



**Fiscal Year 2020/2021 Consolidated  
Annual Performance Evaluation Report  
(CAPER)**

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## 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) 2020/2021 Consolidated Annual Performance and Evaluation Report (CAPER) outlines how the City of Santa Rosa (City) met the needs and objectives outlined in the 2020 – 2024 Consolidated Plan (Consolidated Plan) and the FY 2020/2021 Action Plan (Action Plan). Both available on the City's WEBSITE at <https://srcity.org/767/State-Federal-Reports>.

The Consolidated Plan identified eight goals to address the City's housing and community development needs between Fiscal Years 2020 and 2024:

- 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;
- Provide housing assistance and related supportive services to low-income persons living with HIV/AIDS and their families; and
- Provide housing for non-special needs populations through rent subsidies.

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 addition to the annual allotments, the City received one-time CARES Act funding CDBG-CV and HOPWA-CV to prevent, prepare for and combat the spread of COVID-19. In FY 2020/2021, the City received the following federal funding allocations:

CDBG	\$1,461,033
CDBG-CV	\$2,141,009
HOME	\$784,731
HOPWA	\$447,881
HOPWA-CV	\$65,180
<b>TOTAL</b>	<b>\$4,899,834</b>

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

The City of Santa Rosa Housing Authority identified Mid-Peninsula The Farm, Inc for a potential loan of \$2,900,000 for acquisition costs associated with **Mahonia Glen**, a new 99- unit affordable multifamily housing complex with an approved affordability mix that includes 26 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 22 units targeted to households with incomes up to 50% AMI, 50 units targeted to households with incomes up to 60% AMI, and one non-restricted manager unit.

**Lantana Place Homes**, a 48-unit homeownership project continues to progress; as of June 2021, the project was nearing completion of construction and homebuyers have been selected. 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.

**Linda Tunis Senior Apartments**, a new 26-unit affordable senior rental complex. Five units are targeted to extremely low-income seniors, and 20 units will be targeted to very low-income households. The Housing Authority approved a loan in the amount of \$690,000 in Community Development Block Grant funds and awarded eight Project Based Housing Choice Vouchers.

Previously mentioned in the 2019/2020 CAPER the **DeTurk Winery Village** project was identified for CDBG funds for the acquisition and development of a new 136-unit multi-family affordable housing project with fourteen units targeted to extremely low-income households, 56 units targeted to very low-income households, and 64 units targeted to low- income households. The developer was unable to secure funding for all phases of the project and decided not to move forward. Subsequently, the Housing Authority rescinded its loan commitment.

In 2020/2021, the City used \$699,881 of CDBG funds on its Public Services program which assisted 5,797 homeless individuals, a 191% increase of 2,103 individuals over 2019/2020. The City used a waiver allowed under the CARES Act to expend more than 15% of its entitlement funds on public services, including funding the Finley Safe Social Distancing Program, discussed in detail below. The Fair Housing Program, funded by the City’s General Fund, assisted 175 households, and made 25 reasonable accommodation requests exceeding the goal of 5 in FY 2020/2021.

The City received \$447,881 in HOPWA funding and expended \$443,344. In addition, the City received \$65,180 in HOPWA-CV funds in FY 2019/20 and expended \$61,270 in that year and \$3,910 in FY 2020/21. The City expended HOPWA and HOPWA-CV funds on its agreement with its project sponsor, Face to Face, to provide housing assistance and related supportive services for 175 low-income households living with HIV/AIDS (42 received HOPWA Housing Subsidy Assistance and 133 received Supportive Services). In addition, Face to Face provided Housing

Information Services to 168 households. More detail is available in the HOPWA CAPER published concurrently with this document.

The City used HOME funding for Tenant Based Rental Assistance (TBRA) for the first time in FY 2020/2021. Sixteen households received \$124,617 in funding, with the remainder of awards still to be disbursed. Home funded TBRA activities are still open and will be reported on in the 2021/2022 CAPER.

Additionally, the City committed or expended several one-time Federal funding allocations, including CARES Act Community Development Block Grant (CDBG-CV).

The City expended \$643,250 in CDBG-CV funds for the Finley Safe Social Distancing Program and the Samuel L. Jones Annex, programs designed to prevent and respond to the spread of COVID-19. The Finley Safe Social Distancing Program (FSSD) provided a temporary, managed space for unsheltered persons amid the COVID-19 emergency including socially distanced tents, portable toilets and handwashing stations, showers and laundry service, meals, on-site medical services and more. The FSSD Program served 208 unsheltered persons. The Samuel L. Jones Hall Annex opened in March 2021 providing 60 additional shelter beds to persons experiencing homelessness in a socially distanced shelter environment. Residents from the non-Federally funded program, the Non-Congregate Shelter located at the local Sandman Hotel location were relocated here, allowing the safe and timely closure of the Non-Congregate Shelter ahead of schedule. Samuel Jones Hall Annex operates under the Housing First model as a “Low Barrier” Emergency Shelter and served 118 individuals in FY 2020/2021.

In addition to its regular Federal funding and CARES Act funding, the City was allocated \$38,353,107 in Community Development Block Grant- Disaster Recovery (CDBG-DR) funding by the California Department of Housing and Community Development (HCD) to assist in the recovery of the 2017 wildfires, in which 5% of the City’s housing stock was destroyed by fire. The City of Santa Rosa Housing Authority identified five projects for CDBG-DR loan funds, subject to HCD approval, in response to its Notice of Funding Availability (“NOFA”) on November 3, 2020:

- *BRJE Phase I Housing Partners* was selected for \$11,917,110 in CDBG-DR funds for construction costs associated with the development of **3575 Mendocino Avenue**, a 94-unit affordable senior housing, located at 3575 Mendocino Avenue, Santa Rosa, with an affordability mix of 13 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 56 units targeted to household incomes up to 50% AMI, 24 units targeted to household incomes up to 60% AMI and one non-restricted manager

unit. In addition to the \$11,917,110 million loan, the project was identified for 30 Project-Based Housing Choice Vouchers.

- *Caritas Homes Phase I, L.P.* was selected for loan funds in the amount of \$8,945,657 for construction costs associated with the development of **Caritas Homes**, a new project consisting of 64 affordable multifamily housing units, located at Morgan and 7th Streets, Santa Rosa with an approved affordability mix consisting of 30 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 21 units targeted to household incomes up to 50% AMI, 12 units targeted to household incomes up to 60% AMI and one non-restricted manager unit. In addition to the \$8,945,657 million loan, the project was selected for 33 Project-Based Housing Choice Vouchers.
- *Cannery at Railroad Square, L.P.*, was selected for \$10,300,000 for construction costs associated with the development of **Cannery at Railroad Square**, a new project consisting of 129 affordable multifamily housing units, located at 3 West Third Street, Santa Rosa, with 33 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 37 units targeted to household incomes up to 50% AMI, 58 units targeted to household incomes up to 80% AMI and one non-restricted manager unit. In addition to the \$10,300,000 million loan, the project was selected for 33 Project-Based Housing Choice Vouchers.
- **WSA Burbank Housing I Partners, L.P.**, was selected for loan funds in the amount of \$5,000,000 for construction costs associated with 64 new affordable multifamily housing units, located at 1780 Burbank Avenue, Santa Rosa, with an approved affordability mix consisting of 24 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 27 units targeted to household incomes up to 50% AMI, 12 units targeted to household incomes up to 60% AMI and one non-restricted manager unit. In addition to the \$5,000,000 million loan, the project was selected for a total of 16 Project-Based Housing Choice Vouchers.
- *Caulfield Lane Senior Housing, Inc.* was awarded a loan in the amount of \$2,190,340 for construction costs associated with **Linda Tunis**, 26 new affordable, senior housing units, located at 600 Acacia Lane, Santa Rosa, with an approved affordability mix of 5 units targeted to households with incomes up to 30% of Area Median Income (“AMI”), 20 units targeted to household incomes up to 50% AMI, and one non-restricted manager unit. In addition to the \$2,190,340 million loan, the project was awarded 13 Project-Based Housing Choice Vouchers. This project also received CDBG funding as discussed above.

**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.

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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	133	93.27%	550	133	24.18%
Housing and services for PLWH/A	Affordable Housing Homeless Non-Homeless Special Needs	HOPWA: \$	Homelessness Prevention	Persons Assisted	140	30	167.14%	35	30	85.71%
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	6123	94.39%	2000	6123	306.6%
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	136	0	99.24%	36	0	0.00%
Production of affordable housing	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	0	0	0.00%	0	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 Real Property Transfer Tax (RPTT) revenue are trending upwards because of the thriving economy and local real estate market, but the present demand for affordable housing far exceeds the available resources.

As mentioned in Consolidated Plan, 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.

At of the close of FY 2020/2021, many of the action items have been undertaken or completed, including:

- Additional amendment of the density bonus ordinance is proceeding to allow increased affordability and density;
- Implementation of California’s Senate Bill 35 permit processing has provided several affordable housing projects with expedited approval;
- 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	4,059	0
Black/African American	609	0
Asian	61	0
American Indian/American Native	769	0
Native Hawaiian or Other Pacific Islander	113	0
American Indian or Alaska Native <i>and</i> White	70	0
Asian <i>and</i> White	3	0
Black or African American <i>and</i> White	14	0
American Indian or Alaska Native <i>and</i> Black or African American	12	0
Other Multi-Racial	413	0
<b>Total</b>	<b>6,123</b>	<b>0</b>
Hispanic	1,982	0
Not Hispanic	4,141	0

**Narrative**

The table above identifies the CDBG and CDBG-CV accomplishments for the FY 2020/2021 Public Services program: Family Support Center, Homeless Services Center, Samuel Jones Hall Annex, The Living Room and Finley Safe Social Distancing Program.

Home funds were utilized for Tenant Based Rental Assistance (TBRA). Home funds provided TBRA for 16 households. TBRA outcomes will be reported next year upon program closeout.

**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	\$1,864,685	\$1,688,965

HOME	public - federal	\$1,023,587	\$213,798
HOPWA	public - federal	\$453,691	\$449,154

**Table 2 - Resources Made Available**

**Narrative**

In FY 2020/2021, the City received \$1,461,033 in CDBG funds and generated \$403,652 in program income, significantly over the \$60,000 budgeted. The City received \$784,731 in HOME funds and generated \$238,856 in program income, also significantly higher than the \$60,000 budgeted. The City received \$447,881 in new HOPWA entitlement funding and had \$5,810 left over from a prior year grant, for a total of \$453,691 available and \$449,154 expended. In addition to its regular Federal allocations, the City also received \$2,141,009 in one-time CDBG-CV funds and \$65,180 in one-time HOPWA-CV funds. Of the \$65,180 in one-time HOPWA-CV funds received in FY 2019/2020, \$61,270 was expended in that year and \$3,910 in FY 2020/2021. As noted above, the City received more CDBG and HOME program income than estimated in the 2020/2021 Action Plan resulting in additional resources being made available.

**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. CDBG 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 2020/2021 the Authority issued two Notice of

Funding Availability (NOFAs) comprised of federal and local funds to assist projects applying for tax credits. On January 25, 2021, the Authority approved \$38,353,107 million total loans for 377 total units funded with HCD’s CDBG-DR monies as detailed in Section CR-05. On May 10, 2021 the Housing Authority approved \$8,700,000 for 161 total units identifying projects to receive CDBG funds and local funds. In total the Housing Authority approved \$47,053,107 million in Federal, State and Local funds for 538 affordable units in FY 2020/2021.

State and federal funding resources for affordable housing available to Santa Rosa have increased in the past year due to HCD’s CDBG-DR funds and additional resources that have been provided by the State, which is allowing the City to advance numerous affordable housing projects. The City has actively sought additional affordable housing creation and preservation projects through its annual solicitation process.

The City obtains its HOME Match funds from the welfare contribution of properties that have received HOME funding from the City. There are currently 26 properties that contribute to the City’s HOME Match, which generated \$1,792,005 in FY 2020/2021.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$17,058,652
2. Match contributed during current Federal fiscal year	\$1,792,005
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$18,850,657
4. Match liability for current Federal fiscal year	\$10,904
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$18,839,752

**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	11/1/2020		3,299					3,299
#55 2450 Stony Point Road (Panes Place)	11/1/2020		165,025					165,025
#97 2820 Papago Court	11/1/2020		33,572					33,572
#207 400 Earle Street	11/1/2020		7,156					7,156
#210 2602 Giffen Avenue	11/1/2020		6,353					6,353
#223 Paulin Creek Apts	11/1/2020		47,194					47,194
#247 405 Timothy Road (Timothy Commons)	11/1/2020		77,885					77,885
#322 Aston Avenue	11/1/2020		28,296					28,296
#333 2643 Stony Point Rd (Stony Point Commons)	11/1/2020		10,382					10,382
#361 1945 Zinfandel Avenue (Olive Grove)	11/1/2020		247,798					247,798

#384 Range Avenue (Monte Vista)	11/1/2020		187,976				187,976
#385 1090 Jennings Avenue (Arroyo Point)	11/1/2020		153,465				153,465
#386 1700 Yulupa (Tamayo House)	11/1/2020		17,518				17,518
#421112 Brown Street	11/1/2020		10,384				10,384
#424 1080 Jennings (Jennings Court)	11/1/2020		54,483				54,483
#425 2045 W. Steele (Rowan Court)	11/1/2020		117,998				117,998
#428 Acacia Lane	11/1/2020		113,204				113,204
#447 West Hearn	11/1/2020		13,518				13,518
#478 Humboldt Apts	11/1/2020		116,174				116,174
#484 McMinn Ave	11/1/2020		5,288				5,288
#488 Tierra Springs Apts	11/1/2020		98,484				98,484
#503 Henry House	11/1/2020		4,511				4,511
#511 Sonoma Creekside	11/1/2020		63,300				63,300

#518 Benton Veterans Village	11/1/2020		6,946				6,946
#531 Crossroads	11/1/2020		81,557				81,557
#570 Parkwood Apts	11/1/2020		120,239				120,239
<b>TOTAL</b>			<b>1,792,005</b>				<b>1,792,005</b>

**Table 5 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
<b>\$110,794</b>	<b>\$253,334</b>	<b>\$87,954</b>	<b>\$87,954</b>	<b>\$276,175</b>

**Table 6 – Program Income**

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

**Table 7 - Minority Business and Women Business Enterprises**

<b>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</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Dollar Amount	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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**

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**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.**

	<b>One-Year Goal</b>	<b>Actual</b>
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
<b>Total</b>	<b>55</b>	<b>0</b>

**Table 10 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	0	0
Number of households supported through the Production of New Units	50	0
Number of households supported through Rehab of Existing Units	30	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>100</b>	<b>0</b>

**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 2020/2021. Although the numbers in Tables 10 and 11 are zero, the City has identified or funded multiple affordable housing projects and results of this progress will be reflected in future CAPER reports.

In FY 2020/2021 the City identified funding for the following projects: 1) *3575 Mendocino Avenue* was awarded \$11,917,110 in CDBG-DR funds for construction costs associated with the development of 94 new senior housing units; 2) *Caritas Homes* was awarded \$8,945,657 in CDBG-

DR funds for construction costs associated with 64 new affordable multifamily housing units; 3) *Cannery at Railroad Square* was awarded \$10,300,000 in CDBG-DR loan funds for construction costs associated with 129 new affordable multifamily housing units; 4) *WSA Burbank Housing* was awarded \$5,000,000 in CDBG-DR loan funds for construction costs associated with 64 new affordable multifamily housing units 5) *Linda Tunis Senior Apartments* was awarded \$2,190,340 in CDBG-DR for construction costs associated with a 26-unit senior, rental complex; 5) *Mahonia Glen* a new 99-unit affordable multifamily housing complex awarded 2,900,000 in CDBG funds; and 6) *Bennett Valley Apartments* a 62 unit affordable housing complex awarded \$5,800,000 in local funds.

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 2020, the City has issued building permits for 625 residential units of which 112 are secured by contract including 38 very low- or extremely low-income and 49 low-income units that have received building permits, for a total of 87 affordable units under construction. Building permits were issued for an additional 45 residential units targeted for very low-income level households but have not yet been secured by contract.

The City's major challenge in meeting affordable housing needs is the limited amount of 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 1,963 homes rebuilt and an additional 403 under construction as of July 2021. 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 2020/2021 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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	6,084	0
Low-income	25	0
Moderate-income	12	0
<b>Total</b>	<b>6,121</b>	0

**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 2020/2021. With CDBG funding in 2020/2021, the City provided funding for the acquisition of a 26-unit senior, rental complex affordable to very low -income households. As part the Substantial Amendment to the FY 2019/2020 Action Plan, the City reallocated HOME funds into Tenant Based Rental Assistance to assist households 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 was completed in July with homeowners closing loans and taking possession of the units in August 2021.

CDBG and CDBG-CV funds provided public services for 6,123 total homeless residents in FY 2020/2021 through the Family Support Center, Homeless Services Center, The Living Room, Finley Safe Social Distancing Program and Samuel L Jones Hall Annex.

CDBG public services funds were used to help 5,797 homeless residents access services through The Family Support Center (IDIS Activity #581), the Homeless Services Center (IDIS Activity #580) and The Living Room (IDIS Activity #599). The Family Support Center, a homeless shelter, provided meals, medical care, housing assistance, workshops, and youth activities to a total of 243 clients: 229 extremely low-income, 13 very low-income clients, and 1 low-income. The

Homeless Services Center, a drop-in day center, served a total of 3,929 clients: 3,907 extremely low-income, 11 very low-income, 9 low-income, 1 medium income, and 1 moderate income client. The Homeless Service Center served 2 clients above medium income that are not reflected in table 12 above. Household income is not a factor in determining eligibility for services. The Living Room provided shelter, food and other services to women and children experiencing or at risk of experiencing homelessness. In 2020/2021, The Living Room provided 1,625 individuals services out of which 37 were provided overnight shelter. All 1,625 individuals served were in the extremely low-income category.

CDBG-CV public services funds were used to help 326 homeless residents access services through The Finley Safe Social Distancing Program (IDIS Activity #612) and Samuel L Jones Hall Annex (IDIS Activity #613). The Finley Safe Social Distancing Program served 208 individuals as a social distancing site for participants that were considered at risk, (i.e. experiencing health conditions that exposure to the COVID19 virus could exasperate). It also functioned as an effective middle ground for participants who were looking for alternatives to conventional indoor shelters and provided case management services. All 208 individuals served were in the extremely low -income category. During 2020/2021 Samuel L. Jones Hall Annex (IDIS Activity #613) provided services to a total of 118 individuals: 115 extremely low-income, 1 very low-income, and 2 low-income. Due to the pandemic individuals were not exited for timing out of shelter which resulted in longer than average lengths of stay measured at 106 days.

**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 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 2020/2021, 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 2021, the City Council allocated an additional \$537,450 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, the City opened the Non-Congregate Shelter (NCS) at the Sandman Hotel for at-risk individuals. Transitioning shelter participants to NCS allowed for the reduction of 56 beds, to further comply with social distancing protocols. These beds were restored during 2020/2021 through the installation of a prefabricated building in the Shelter parking lot. This structure is referred to as Samuel L. Jones Hall Homeless Shelter Annex. Between March 2020 and June 2021, NCS was provided to 337 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 a 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 were identified for SSDP through the City’s Homeless Encampment Assistance Program (HEAP). Between May 2020 and November 2021, the SSDP served 208 unsheltered persons. During 2020/2021, the City allocated more than \$1.4 million in local funds for NCS and the SSDP.

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

The City used \$699,881 of its CDBG Public Services funding 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. In 2020/21, the City also utilized \$643,250 of CDBG-CV funds for the Finley Safe Social Distancing Program and Samuel L. Jones Hall Annex to assist unsheltered persons.

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 2020/2021 FSC and HSC served 4,172 individuals.

CDBG funds also support The Living Room, a local sponsor that provides housing, food and outreach to women and their children who are experiencing or at risk of experiencing

homelessness. The Living Room provides overnight shelter, meals and access to services.

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 and Shelter Annex, a combined 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 2020/2021, the City contributed \$1,147,394.81 in local funds towards shelter operations. Catholic Charities also receives an annual funding allocation from the CoC 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.

**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.

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## **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 June 30, 2021, the Housing Authority has 2,035 Housing Choice Vouchers under contract with HUD, including 414 HUD-VASH (Veterans Affairs Supportive Housing) vouchers. The City administers the vouchers for approximately 250 households exercising portability from other jurisdictions. There are over 3,000 families on the waiting list and the wait is approximately seven years. The Housing Authority last opened its Waiting List in 2018 and it will be open to new applicants again in late summer 2021.

### **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, childcare, 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. Work on the updated AI is being done in conjunction with the City's General Plan update.

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. 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 participants in other programs, 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 2020/2021, 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 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 2020/2021, the City's fair housing provider, Fair Housing Advocates of Northern California (FHANC) screened 175 calls from Santa Rosa residents alleging fair housing issues, resulting in 86 fair housing complaints. FHANC made 25 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. Two clients were 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 Fair Housing Conference in spring 2021 dedicated to adapting to change and advancing fair housing and equity in a new era. Also, FHANC collaborated with Burbank Housing to provide pre-purchase education for participants of their new affordable housing developments. Additionally, FHANC's Education Director presented 4 HUD-Certified Pre-purchase workshops and certified over 150 program participants.

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 2021.

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## **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 review each recipients' financial and program records; on-site visits have been suspended as a result of COVID-19.

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, currently suspended due to COVID-19. 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 five years (2016/2017, 2017/2018, 2018/2019, 2019/2020, and 2020/2021) 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 2020/2021 CAPER ran from September 1, 2021 through September 15, 2021. Notification of the availability of the draft 2020/2021 CAPER for public comment was published in the Press Democrat on September 1, 2021 and published in the print and online versions of La Voz, a bilingual Spanish/English newspaper. The draft 2020/2021 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.

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**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.

Due to COVID-19, the City of Santa Rosa Housing and Community Services Department did not inspect any HOME properties in FY 2020/2021. We anticipate resuming in-person inspections in October 2021 or as state and federal guidance directs.

The City monitors the following HOME funded properties in conformance with HUD guidelines which require inspections to occur no less frequently than every three years and the first on-site inspection must occur within 12 months of project completion: 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, Tierra Springs Apartments, Parkwood Apartments, Benton Veterans Village, and Crossroads.

**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 2020/2021, the City received \$288,819 in HOME program income; HOME program income was not applied to a project (s) during the fiscal year, but rather for Tenant Based Rental Assistance.

**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 to 55 years.

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**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.

<b>Number of Households Served Through:</b>	<b>One-year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	40	18
Tenant-based rental assistance	10	12
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	30

**Table 13 – HOPWA Number of Households Served**

**Narrative**

A detailed narrative of HOPWA outcomes and indicators is included in the 2020/2021 HOPWA CAPER published simultaneously with this CAPER.