



**Fiscal Year 2017/2018
Consolidated Annual Performance Evaluation Report
(CAPER)**

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 Fiscal Year 2017/2018 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 and the 2017/2018 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 Year 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 2017/2018, the City received the following federal funding allocations:

CDBG	\$1,308,618
HOME	\$ 497,383
HOPWA	\$ 413,489

The City made considerable progress in achieving its federal funding production goals in 2017/2018 as shown in the following examples.

- **Lantana Place** received \$3.4 million from local resources in additional funding from the Housing Authority for refinancing, predevelopment, and construction of 48 homeownership units for low- and moderate-income households. This project, which was assisted with \$1.5 million in CDBG funds in 2008 and the previously noted \$3.4 million in local funds in 2017, had been stalled since 2010 due to the loss of a variety of funding sources, including redevelopment tax increment dollars. The project is currently obtaining entitlements and expected to break ground in late 2018.

- **Apple Valley Apartments** received \$744,321 in CDBG funds from the Housing Authority for rehabilitation of eight low-income rental units in four duplex buildings. Rehabilitation is planned to start in August 2018 and be completed in September 2018.
- **Chelsea Gardens** received \$416,841 in CDBG funds from the Housing Authority for rehabilitation of 120 very low-income rental units in 16 buildings. Work began in March 2018 and was completed in May 2018.
- **Benton Veterans Village** received \$1,124,305 in HOME and HOME-CHDO funds in 2015 and 2016, and in 2017 received \$895,448 in General Fund resources which allowed construction to commence. The project is scheduled to be completed in September 2018 and will include six very low-income units and one low-income manager's unit.
- **Crossings on Aston** received \$1,559,000 in CDBG funds in 2013, is under construction, and is scheduled to be completed in October 2018. When completed, the project will provide four extremely low-income, 17 very low-income, and 5 low-income units.
- **Crossroads** received \$1,095,744 in HOME funds in 2016. This project includes 24 extremely low-income, 32 very low-income, and 22 low-income units. The project was completed in May 2018 and was fully leased up in July 2018.

In 2017/2018, the City spent \$198,980 of CDBG funds on its Public Services program which assisted 1,519 homeless individuals. The Fair Housing Program, funded by the City's General Fund, assisted 209 households.

The City received \$413,489 in Housing Opportunities for Persons with AIDS (HOPWA) funding and expended \$384,928 on its agreement with its project sponsor, Face to Face, to provide housing assistance and related supportive services for 315 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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic Development	Non-Housing Community Development	CDBG: \$0 / HOPWA: \$0 / HOME: \$0	Jobs created/retained	Jobs	0	0				
Homeownership	Affordable Housing	CDBG: \$0 / HOPWA: \$0 / HOME: \$0	Homeowner Housing Added	Household Housing Unit	0	0				
Housing and services for PLWH/A	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA: \$4,219	Public service activities other than Low/Moderate Income Housing Benefit – Grantee (City) Admin	Persons Assisted	0	0	0.00%	0	0	0.00%
Housing and services for PLWH/A	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA: \$406,601	Homelessness Prevention	Persons Assisted	140	192	137%	35	43	123%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing and services to special needs populations (Family Support Center)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$96,460 / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	429	86%	500	429	86%
Housing and services to special needs populations (Homeless Services Center)	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$102,520 / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1500	1090	73%	1500	1090	73%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing and services to special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0 / HOME: \$0	Rental units rehabilitated	Household Housing Unit	20	0	0.00%	5	0	0.00%
Housing and services to special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0 / HOME: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Housing and services to special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0 / HOME: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Preservation of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$1,161,162 / HOME: \$0	Rental units rehabilitated APPLE VALLEY APARTMENTS AND CHELSEA GARDENS	Household Housing Unit	132	146	110.61%	33	223	675%
Preservation of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Preservation of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Preservation of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Production of affordable housing <i>NOTE: Funds were committed in prior years, but projects were completed during Plan year.</i>	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0 NOTE:	Rental units constructed BENTON VETERANS VILLAGE AND CROSSROADS	Household Housing Unit	68	85	125%	17	85	500%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Public facilities and improvements	Non-Housing Community Development	CDBG: \$0 / HOPWA: \$0 / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				

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

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 the 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. In December 2016, the City received eight applications for various affordable housing projects. In May 2017, the Council awarded funding to four projects as shown in the following table. Projects marked with an asterisk (*) have also received funding from the Housing Authority, and anticipated project completion dates are also shown on the table. One project originally awarded funds withdrew its application after the award.

Project Name	Total Units	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Market Rate	Term of Affordability	Funding Awarded	Projected Date of Completion
Acacia Village Infrastructure Improvements (Homeownership) 746 Acacia Lane	25	0	0	0	6	19	30 Years	\$1,134,552	September 2019
Benton Veterans Village* (Supportive Rental Housing) 1055 Benton Street	7	6	0	1	0	0	55 Years	\$895,448	September 2018
Harris Place (Homeownership) 2863 W. Steele Lane	4	0	0	4	0	0	30 Years	\$220,000	December 2019
Stonehouse* (Supportive Rental Housing) 3331 Sonoma Highway	20	20	0	0	0	0	30 Years	\$500,000	WITHDRAWN

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	973	0
Black/African American	168	0
Asian	29	0
American Indian/American Native	149	0
Native Hawaiian or Other Pacific Islander	17	0
Total	1,336	0
Hispanic	351	0
Not Hispanic	1,168	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 2017/2018: Family Support Center and Homeless Services Center. These two programs served a total of 1,336 families, 351 of which were Hispanic.

The City expended HOME funds for CHDO-related activity for Benton 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; project completion is expected for September 2018.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,470,618	2,151,990.23
HOME	HOME	563,685	1,004,645.36
HOPWA	HOPWA	413,489	410,820.20

Table 3 - Resources Made Available

Narrative

In 2017/2018, the City received an allocation of \$1,308,618 in CDBG funds plus \$194,026 in program income; an allocation of \$497,383 in HOME funds plus \$79,617 in program income; and an allocation of \$413,489 in HOPWA funds with no program income. The City received more program income than estimated in the 2017/2018 Action Plan, resulting in more available resources. The “Amount Expended” for CDBG and HOME is higher than the “Resources Made Available” because it reflects the use of previous years’ entitlement funding and program income expended in 2017/2018. The “Amount Expended” for HOPWA is lower than the “Resources Made Available” because the City did not utilize all its administrative allowance. Those funds will be uncommitted from administration and committed to HOPWA program activities in the coming year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
NOT APPLICABLE			

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City’s federal 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), was used to leverage other Federal, State, and local funds, including nearly \$12.3 million in tax credits.

Despite an increase in local funding, Santa Rosa, like so many cities across 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 \$1,347,875 in Fiscal Year 2017/2018.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$13,905,109
2. Match contributed during current Federal fiscal year	\$1,347,875
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$15,252,984
4. Match liability for current Federal fiscal year	\$187,095
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,065,889

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
1. Project No. or Other ID	2. Date of Contribution	3. Cash (non Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Lane/Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated Labor	8. Bond Financing	9. Total Match
#43 CSN 201 South E Street	11/1/2017		3,147					3,147
#55 2450 Stony Point Road (Panas Place)	11/1/2017		57,265					57,265
#97 2820 Papago Court	11/1/2017		31,676					31,676
#207 400 Earle Street	11/1/2017		6,776					6,776
#210 2602 Giffen Avenue	11/1/2017		5,719					5,719
#223 Paulin Creek Apts	11/1/2017		44,509					44,509
#247 405 Timothy Road (Timothy Commons)	11/1/2017		51,238					51,238
#322 Aston Avenue	11/1/2017		26,674					26,674
#333 2643 Stony Point Rd (Stony Point Commons)	11/1/2017		9,461					9,461
#361 1945 Zinfandel Avenue (Olive Grove)	11/1/2017		228,903					228,903
#384 Range Avenue (Monte Vista)	11/1/2017		177,310					177,310
#385 1090 Jennings Avenue (Arroyo Point)	11/1/2017		140,822					140,822

Match Contribution for the Federal Fiscal Year								
#386 1700 Yulupa (Tamayo House)	11/1/2017		16,468					16,468
#421 112 Brown Street	11/1/2017		10,055					10,055
#424 1080 Jennings (Jennings Court)	11/1/2017		51,407					51,407
#425 2045 W. Steele (Rowan Court)	11/1/2017		108,982					108,982
#428 Acacia Lane	11/1/2017		107,525					107,525
#447 West Hearn	11/1/2017		12,738					12,738
#478 Humboldt Apts	11/1/2017		109,473					109,473
#484 McMinn Ave	11/1/2017		4,984					4,984
#488 Tierra Springs Apts	11/1/2017		86,021					86,021
#503 Henry House	11/1/2017		0					0
#511 Sonoma Creekside	11/1/2017		56,722					56,722
TOTAL			1,347,875					1,347,875

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – 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

Relocation and Real Property Acquisition – 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					
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
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	79
Number of Special-Needs households to be provided affordable housing units	5	0
Total	55	79

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	79
Number of households supported through Rehab of Existing Units	33	120
Number of households supported through Acquisition of Existing Units	0	0
Total	50	199

Table 12 – Number of Households Supported

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

Overall, the City made noteworthy progress in achieving its goals in 2017/2018. Crossroads, as detailed in CR-05 of this CAPER, includes 24 extremely low-, 32 very low-, and 22 low-income units. The table above indicates that the City has exceeded its goals in 2017/2018 and will continue to do so, with 334 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 – 2023, the total projected housing need is 5,083 units (or 508 average annual need), broken down by income category as follows: 1,041 extremely low- and low-income (50% AMI or less), 671 low (80% AMI), 759 moderate (120% AMI), and 2,612 above moderate. Pursuant to the ABAG goals, as of December 2016, the City has six extremely low-income, no very low-income, and 128 low-income housing units under development, for a total of 134

affordable units. The City also has 19 moderate or above-moderate units under development, for a total of 153 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 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.

The numbers above do not reflect replacement of just over 3,000 housing units within the city limits of Santa Rosa lost in the devastating October 2017 wildfires that resulted in the declaration of a Presidential Disaster Area (DR-4344). Rebuilding has begun, with 818 building permits issued through July 2018. The replacement units serve a variety of income levels. No units constructed or rehabilitated with CDBG or HOME funds were destroyed.

In June 2018, the City Council began exploring revenue options that would effectively implement the recovery and rebuilding of Santa Rosa, meet the City’s housing needs, attain functional zero homelessness, and foster a strong downtown and overall economic development of the community. Among the options considered is the possibility of an ad valorem tax on properties within the city limits to allow the issuance and repayment of bonds that would fund the production of affordable housing. Council approved the measure in July 2018. This item will be placed on the November 2018 ballot.

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 2018/2019, but this is contingent on the availability of resources including the hoped-for passage of an affordable housing bond by Santa Rosa voters.

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	4	30
Low-income	244	23
Moderate-income	19	0
Total	267	53

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 2017/2018, the four-year cumulative data for years 2014/2015, 2015/2016, 2016/2017, and 2017/2018 show the City has exceeded these goals. With CDBG and HOME funding in 2017/2018, the City provided funding to rehabilitate 95 units for low- and very low-income households. Six units for extremely low-income households are expected to be completed in September 2018.

As previously mentioned in this CAPER, the City has supported the Lantana Place project, which

received \$3.4 million from Housing Authority local resources for refinancing, predevelopment, and construction of 48 homeownership units for low- and moderate-income households. This project was also assisted with \$1.5 million in CDBG funds in 2008.

In addition, CDBG public services funds were used to help 1,519 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 391 extremely low-income clients, 20 very low-income clients, and 4 low-income clients (total 415). The Homeless Services Center, a drop-in day center, served 1,041 extremely low-income, 34 very low-income, 13 low-income, two median income, and no moderate-income clients (total 1,090). Family income is not a factor in 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) have designated seats on the Continuum of Care (CoC) 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 submission to HUD reflect the demographics, needs, and available shelter, housing, and services countywide to provide a cohesive homeless services system throughout the County. During 2017/2018, the Sonoma County Board of Supervisors and the Santa Rosa City Council formed a joint County and City Homeless System of Care Redesign Ad Hoc Committee for developing a new leadership structure. This effort will continue in 2018/2019.

In January 2017, the City Council adopted a Housing First Strategy to address homelessness in Santa Rosa through a comprehensive strategy. It directs that all homeless service requests and efforts be viewed and evaluated as part of a 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 continued to allocate funding 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, Services 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 persons experiencing homelessness into services. In March 2018, the City Council allocated an additional \$200,000 from local funds to the HOST Program specifically for rapid rehousing and landlord incentives to

assist with housing identification and placement, move-in and rent assistance, and case management support.

In Fiscal Year 2017/2018, HOST engaged unsheltered persons in ongoing services; all persons completed the VI-SPDAT, including 472 persons placed into safe shelter and 145 into housing. This is the highest housing placement rate since the City started funding a pilot HOST program in Fiscal Year 2015/2016. The HOST response line received 369 calls, a decrease over prior years, due in part to the expansion of Coordinated Entry, and the Clean Start mobile bathroom/shower trailer which provided services and outreach to 2,215.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City used \$198,980 of its CDBG allocation for its Public Services Program; additionally, the City utilizes its HOPWA allocation to provide housing and housing counseling services to low-income households living with HIV/AIDS. HOPWA is more fully discussed in the CR-55 section of this CAPER.

CDBG funds supported two programs managed by Catholic Charities: The Homeless Services Center (HSC), a multi-service day center offering showers, laundry, telephone service, 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 2017/2018 FSC and HSC served 1,519 individuals.

In addition to HSC and FSC, the City administers an annual funding agreement with Catholic Charities for operation of the City-owned Samuel L. Jones Homeless Shelter, a 213-bed year-round shelter serving single adults. Shelter operations and services are funded by the City, the Community Foundation Sonoma County, and the County of Sonoma. In 2017/2018, the City contributed \$1,024,831 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 Program, or CHAP), the repurposing of Samuel L. Jones Hall Homeless Shelter in 2017/2018 into a 213-bed year-round housing-focused shelter, and the extension of service hours at HSC.

In July 2017, the City, in collaboration with HOST, began its Homeless Encampment Assistance Pilot (HEAP) Program to address the health, safety, and shelter needs of persons experiencing homelessness and living in encampments, and to mitigate the impacts of encampments to the

surrounding community. In 2017/2018, HEAP directly worked to resolve three encampments on City-owned property and has supported efforts led by the County of Sonoma to resolve two additional encampments in the Roseland area.

In November 2017, the City Council allocated an additional \$100,000 from local funds to expand the hours of operation at HSC as part of HEAP.

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

In addition to other efforts discussed in this section, the City provided funding from local sources in 2017/2018 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 190 families in 2017/2018.

As reported in the 2018 Sonoma County Homeless Point-in-Time Census and Survey, the number of people experiencing homelessness in Sonoma County increased 6% between 2017 and 2018: from 2,835 people to 2,996.

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 County of Sonoma departments that include 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

continuing shortage of affordable housing and the low vacancy rate for rental units throughout Sonoma County, an issue that, as previously mentioned, was exacerbated by the October 2017 wildfire disaster. In 2017/2018, the City committed \$1,161,162 in federal funds and \$3 million in local funds for the production or preservation of 184 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 HSC, FSC, and Samuel L. Jones Hall; these programs are all 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 2018, the Housing Authority has issued 1,877 Housing Choice Vouchers, including 404 HUD-VASH (Veterans Affairs Supportive Housing) vouchers, and administers the vouchers for approximately 200 households exercising portability from other jurisdictions. There are 5,929 families on the waiting list and the wait is approximately eight- to 10-years. The Housing Authority opened its waiting list in May 2018, received 3,936 applications, and anticipates opening the waiting list again in May 2020.

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 2018.

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 include infrastructure, residential development fees, land use controls, development standards, and development and building permit application processing times. 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.

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. The City continues to utilize the services of Fair Housing Advocates of Northern California (FHANC); a discussion of the services and activities provided by FHANC is included later in this section.

As noted previously in this CAPER, 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; and
- 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 a variety of tactics, 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>.

In addition to the objectives listed in the Housing Action Plan, projects proposing housing currently have priority processing status in Planning and Economic Development (PED); projects proposing affordable housing receive a higher priority status than those with market-rate housing. In exchange for affordable housing prioritization by PED, these projects will be required to enter into Affordability Agreements with the Housing Authority, restricting the units to rental to households at or below 80% of AMI for a term of 30 years.

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 as previously mentioned 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 for lower-income households and approximately 1,000 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 partnering on a work plan to achieve these goals.

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 use 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, households reside in new units that are free of LBP hazards. In 2017/2018, the City prioritized its HOME funding and a majority 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 the Family Self-Sufficiency (FSS) program; 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 to improve living conditions and quality of life in eight focus neighborhoods. A Community Outreach Specialist works in identified neighborhoods to educate residents about citywide resources and coordinate educational and cultural events, including those that can facilitate economic self-sufficiency like financial literacy and computer classes.

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

Affordable housing activities are administered by the Housing and Community Services Department (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 the Planning and Economic Development Department (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 include plans to increase partnerships with local agencies including the Santa Rosa Junior College, developers of modular housing, landlords, and developers.

In December 2017, the City Council adopted Ordinance No. ORD-2017-024 which amended City Code Section 20-42.130, Accessory Dwelling Units (ADUs), to require a 30-year term of affordability for households earning 80% of AMI or less if the property owner chooses not to live on site. The required affordability contract must be recorded prior to occupancy of the ADU.

The City relies on private nonprofit organizations and for-profit developers to acquire, develop, build, and rehabilitate affordable units. The Housing Authority and Housing Trust collaborate 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, including operation of the 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 partners 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, and Disability Services and Legal Center (administrator of the City's Housing Accessibility Modification grant program, which allows disabled 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 2017/2018, the City's fair housing provider, Fair Housing Advocates of Northern California (FHANC) screened 209 calls from Santa Rosa residents alleging fair housing issues, resulting in 99 fair housing complaints. FHANC made 18 reasonable accommodation requests to landlords; 13 were granted, four are pending, and one was denied. Fair housing complaints were generally made based on disability, race, familial status, gender (including gender identification or expression), age, source of income, marital status, sexual orientation, national origin, and religion. Seven clients were referred to HUD's Fair Housing and Equal Opportunity (FHEO) office or the State's Department of Fair Employment and Housing (DFEH).

FHANC manages an active testing program in response to complaints from clients living in Santa Rosa alleging various levels of differential treatment of protected classes by landlords. Depending on the results of its testing activities, FHANC provides education to landlords and, if necessary, files housing discrimination complaints with HUD for additional action. FHANC published fair housing advertisements in English and Spanish targeting vulnerable populations in Santa Rosa and collaborated closely with other Santa Rosa service providers including Disability Services Legal Center, Latino Service Providers, Catholic Charities, and Burbank Housing. FHANC provided fair housing training for Housing Choice Voucher Program (Section 8) staff, and hosted a Fair Housing Conference to commemorate the fiftieth anniversary of the passage of the Fair Housing Act.

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 the 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 the 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 households' 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 described in greater detail in CR-50.

The City has now received HOPWA funding for two years (2016/2017 and 2017/2018) and has created 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 follows its Citizen Participation Plan which 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/View/14345/Citizen-Participation-Plan-Updated-March-2016?bidId=>.

The City's public comment period for the draft 2017/2018 CAPER ran from September 1, 2018 to September 16, 2018. Notification of the availability of the draft 2017/2018 CAPER for public comment was published in the Press Democrat on August 31, 2018 and published in the print and online versions of La Voz, a bilingual Spanish/English newspaper. The draft 2017/2018 CAPER was made available for review online at <https://srcity.org/767/State-Federal-Reports>, 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 CoC's listserv. No comments were received.

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.

The impacts have become less severe over time, but the 2007 – 2010 Recession and the 2012 loss of tax increment funding 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 October 2017 wildfire destruction of over 3,000 homes in Santa Rosa exacerbated this issue.

The City has taken several steps to update its programs and services to better suit the new reality, including the previously reported 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 previously mentioned in this CAPER. 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 chose to provide funding for the four projects listed in CR-05 of this CAPER.

As previously mentioned, in December 2017, the City Council adopted Ordinance No. ORD-2017-024 which amended City Code Section 20-42.130, Accessory Dwelling Units (ADUs), to require a 30-year term of affordability for households earning 80% of AMI or less, if the owner of the ADU chooses not to live on site. The required affordability contract must be recorded prior to approval of occupancy of any ADU.

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 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. 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 2017/2018, the City received \$79,617 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; the project is complete and income-qualified households have begun to move in. HOME program funding has also partially funded Benton Veterans Village, a seven-unit rental complex targeted to extremely low- and very low-income armed services veterans. The project is under construction and expected to be completed in September 2018.

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)

Each 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 housing programs and, in 2016, instituted the Housing Action Plan with many objectives intended to foster and maintain affordable and market-rate housing. Detailed information regarding the Housing Action Plan is located at <https://srcity.org/535/Housing-Action-Plan>, adopted in June 2016.

In December 2017, the City Council adopted Ordinance No. ORD-2017-024 which amended City Code Section 20-42.130, Accessory Dwelling Units (ADUs), to require a 30-year term of affordability for households earning 80% of AMI or less, if the owner of the ADU chooses not to live on site. The required affordability contract must be recorded prior to approval of occupancy of any ADU.

In addition to the objectives listed in the Housing Action Plan, projects proposing housing currently have priority processing status in Planning and Economic Development (PED); projects proposing affordable housing receive a higher priority status than those with market-rate housing. In exchange for affordable housing prioritization by PED, these projects will be asked to enter into Affordability Agreements with the Housing Authority, restricting the units to rental to households at or below 80% of AMI for a term of 30 years.

The Council provided \$3 million in General Fund money for four projects that will 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. Additional information on these projects can be found in CR-05 of this CAPER.

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	40	33
Tenant-based rental assistance	10	10
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	50	43

Table 14 – HOPWA Number of Households Served

Narrative

A detailed narrative of HOPWA outcomes and indicators is included in the 2017/2018 HOPWA CAPER published simultaneously with this CAPER.