

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 Fiscal Year (FY) 2019/2020 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 Amended Consolidated Plan (Consolidated Plan) and the FY 2019/2020 Action Plan (Action Plan). Both 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.

The City has prioritized its Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and a variety of local funds for affordable housing and homeless services. In FY 2019/2020, the City received the following federal funding allocations:

CDBG	\$1,427,595
HOME	\$675,091
HOPWA	\$437,814
TOTAL	\$2,540,500

The City made progress in achieving its federal funding production goals with the following projects:

Burbank Housing Development Corporation (BHDC) closed on a loan of \$2.4 million from the Housing Authority of the City of Santa Rosa (Authority) in January 2019, representing a combination of local, CDBG, and HOME funds for acquisition of **Parkwood Apartments**. The project consists of 56 two-bedroom units in single-story buildings. The Authority’s loan assisted BHDC with the acquisition of the

property and conversion of 54 of the units to affordable housing for a period of 55 years (two units are unrestricted managers' units). The unit breakdown includes: 27 units for households up to 50% of Area Median Income (AMI), 12 units for households earning to 60% of AMI, 12 units for households earning up to 80% of AMI, three units for households earning over 80% of AMI, and two unrestricted manager's units. In addition to the \$2.4 million loan, the project received 21 Project-Based Housing Choice Vouchers under a 15-year Project-Based Housing Assistance Payment (HAP) Contract.

Lantana Place Homes, a 48-unit homeownership project continues to progress; as of June 2020, the project was under construction with units being framed and homebuyers being selected. When completed, Lantana Place will provide a total of 48 single-family homes, 25 units to households at or below 80% of AMI and 23 units to households at or below 120% of AMI.

The Housing Authority closed on a loan of \$285,000 consisting of HOME and local funds to Community Housing Sonoma County for Phase II of **Hearn Veterans Village**; 24 new units of permanent supportive housing for veterans who are homeless or at risk of becoming homeless. The affordability mix includes 17 units targeted to veteran households earning up to 30% of AMI; 6 units targeted to veteran households earning up to 50% of AMI; and one non-restricted manager's unit.

Dutton Flats is a 41-unit new affordable multifamily project at West Third Street and Dutton Avenue being developed by Phoenix Development. The project received a Housing Authority loan of \$3,100,000 in local funds in June 2019 and was awarded 9% tax credits in September 2019. The project will provide units targeted to households earning 30%, 50% and 60% of AMI and one non-restricted manager's unit.

In 2019/2020, the City used \$198,980 of CDBG funds on its Public Services program which assisted 2,069 homeless individuals, an increase of 8 individuals over 2018/2019. The Fair Housing Program, funded by the City's General Fund, assisted 201 households, an increase from 108 served in FY 2018/2019.

The City received \$437,814 in HOPWA funding and expended \$432,055, including \$5,759 of unspent administration funds from the previous fiscal year, on its agreement with its project sponsor, Face to Face, to provide housing assistance and related supportive services for 271 low-income households living with HIV/AIDS (42 received HOPWA Housing Subsidy Assistance and 229 received Supportive Services). In addition, Face to Face provided Housing Information Services to 193 households. 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: \$ / HOME: \$	Jobs created/retained	Jobs	0	0				
Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Housing and services for PLWH/A	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2200	2052	93.27%	550	422	76.73%
Housing and services for PLWH/A	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	140	234	167.14%	35	42	120.00%
Housing and services to special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	8000	7551	94.39%	2000	2069	103.45%
Housing and services to special needs populations	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	20	0	0.00%	5	0	0.00%
Preservation of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	132	131	99.24%	132	0	0.00%
Production of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	68	0	0.00%	13	0	0.00%
Tenant-based rental assistance (TBRA)	Affordable Housing Homeless Non-Homeless Special Needs	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	0	0.00%	20	0	0.00%

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 prioritized its CDBG, HOME, HOPWA, and a variety of local funding sources for affordable housing as noted in CR-05. The City’s ability to respond to housing issues continues to be constrained by limited funding sources and increasing project costs. Local sources including Housing Impact Fees and a 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 far exceeds the available resources.

As mentioned in prior CAPERs, the Council adopted a Housing Action Plan in June 2016, making “Housing for All” a priority citywide to address the local ongoing unmet housing needs. Key program areas include:

- Increase inclusionary affordable housing;
- Achieve affordability by design in market-rate projects;
- Assemble and offer public land for housing development;
- Improve development readiness; and
- Increase affordable housing investment and partnerships.

As of the close of FY 2019/2020, many of the action items have been completed, including:

- Amendment of the density bonus ordinance to allow increased affordability and density;
- Amendment to the Housing Allocation Plan ordinance;
- Implementation of California’s Senate Bill 35 permit processing;
- Streamlining of the review process in priority development areas; and
- Streamlining of plan checks and site review.

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	1,348	11
Black/African American	206	0
Asian	21	1
American Indian/American Native	332	0
Native Hawaiian or Other Pacific Islander	33	0

American Indian or Alaska Native <i>and</i> White	99	0
Asian <i>and</i> White	5	0
Black or African American <i>and</i> White	21	0
American Indian or Alaska Native <i>and</i> Black or African American	17	0
Other Multi-Racial	28	0
Total	2,110	12
Hispanic	449	1
Not Hispanic	1,661	11

Narrative

The table above identifies the CDBG accomplishments for the FY 2019/2020 CDBG Public Services: Family Support Center and Homeless Services Center; as well as Parkwood Apartments. These two programs and one activity served a total of 2,110 families, 449 of which were Hispanic.

The HOME funds were for two projects that were completed in the prior fiscal year, but funds were not be able to be drawn down and the projects closed out. The Benton Veterans Village has a total of 7 units; that are occupied by white, non-Hispanic veteran households. The Parkwood Apartments has 5 designated HOME units, one is occupied by an Asian household, one is occupied by a Hispanic household, and the remaining 3 are occupied by White households.

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	public - federal	\$1,979,469	\$436,245.11
HOME	public - federal	\$963,910	\$68,712.66
HOPWA	public - federal	\$437,814	\$432,054.61

Table 2 - Resources Made Available

Narrative

In FY 2019/2020, the City received \$1,427,595 in CDBG funds and generated \$551,874 in program income; \$675,091 in HOME funds and generated \$288,819 in program income, \$137,152.61 of which was from FY 2018/19 that could not be utilized because of an issue in the Federal accounting system (IDIS); and \$437,814 in HOPWA funds with no program income. The City received more CDBG program income than estimated in the 2019/2020 Action Plan resulting in additional resources being made available for affordable housing purposes.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Not applicable			

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City’s federal funds are available citywide with no priority assigned to a geographic region. Funds are allocated via a competitive application process to organizations that provide low-income households with housing units and supportive services. Each 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 often combined with local funds to allow projects to better compete for tax credits, bonds, and state financing programs; an investment by the City makes a project more competitive for funding. In April 2019 the Authority issued a Notice of funding Availability comprised of local funds to assist projects applying for 9% tax credits in the July 2019. On June 17, 2019, the Authority approved a loan of \$3.1 million in local funds for Dutton Flats, a 41-unit multifamily development restricted to extremely low-, very low- and low-income households. Tax credits were awarded to the project in September 2019 and the project is currently under construction.

State and federal funding resources for affordable housing have remained relatively stable in recent years. The City has actively sought additional affordable housing creation and preservation projects through its annual solicitation process. 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 25 properties that contribute to the City’s HOME Match, which generated \$1,630,019 in FY 2019/2020.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$14,092,204
2. Match contributed during current Federal fiscal year	\$1,630,019
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$15,722,223
4. Match liability for current Federal fiscal year	\$196,154
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$15,526,069

Table 4 – Fiscal Year Summary - HOME Match Report

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	11/1/2019		3,239					3,239
#55 2450 Stony Point Road (Panas Place)	11/1/2019		161,792					161,792
#97 2820 Papago Court	11/1/2019		32,916					32,916
#207 400 Earle Street	11/1/2019		7,011					7,011
#210 2602 Giffen Avenue	11/1/2019		6,146					6,146
#223 Paulin Creek Apts	11/1/2019		46,270					46,270
#247 405 Timothy Road (Timothy Commons)	11/1/2019		53,289					53,289
#322 Aston Avenue	11/1/2019		27,740					27,740
#333 2643 Stony Point Rd (Stony Point Commons)	11/1/2019		10,185					10,185
#361 1945 Zinfandel Avenue (Olive Grove)	11/1/2019		242,942					242,942
#384 Range Avenue (Monte Vista)	11/1/2019		184,295					184,295
#385 1090 Jennings Avenue (Arroyo Point)	11/1/2019		151,130					151,130
#386 1700 Yulupa (Tamayo House)	11/1/2019		17,176					17,176
#421 112 Brown Street	11/1/2019		10,182					10,182
#424 1080 Jennings (Jennings Court)	11/1/2019		53,403					53,403
#425 2045 W. Steele (Rowan Court)	11/1/2019		115,689					115,689

#428 Acacia Lane	11/1/2019		111,008				111,008
#447 West Hearn	11/1/2019		13,253				13,253
#478 Humboldt Apts	11/1/2019		113,896				113,896
#484 McMinn Ave	11/1/2019		5,184				5,184
#488 Tierra Springs Apts	11/1/2019		94,926				94,926
#503 Henry House	11/1/2019		4,202				4,202
#511 Sonoma Creekside	11/1/2019		62,060				62,060
#518 Benton Veterans Village	11/1/2019		3,232				3,232
#531 Crossroads	11/1/2019		35,267				79,964
#570 Parkwood Apts	11/1/2019		18,888				18,888
TOTAL			1,585,323				1,630,019

Table 5 – 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 begin-ning 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
\$	\$	\$	\$	\$
\$137,152.61	\$151,667.19	\$40,872.99	0	\$110,794.20

Table 6 – 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						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	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 7 - 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 8 – 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						
Businesses Displaced						
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 9 – 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	0
Number of Special-Needs households to be provided affordable housing units	5	0
Total	55	0

Table 10 – 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	0
Number of households supported through Rehab of Existing Units	33	0
Number of households supported through Acquisition of Existing Units	0	0
Total	50	0

Table 11 – Number of Households Supported

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

The City continues to make progress in achieving its goals for FY 2019/2020, providing funding for the following projects: 1) Dutton Flats with 41-unit affordable, multifamily rental complex with extremely low-, very low-, low -income units with 1 un-restricted managers' units; 2) the the Linda Tunis Senior Apartments was awarded \$690,000 in CDBG for the acquisition of an existing structure that will be converted into a 26-unit senior, rental complex; and 3) the Housing Authority provided \$233,490 in local funds to assist in the rehabilitation of two Community Action Partnership of Sonoma County housing complexes. The rehabilitation is expected to occur in fall 2020. . Neither of the projects supported with funding had been completed and yielded results at the end of FY 2019/2020.

The City strives to direct any of its available resources to the development of new, affordable rental units. When prioritizing the income levels to be assisted, the City uses the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation (RHNA) as a gauge. Per the City’s Housing Action Plan, which was based on the RHNA goals 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 very low-income (50% AMI or less), 671 low-income (80% AMI), 759 moderate-income (120% AMI), and 2,612 above-moderate income units. Pursuant to the ABAG goals, as of December 2019, the City has 6 very low- or extremely low-income and 12 low-income units that have received building permits, for a total of 18 affordable units under construction. For Fiscal Year 2019/2020, the City has 312 moderate- or above moderate-income units with building permits, for a total of 330 units in progress.

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 new state-sponsored programs, the City hopes to leverage additional mechanisms and resources 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 that were lost in the October 2017 wildfires which resulted in the declaration of a Presidential Disaster Area (DR-4344). Rebuilding is well underway, with over 1,000 homes rebuilt as of February 2020. The replacement units serve a variety of income levels.

Current first-tier City Council goals continue to place a high priority on housing and homelessness. The portion of CDBG Public Services funding for homeless services was augmented in 2019/2020 by a general fund investment in the City’s ongoing homelessness programs.

Discuss how these outcomes will impact future annual action plans.

As noted throughout this CAPER, the City has prioritized housing, both affordable and market-rate, with the 2016 Housing Action Plan and hopes to meet or exceed its goals for the preservation and production of affordable housing in FY 2020/2021, but this is contingent on the availability of funding 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	5	11
Low-income	6	1
Moderate-income	14	0
Total	25	12

Table 12 – Number of Households Served

Narrative Information

The table above shows that the City has used CDBG and HOME to make progress in meeting its goals in FY 2019/2020,. With CDBG funding in 2019/2020, the City provided funding for the acquisition and conversion of an existing structure into a 26-unit senior, rental complex affordable to very low -income households. As part the Substantiaail Amendment to the Fy 2019/2020 Action Plan, the City reallocated its HOME funds into Tenant Based Rental Assistance to assist houesholds that have lost or reduced wages as a result of COVID-19. .

The City has provided financial support to the Lantana Place project, predevelopment, and construction of 48 homeownership units for low- and moderate-income households. Construction began in August 2019 and is well underway with units being framed and closed-in.

CDBG public services funds were used to help 2,069 homeless residents access services through the Family Support Center (IDIS Activity #581) and the Homeless Services Center (IDIS Activity #580). The Family Support Center, a homeless shelter, provided meals, medical care, housing assistance, workshops, and youth activities to a total of 322 clients: 313 extremely low-income, 7 very low-income clients, and 2 low-income. The Homeless Services Center, a drop-in day center, served a total of 1,747 clients: 1,716 extremely low-income, 27 very low-income, 3 low-income, and 1 moderate income client. Household income is not a factor in determining eligibility for services.

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 City participates in the Sonoma County Continuum of Care (CoC), formed with the three HUD entitlement jurisdictions in Sonoma County (cities of Santa Rosa and Petaluma, and the County of Sonoma) in 1997. The goal is to achieve “functional zero” homelessness in Sonoma County through a Housing First Strategy.

Home Sonoma County is designed to accomplish the following:

- Promote a community-wide commitment to ending homelessness;
- Provide funding to quickly re-house individuals and families who are homeless, minimize the trauma and dislocation caused by homelessness;
- Promote access to mainstream programs; and
- Optimize self-sufficiency among individuals and families experiencing homelessness.

Preliminary results of the 2020 Sonoma County Point In Time Homeless Count (PIT Count) identified 2,745 individuals experiencing homelessness, a 7% decrease from 2019 (2,951). Final results are pending approval by the Sonoma County Continuum of Care (CoC). 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, outlined throughout this section, including alignment with regional efforts through the CoC.

During 2019/2020, the City continued to allocate local 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”) at various locations throughout Santa Rosa to further efforts to engage persons experiencing homelessness into services.

In June 2020, the City Council allocated an additional \$534,000 from local funds to the HOST Program for the continued administration of a Housing First Fund which provides landlord incentives and a risk mitigation pool to encourage landlords to rent to persons experiencing homelessness as well as resources to assist these individuals with move-in expenses and rental payments, and case management support.

In March 2020, to distance occupants of the City's homeless shelter due to COVID-19, it was necessary to relocate some individuals out of the facility to Non-Congregate Shelter (NCS) at a local hotel so that required social distancing measures could be implemented at the Shelter, resulting in a loss of 56 beds. These beds are scheduled to be restored during 2020/2021 through the installation of a prefabricated building to be placed on existing paved areas in the parking lot at the Shelter. Between March 2020 and June 2020, NCS was provided to 106 individuals determined to be most "at risk" of exposure to COVID-19, including Shelter guests as well as unsheltered persons residing in encampments. Additionally, in May 2020, the City opened a Safe Social Distancing Program (SSDP) in a section of the City-owned parking lot at the Finley Community Center to provide a temporary, managed space for unsheltered persons amid the COVID-19 emergency. The SSDP provides 68 tents spaced 12-feet apart to achieve social distancing as recommended by the Centers for Disease Control, portable toilets and handwashing stations, showers and laundry service, meals, on-site medical services, and a cooling station plus linkage to county-wide shelter and services via Coordinated Entry and County safety net services. Individuals are identified for the SSDP through the City's Homeless Encampment Assistance Program (HEAP). Between May 2020 and June 2020, the SSDP served 98 unsheltered persons. During 2019/2020, the City allocated more than \$1.4 million in local funds for NCS and the SSDP, which programs will continue in 2020/2021.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City used \$198,980 of its CDBG Public Services Program for homeless programs; 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 and in the separate HOPWA CAPER published simultaneously with 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, including access to Sonoma County's Coordinated Entry System; 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 2019/2020 FSC and HSC served 2,069 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 2019/2020, the City

contributed \$1,022,731 in local funds towards shelter operations. Catholic Charities also receives an annual funding allocation from Home Sonoma County in the approximate amount of \$280,000 that allows for the expansion of services and programs at the shelter, including 24-hour operation and case management support.

In July 2017, the City, in collaboration with HOST, began its Homeless Encampment Assistance Pilot (HEAP) Program, a multi-disciplinary team focused on a compassionate approach to address the health, safety, and shelter needs of persons living in encampments and to ease impacts surrounding communities. To date, the Pilot Program has resolved encampments on City-owned property and has also provided support to the County of Sonoma's resolution of encampments in the Roseland area. Up to 75 beds at the Samuel L. Jones Hall Homeless Shelter are prioritized for individuals identified through the Pilot Program, ensuring the availability of shelter beds and services prior to the resolution of an encampment.

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 its annual application to HUD and include foster care, health care, mental health, and corrections. A detailed description of these efforts is included in the Consolidated Plan and summarized below.

Foster Youth: Sonoma County Division of Family, Youth and Children Services (FYC) is the lead agency responsible for ensuring foster youth are not routinely discharged into homelessness. FYC partners with Sonoma County Juvenile Probation to ensure foster youth in the criminal justice system have equal access to services funded through AB12, a California law that extends foster care to age 21 in California; and works with community-based organizations such as VOICES Sonoma, Social Advocates for Youth (SAY), the Children's Village, and TLC Children's Services to implement programs that divert foster youth from the street. The CoC Homeless Youth Task Force, co-chaired by the Sonoma County Office of Education Foster/McKinney Coordinator, engages Sonoma County Divisions of Behavioral Health and Employment and Training, Buckelew Programs, Positive Images (serving LGBTQI youth), several police departments, and elected State officials to prevent new discharges of foster youth to homelessness as well as conducting an annual Needs Assessment for homeless transition-aged

youth.

Health Care: The CoC has worked with a grassroots Health Care for the Homeless Collaborative (HCHC), staffed by St. Joseph's Healthcare, to improve protocols for discharging homeless patients. Hospitals are legally responsible for ensuring persons discharged from their care are not routinely discharged into homelessness. The three hospitals in the area, Kaiser, Sutter Medical Center and Memorial Hospital, fund recuperative beds operated by Catholic Charities, the 13-bed Nightingale respite facility co-located with Santa Rosa Community Health Center's (SRCHC) drop-in Brookwood Health Center serving the homeless. SRCHC's Care Transitions program provides nursing visits and links multiply-disabled patients to a medical home and housing.

Mental Health: The discharge policies developed by the CoC with Sonoma County Behavioral Health (SCBH) represent a negotiated agreement that is supported by the County's culture of cooperative relationships and problem solving. SCBH has launched a Mobile Support Team that provides mental health support at law enforcement request. Santa Rosa Memorial Hospital's Emergency Department and many CoC partners have participated in HCHC planning for a chronic inebriate program in consultation with hospitals, psychiatric emergency services, detox, emergency medical transport, and police.

Corrections: In 2011 California enacted Public Safety Realignment legislation that passed responsibility for low- to medium-risk offenders to County Probation Departments. Some of these probationers are housed with California Department of Corrections funds. As part of the County's strategy of Upstream Investments to reduce corrections costs, the County opened a Day Reporting Center and plans a Community Corrections center to house homeless probationers.

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. The City has prioritized its CDBG and HOME funds as well as a variety of local resources for affordable housing purposes. The City's efforts also include allocating funds to support the HOST program discussed 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.

A critical function of all programs seeking to place persons experiencing homelessness in rental housing is the provision of housing location, navigation, and stabilization services. As vacancy rates remain low and rental rates continue to exceed the Fair Market Rent, the need for this role at the program level has become even clearer. The City is providing local funding to staff positions at the Samuel L. Jones Hall Homeless Shelter, Family Support Center, and HOST program, which provide these specialized services.

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 2020, the Housing Authority has issued 1,904 Housing Choice Vouchers, including 414 HUD-VASH (Veterans Affairs Supportive Housing) vouchers, and administers the vouchers for approximately 240 households exercising portability from other jurisdictions. There are 3,000 families on the waiting list and the wait is approximately seven years. The Housing Authority last opened its waiting list in May 2018.

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. 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 is not a troubled PHA.

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, development fees, land use controls, development standards, and permit 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 Barriers to Affordable Housing (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 with the other two local entitlement jurisdictions, 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. The required update of the AI began in June 2019 and is being undertaken with the County of Sonoma and the City of Petaluma.

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% (approximately 1,500 units) for lower-income households and 20% (approximately 1,000 units) for moderate-income households. The City plans to meet this goal by encouraging inclusionary affordable units within for-sale market rate housing project; 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 through previously entitled housing

project 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 objectives that offer a variety of solutions to address barriers to affordable housing, including:

- 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 related materials 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)

One of the primary obstacles to meeting residents’ underserved housing needs is the limited amount of funding available. A positive change in funding availability has been made to California’s tax credit set-asides and apportionments. The change redefined the geographic areas; rather than a large “Capital and Northern Region” that included 11 northern California counties, there are now two separate regions. Santa Rosa is part of the new Northern Region, reducing the competition for tax credits against larger metropolitan areas like the East Bay that includes Alameda and Contra Costa counties. While the City actively seeks additional funding opportunities and will continue to do so, its ability to address underserved needs depends

largely on the availability of additional 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 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 FY 2019/2020, 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.

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 conducting program compliance. 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 Consolidated Plan and in the City's 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.

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 is possible. The City also relies on the nonprofit service sector to provide much of its homeless services, including operation of the City-owned shelter (Samuel Jones Hall), the HOST Program described in CR-25, and transitional/special needs housing.

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 FY 2019/2020, the City's fair housing provider, Fair Housing Advocates of Northern California (FHANC) screened 218 calls from Santa Rosa residents alleging fair housing issues, resulting in 92 fair housing complaints. FHANC made 14 reasonable accommodation requests to landlords, the fiscal year goal was 5. Fair housing complaints were generally made on disability, race, familial status, gender (including gender identification or expression), age, source of income, marital status, sexual orientation, national origin, and religion. Once client was referred to HUD's Fair Housing and Equal Opportunity (FHEO) office of 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. FHANC completed 45 paired email/phone/site tests in Sonoma County. 87% of the tests showed some level of discrimination based on source of income or national origin. There was evidence of clear differential treatment favoring white testers or disfavoring HCV participants, often a

pretext for race discrimination. California Senate Bill 329 went into effect on January 1, 2020 providing source of income protections for California renters.

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, Catholica Charities, and Burbank Housing. FHANC hosted a three session conference series in spring 2020 dedicated to understanding the effects of new California laws, the perils of fair housing, and advancing race, gender and economic justice.

Santa Rosa is in the process of collaborating with the other two entitlement jurisdictions in the area (the City of Petaluma and the Sonoma County Community Development Commission) to update the Analysis of Impediments to Fair Housing/Affirmatively Furthering Fair Housing document; it is anticipated to be completed in early 2021.

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 its 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 and ownership projects are recorded in conjunction with the funding agreements for the housing development. 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 upon 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 dates. 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 four years (2016/2017, 2017/2018, 2018/2019, and 2019/2020) and has created and implemented a 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 fully copy of the Citizen Participation Plan is on the City's website at <https://srcity.org/DocumentCenter/View/14345/Citizen-Participation-Plan-Updated-March-2016?bidId> and available upon request.

The City's public comment period for the draft 2019/2020 CAPER ran from November 9, 2020 through November 25, 2020. Notification of the availability of the draft 2019/2020 CAPER for public comment was published in the Press Democrat on November 9, 20120 and published in the print and online versions of La Voz, a bilingual Spanish/English newspaper. The draft 2019/2020 CAPER was made available for review online at <https://srcity.org/767/State-Federal-Reports>, due to the impacts of COVID-19, the document was available online and paper versions were available by request.

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 City’s existing housing shortage, affected by a combination of market, regulatory, and cost constraints, was exacerbated by the October 2017 wildfires, which destroyed approximately 3,000 homes. The City has continued to take a proactive approach to supporting the production of all types of housing, including offering expedited processing of housing projects through the entitlement process. These actions supported by the findings of the Consolidated Plan, continue to support the prioritization of CDBG, HOME, HOPWA, and local funds for affordable housing purposes and homeless services.

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

No.

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

Not applicable.

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 currently monitors 26 HOME-funded properties for compliance with HUD guidelines that require the first onsite inspection to occur at project completion and then no less than every three years. In FY 2019/20, monitoring of McMinn Apartments was conducted, the tenant files were found to be well organized; the property manager was required to have the carpets in one of the units cleaned following the monitoring visit. 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.

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 FY 2019/2020, the City received \$288,819 in HOME program income; HOME program income was not applied to a project (s) during the fiscal year. Funds will be applied in FY 2020/2021.

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 has implemented 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>.

Housing projects currently receive priority processing by 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 rental of the units to low-income for a term of 30 years.

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	75	63
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	85	73

Table 13 – HOPWA Number of Households Served

Narrative

A detailed narrative of HOPWA outcomes and indicators is included in the 2019/2020 HOPWA CAPER published simultaneously with this CAPER.