FHANC). In Fiscal Year 2016/2017, FHANC processed intakes from 128 Santa Rosa renters, 72 of whom alleged fair housing complaints that were referred to attorneys. Fair housing complaints were generally made based on disability, gender, national origin, familial status, source of income, age, or an arbitrary characteristic. FHANC made 11 reasonable accommodation requests on behalf of disabled clients and engaged in several interventions that weren't defined as reasonable accommodation requests, leading to successful outcomes for clients. FHANC sent fair housing educational notices to 34 housing providers advertising on Craigslist and has completed on-site tests for racial and familial status discrimination. In partnership with the City, FHANC completed a Fair Housing Law and Practice Seminar for housing providers in Santa Rosa and the County of Sonoma.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Projects and programs funded with CDBG, HOME, and HOPWA funds are subject to monitoring. All recipients of CDBG public services funds are monitored regularly through monthly or quarterly reports to HCS as required by each funding agreement. Each report provides statistics on the program participants and a narrative of the activities undertaken during the reporting period. Each recipient also submits an annual report summarizing their accomplishments for the year. The information provided to HCS is entered into the Integrated Disbursement and Information System (IDIS). Depending on the requirements of each funding agreement, recipients of federal funding submit periodic reimbursement requests that include proof of payment of all expenses. HCS staff conducts annual site visits to review each recipients' financial and program records.

Long-term affordability controls for rental or ownership projects are recorded in conjunction with the funding agreements for organizations that receive housing development funding. HCS staff conducts compliance reviews as required by regulations or as deemed prudent. Additionally, each recipient of funds is subject to federal audit requirements. HCS follows up on any deficiencies or findings. HCS staff conducts regular reporting and compliance monitoring for rental complexes that have received CDBG or HOME funding. Quarterly reporting includes information on the number of household members; household income level; the bedroom size of the unit; the rent being collected; the maximum rent that can be charged for the unit; and the household's recertification date. HOME units are subject to regular on-site monitoring. Staff evaluates CDBG and HOME program performance at the end of each fiscal year (June 30) and incorporates the results into the CAPER.

Every year, the City submits the HOME MBE/WBE report to HUD. The City encourages participation from minority and women business enterprises by including notices in bid solicitations and advertisements. Contractors are required, to the greatest extent feasible, to provide opportunities for training and employment for minority and women business enterprises.

HOME monitoring visits are discussed in greater detail in CR-50.

The City first received HOPWA funding in 2016/2017 and is in the process of creating a robust compliance and monitoring program.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

To ensure maximum participation in the Consolidated Plan process among all populations and special needs groups and to ensure their issues and concerns are adequately addressed, the City updated its Citizen Participation Plan in conjunction with the 2016 – 2020 Consolidated Plan. The Citizen Participation Plan describes the actions to be taken to encourage citizen participation in the development of the Consolidated Plan, any Substantial Amendments to the Consolidated Plan, the Annual Action Plan, and the CAPER. A full copy of the Citizen Participation Plan is available upon request or on the City’s website at <https://srcity.org/DocumentCenter/Home/View/14345>.

The City’s public comment period for the draft 2016/2017 CAPER runs from September 1, 2017 to September 16, 2017.

Notification of the availability of the draft 2016/2017 CAPER for comment was published in the Press Democrat on August 31, 2017 and published in the print and online versions of La Voz, a bilingual English/Spanish newspaper. The draft 2016/2017 CAPER was made available for review at the City Manager’s Office in City Hall, at HCS in the City Hall Annex, at the main branch of the Sonoma County Library, through the Granicus “Speak Up” application, and through the CoCs listserv.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

While the impacts have become less severe over time, the 2007 – 2010 Recession and the loss of tax increment funding because of the dissolution of statewide redevelopment agencies in 2012 continue to impact the City's ability to create affordable housing. Consequently, the City has continued to lag in housing production due to a combination of market, regulatory, and cost constraints. The City has taken several steps to update its programs and services to better suit the new reality, including the reorganization of departments to better align homeless services and affordable housing programs, expansion of the Homeless Services program, and adoption of the Housing Action Plan, all of which have been addressed earlier in this document. These actions, supported by the findings of the Consolidated Plan, have caused the City to prioritize CDBG, HOME, HOPWA, and local funds for affordable housing purposes and homeless services. The Council adopted the Housing Action Plan in June, 2016, and, in November 2016 directed staff to issue a Notice of Funding Availability for \$3 million in General Fund money to be used for housing development. The City received eight applications for various affordable housing projects. The City Council chose to provide funding for four projects, leveraging \$3 million to produce 10 homeownership units for low- and moderate-income households, 19 market rate homeownership units, and 27 affordable rental units for extremely low- and low-income households.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

The City of Santa Rosa is not a BEDI grantee.

## **CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

The City monitors the following HOME-funded properties in compliance with HUD guidelines that require the first onsite inspection to occur within 12 months of project completion and then no less than every three years: Sonoma Creekside, Papago Court Apartments, Paulin Creek Apartments, Giffen Avenue, Earle Street, Panas Place, Timothy Commons, South E Street, Brown Street House, Aston Avenue Apartments, Stony Point Commons, Tamayo House, Olive Grove, Monte Vista, Arroyo Point, Jennings Court, Rowan Court, Acacia Lane Senior Apartments, West Hearn Avenue Veterans Housing, Henry House, McMinn Avenue Shared Housing, Humboldt Apartments, and Tierra Springs Apartments.

The following HOME-funded properties were due for monitoring/inspections that were completed in 2016/2017: Humboldt Apartments, McMinn Avenue Shared Housing, and West Hearn Avenue Veterans Housing. To address any deficiencies, required work orders were signed by the manager or maintenance staff of the property and sent to the City upon completion.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

The City requires all projects receiving HOME funds to adhere to the requirements of 92.351(b). As noted above, the City monitors its HOME-funded properties at least every three years. The City's HOME Monitoring Checklist includes a section on nondiscrimination and actions to further fair housing. A copy of the Affirmative Marketing Plan for each property is kept on file.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In 2016/2017, the City received \$114,889 in HOME program income. HOME program income has partially funded Crossroads Apartments, a 79-unit multi-family rental complex affordable to those earning 30%, 50% or 60% of AMI. The City and the County of Sonoma collaborated to provide funding for this project; as of August, 2016, sufficient funds are in place for the borrower to receive construction financing. In addition, HOME program income partially funded Benton Veterans Village, a seven-unit rental complex targeted to extremely low and very low income armed services veterans. Along with General Fund money provided in May, 2017,

sufficient funds are in place for the borrower to begin construction, anticipated to start in late 2017.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Every year, the City prioritizes the use of its CDBG, HOME, and local funding for the production and preservation of affordable housing that serves low-income households and addresses homelessness. As noted several times herein, the City studied its affordable housing program and, in 2016, instituted the Housing Action Plan with many objectives intended to foster and maintain affordable housing. Detailed information regarding the Housing Action Plan is located at <https://srcity.org/535/Housing-Action-Plan>.

The Council adopted the Housing Action Plan in June, 2016, and, in November 2016 directed staff to issue a Notice of Funding Availability for \$3 million in General Fund money to be used for housing development. The City received eight applications for various affordable housing projects. The City Council chose to provide funding for four projects, leveraging \$3 million to produce 10 homeownership units for low- and moderate-income households, 19 market rate homeownership units, and 27 affordable rental units for extremely low- and low-income households.

## CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	35	39
Tenant-based rental assistance	0	10
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	40	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	10	0
<b>Total</b>	<b>85</b>	<b>49</b>

Table 14 – HOPWA Number of Households Served

### Narrative

In Fiscal Year 2016/2017, all HOPWA program goals were met or exceeded, however, the number of clients served through Case Management was lower than the one-year goal because the receipt of additional funding from the Ryan White HIV/AIDS Program provided monies to Face to Face to help pay for intensive case management services for clients that would typically have been funded through HOPWA. No clients were turned away.

The one-year goal set in the Action Plan for Permanent Housing Placement was 40 clients, but the actual number of clients was 42. Several clients were assisted by permanent housing placement services (PHP) that allowed them to move into safe, stable living environments. Many of these clients had been homeless for over eight years. Some of them had children that were homeless with them, and several had major medical issues in addition to HIV. One client, unable to receive a medical procedure for a life-threatening medical condition because of her homelessness, was assisted in securing safe long-term housing by permanent housing placement funds. Because the client had permanent housing, she received the needed procedure. Another family who had experienced over a decade of homelessness due to substance abuse disorders, severe mental health issues, and complex physical challenges was assisted by the program; they have now been stably housed for over a year.

The number of clients assisted by Short-Term Rent, Mortgage and Utilities (STRMU) was higher than the annual goal because the program was expanded through active outreach to clients facing financial crises that put them in danger of losing their homes. Ryan White Program funds supplemented STRMU emergency assistance. Additionally, STRMU funds helped prevent homelessness for clients facing foreclosure or eviction due to depletion of their financial resources.

The City's contractor for HOPWA services, Face to Face, leveraged Sonoma County Shelter Plus Care Program along with Ryan White Program funds to expand services by helping homeless clients establish safe, permanent housing. Some clients receiving Tenant Based Rental Assistance (TBRA) were transitioned off the HOPWA program because they no longer needed assistance in paying for housing or because they qualified for programs like the Housing Choice Voucher ("Section 8") program.

HOPWA clients, like other residents of Santa Rosa, have experienced great difficulty in locating housing because of the lack of housing availability in Sonoma County. This lack of available housing, combined with clients' lack of rental history, poor credit, and criminal justice issues, is compounded by the unwillingness of many landlords to accept tenants who receive housing subsidies of any kind. By working to establish relationships with many private landlords in the area and providing increased case management to clients, Face to Face has encouraged these landlords to rent at or below fair market rent to HOPWA clients; subsequently instead of providing Hotel/Motel Vouchers to 10 clients, Face to Face did not need to use any Hotel/Motel Vouchers.

As mentioned in CR-40, the City first received HOPWA funding in 2016/2017 and is in the process of creating a robust monitoring program.

Additional information regarding the City's HOPWA program can be found in the Housing Opportunities for Persons with AIDS Program Consolidated Annual Performance and Evaluation Report (HOPWA CAPER) Measuring Performance Outcomes that is published and submitted concurrently with this document.