



2022/2023 Annual Action Plan

DRAFT

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Each year the U.S. Department of Housing and Urban Development (HUD) provides funding to the City of Santa Rosa (City) for housing and community development programs, specifically Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Housing Opportunities for Persons with AIDS (HOPWA). To receive these funds, the City must complete a report every three to five years called the Consolidated Plan (Plan). Santa Rosa has been preparing the Plan every four years.

The purpose of the Plan, which covers Program Years 2020/2021 through 2023/2024, is to identify the City's housing and community development needs, priorities, goals, and strategies, and to stipulate how funds will be allocated to these activities over the Plan period.

The City's Department of Housing & Community Services (HCS) leads the development and implementation of this Plan with input from a variety of stakeholders. The Housing Authority of the City of Santa Rosa (Authority) acts as the Public Housing Authority (PHA) for administration of the Housing Choice Voucher (HCV, sometimes known as "Section 8") program, and as the policy body for housing programs including loans made with CDBG, HOME, and local housing funds.

The Plan has been prepared in accordance with HUD's Office of Community & Planning Development (CPD) eCon Planning Suite, which includes the Consolidated Plan template in the Integrated Disbursement and Information System (IDIS).

This third year Action Plan for Fiscal Year 2022/2023 details the activities the City and Authority will undertake to address the housing and community development needs and local objectives using CDBG, HOME, and HOPWA funds. All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts and estimated program income.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City prioritizes its needs according to the structure presented in HUD Regulation 24 CFR 91.215: affordable housing, homelessness, and non-housing community development. Priority is based on the needs demonstrated by the information collected during the preparation of the Plan, the consultation and resident participation process, and the availability of resources to address the identified needs. Based on this information, housing needs and homelessness are considered the highest priority, followed by non-housing community development.

The City has identified nine goals to address its housing, homelessness, and non-housing community development needs between 2020 and 2024; the implementation of these goals is mainly administered by HCS and the Authority:

- Increase the supply of affordable rental housing for the City's lowest income households;
- Preserve existing affordable housing stock;
- Provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families;
- Provide housing and services to special needs populations;
- Increase access to home ownership opportunities for City residents;
- Provide funding for public facilities and improvements;
- Promote economic development activities in the City;
- Provide housing for non-special needs populations through rent subsidies; and
- Provide HOME Community Housing Development Organization (CHDO) operating expenses.

In Fiscal Year 2022/2023, the City has not yet received its CDBG allocation, so the current estimate is equal to FY 2021/22 at \$1,498,757. The CDBG program budget will be proportionally increased or decreased from the estimated funding levels to match the actual allocation amount and estimated program income. CDBG program funds are used for public services, housing activities, and administrative costs, with an emphasis on providing decent housing and a suitable living environment, principally for low- and moderate-income households. Funds can be used for activities including housing rehabilitation, home ownership assistance, lead-based paint detection/removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The City has not yet received its HOME allocation, so the current estimate is equal to FY 2021/22 at \$755,307 for FY 2022/2023. The HOME program budget will be proportionally increased or decreased from the estimated funding level to match actual allocation amounts. HOME provides funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households, and can be used for activities including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and Tenant-Based Rental Assistance (TBRA). Through HUD regulations, 15% of the funds are allocated to Community Housing Development Organizations (CHDOs). HOME funds may also be used to assist with CHDO operating expenses.

The City has not yet received its HOPWA allocation so the current estimate at \$481,043 is the lesser of two scenarios provided by HUD in its December 2021 HOPWA allocation update memorandum. The HOPWA program budget will be proportionally increased or decreased from the estimated funding level to match actual allocation amounts. HOPWA funding provides housing assistance and related supportive services for low-income People Living With HIV/AIDS (PLWHA) and their families. Funds can be used for activities including, but not limited to acquisition, rehabilitation, or new construction of affordable housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness. HOPWA funds can also be used for support services such as assessment and case management, substance abuse and/or mental health treatment, nutritional services, job training and placement services, and assistance with daily living.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City is currently in Year 2 of the 2020-2024 Plan, accomplishments will be reported in the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2021/2022, which is due to HUD in September 2022.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City held a virtual public meeting on February 4, 2022, to provide an overview of the public services application procedure and the process for preparing the Action Plan. The City had intended to hold a hybrid public hearing, allowing in-person and virtual participation, at the City Council meeting on April 26, 2022, but has postponed that hearing to June 7, 2022 to provide additional time for HUD to release the FY 2022/23 funding allocations. A draft Action Plan was available for public review between March 11, 2022, and April 11, 2022. An updated draft is being released to reflect the guidance provided by HUD in CPD-22-05 and March 25,

2022. The updated draft Action Plan is available to the public electronically at <http://srcity.org/767/State-Federal-Reports> for the 30-day public comment period from May 3, 2022, until June 3, 2022, to encourage the public to submit comments in email to staff.

To promote the public meetings, notices were posted on the City's website, *City Connections* newsletter; Santa Rosa Press Democrat, and La Voz Bilingual Newspaper (online and print).

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comments received on this draft Action Plan will be included in the Final Action Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments will be accepted and considered.

7. Summary

- Santa Rosa's population increased from 167,816 to 172,065 between the preparation of the 2016 – 2020 Consolidated Plan and the 2020 – 2024 Consolidated Plan, an increase of 2.5%. Census data from April 1, 2020, marks an additional population increase of 3.5% to 178,127 from the preparation of the 2020-2024 Consolidated Plan.
- The median age of Santa Rosa's residents in 2020 was 38.8, three years less than the Metropolitan Statistical Area (MSA) average.
- According to the 2020 American Community Survey (ACS), 64% of Santa Rosa's population is White, 32.7% of Santa Rosa's population identifies ethnically as Hispanic or Latinx which can be of any race, 6.0% are Asian, 2.5% are Black or African American, 1.1% are American Indian and Alaskan Native, 0.5% are Native Hawaiian and Other Pacific Islander; and 6.9% are Two or more races.
- The Comprehensive Affordable Housing Strategy (CHAS) cites 66,630 household units in Santa Rosa. Of the 66,630 household units, 11% earned 0 – 30% of the Area Median Income (AMI), 10% earned 30% - 50% of AMI, 16% earned 50% - 80% of AMI, 10% earned 80% - 100% AMI, and 53% earned greater than AMI.
- A total of 2,745 homeless individuals were counted in Sonoma County as part of the 2020 Point-in-Time Count (which is the most recent report available) 62% of whom were unsheltered. The City of Santa Rosa had 1,524 homeless individuals of which 798 were sheltered and 726 were unsheltered. Most of the homeless population was comprised of people in households without children, and a majority stated that the main obstacle to obtaining permanent housing was that they couldn't afford rent.

- There are 11 facilities for the homeless in Santa Rosa with 417 emergency shelter beds serving families, single adults, youth, and women with children. Santa Rosa’s inventory also includes transitional and permanent supportive housing, discussed in greater detail in the Market Analysis.
- Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness. These individuals may include the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. In Santa Rosa and throughout the MSA, there are a wide variety of programs and services available for special needs populations.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The City of Santa Rosa is the agency responsible for preparing the Plan, providing community input opportunities, and administering each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Santa Rosa	Housing & Community Services/Housing Authority of the City of Santa Rosa
HOPWA Administrator	City of Santa Rosa	Housing & Community Services/Housing Authority of the City of Santa Rosa
HOME Administrator	City of Santa Rosa	Housing & Community Services/Housing Authority of the City of Santa Rosa

Table 1 – Responsible Agencies

Narrative (optional)

The City has delegated the responsibility for administering its housing programs to the Authority, which is staffed by HCS. The mission of the Authority is to ensure adequate, decent, safe, and sanitary housing for qualified households within Santa Rosa, consistent with federal, state, and local laws. HCS manages the distribution of Federal rental subsidy to low-income residents Section 8; collaborates with other local government and nonprofit agencies to provide services to homeless residents; and develops and administers a variety of affordable housing

programs. Key program areas include Rental Assistance, Mobilehome Rent Control, Homeless Services, and the Santa Rosa Housing Trust (Trust). The Trust administers the City's housing production and preservation programs, broken into four broad funding categories:

- Affordable Housing Production;
- Conversion and Preservation of Affordable Housing;
- Special Needs Facilities; and
- Homebuyer Finance.

The City and Authority have supported the development of over 4,000 affordable rental and ownership units, including single-family and multi-family residences, and housing for seniors and persons with special needs. The Trust's asset management and compliance portfolio exceeds \$130 million and includes over 600 contracts and loans. More than 4,500 units are actively monitored for regulatory compliance annually.

It should be noted that this Action Plan does not include projects or needs that could be addressed using the forthcoming \$2,737,433 in HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) funding allocated to the City of Santa Rosa in Fiscal Year 2021/2022. A HOME-ARP Allocation Plan will be submitted to HUD in accordance with Notice CPD-21-1-0 requirements for the use of Funds in the HOME-ARP program.

Action Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Please note that most of the entities listed in the table below serve residents of the entire MSA rather than just serving residents of Santa Rosa, therefore, all agencies are regional organizations.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

In preparing this Action Plan, the City consulted with the community and with various organizations located in Sonoma County that provide services to the residents of Santa Rosa. In many instances, these consultations are part of ongoing interactions between HCS or the City and the agency or group described.

City of Santa Rosa

- **City Council** – Authorize (at a public hearing) the submission of this Fiscal Year 2022/2023 Annual Action Plan to HUD.
- **City of Santa Rosa Planning and Economic Development Department (PED):** Reviews CDBG- and HOME-funded development projects to determine whether proposed development activities comply with the General Plan and Zoning Code; responsible for drafting the Santa Rosa General Plan 2035, adopted in 2009, including the Housing Element cited throughout the Plan as the Santa Rosa 2035 General Plan.
- **Housing Authority of the City of Santa Rosa (Authority):** The policy board of Housing and Community Services, the Authority addresses the housing needs of extremely low- and low-income residents in the City through a variety of programs including the Housing Choice Voucher Program (Section 8).

County of Sonoma

- **Sonoma County Community Development Commission (CDC):** coordinates the County's CDBG, HOME, and ESG funding, as well as the Continuum of Care process; provides funding to programs throughout the County including the Samuel L. Jones Hall Homeless Shelter located in Santa Rosa and owned by the City of Santa Rosa.
- **Sonoma County Department of Health Services – Behavioral Health Division:** provides information regarding the needs of Sonoma County residents who have mental disabilities. Representatives of this Division also participate in various Continuum of Care working groups.
- **Sonoma County Department of Health Services (Public Health Division):** provides information regarding the potential for lead-based paint hazards in the County.

- **Permit Sonoma (formerly Sonoma County Permit and Resource Management Department):** responsible for drafting the Sonoma County General Plan Housing Element. Permit Sonoma and the CDC collaborate to implement County incentive programs intended to encourage the development of new affordable housing units in the unincorporated areas.

City of Petaluma

- **City of Petaluma:** participates with the City and CDC to develop and implement the annual Sonoma County Continuum of Care Plan. The three jurisdictions collaborated on the Analysis of Impediments to Fair Housing Choice (AI) in 2012 and are currently working on an updated fair housing analysis as required by HUD.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The CDC is the lead agency for the CoC and hosts its planning process. The City, the CDC, and the City of Petaluma, the three HUD entitlement jurisdictions in Sonoma County, have designated seats on its governing body, the Continuum of Care Board (CoC Board). The CoC Board includes representation from the nonprofit, governmental, service provider, housing development, law enforcement, faith-based, business, homeless, and general communities. The CoC's 10-Year Homeless Action Plan and its annual submissions to HUD reflect the demographics, needs, and available shelter, housing, and services in all three HUD entitlement jurisdictions to provide a cohesive shelter system throughout the MSA.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City does not receive or coordinate ESG funds. However, as the largest city in the CoC, Santa Rosa has a seat on the CoC governing body and therefore participates in CoC consultation on allocation of County and Balance of State ESG funds and evaluation of ESG applications.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities.

1	Agency/Group/Organization	California Human Development Corporation
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committing to improving the quality of life for Sonoma County residents.
2	Agency/Group/Organization	California Programs for the Autistic
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Planning organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to enhancing the lives of adults in Sonoma County with autism and developmental delays.

3	Agency/Group/Organization	Catholic Charities of the Diocese of Santa Rosa
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to increasing quality of the lives of adults and children in Sonoma County.
4	Agency/Group/Organization	Community Action Partnership of Sonoma County
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to helping low-income families and individuals achieve economic and social stability.
5	Agency/Group/Organization	Community Housing Sonoma County
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
6	Agency/Group/Organization	Community Support Network
	Agency/Group/Organization Type	Housing Services-Children Services-Persons with Disabilities Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to improving the quality of life for individuals with behavioral health challenges.
7	Agency/Group/Organization	Disability Services and Legal Center
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing education, community partnerships and advocacy for persons with disabilities.

8	Agency/Group/Organization	DAAC – Drug Abuse Alternatives Center
	Agency/Group/Organization Type	Services-Health Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing healthy alternatives for persons with substance abuse.
9	Agency/Group/Organization	Face to Face - Sonoma County AIDS Network
	Agency/Group/Organization Type	Housing Services-Persons with HIV/AIDS Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to enhancing the lives of persons with HIV/AIDS in Sonoma County.
10	Agency/Group/Organization	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to eliminating housing discrimination in Sonoma County.
11	Agency/Group/Organization	Habitat for Humanity of Sonoma County
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
12	Agency/Group/Organization	Housing Land Trust of Sonoma County
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
13	Agency/Group/Organization	Interfaith Shelter Network
	Agency/Group/Organization Type	Services-homeless Regional organization

	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing shelter to homeless persons and families.
14	Agency/Group/Organization	Legal Aid of Sonoma County
	Agency/Group/Organization Type	Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness.
15	Agency/Group/Organization	The Living Room
	Agency/Group/Organization Type	Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness.

16	Agency/Group/Organization	Petaluma People Services Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to improving the quality of life of Sonoma County residents.
17	Agency/Group/Organization	Petaluma Ecumenical Properties (PEP)
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
18	Agency/Group/Organization	Social Advocates for Youth
	Agency/Group/Organization Type	Housing Services-Children Regional organization Services- Counseling
	What section of the Plan was addressed by Consultation?	Overall Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to reducing homelessness amongst at-risk youth.
19	Agency/Group/Organization	Sonoma County Continuum of Care
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization and its 30-member agencies were invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to coordinating housing and services funding for homeless families and individuals.
20	Agency/Group/Organization	Vietnam Veterans of California
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness, providing housing, and offering counseling to Vietnam-era Veterans.
21	Agency/Group/Organization	Women’s Recovery Services
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness and providing housing to women with children.
22	Agency/Group/Organization	YWCA of Sonoma County
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence Regional organization
	What section of the Plan was addressed by Consultation?	Overall Plan
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing affordable housing for abused women.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All groups were either consulted or invited to participate in the Plan process. No groups were excluded.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sonoma County CDC	As the largest City in CoC, Santa Rosa has a seat on its governing body ensuring coordination with the consolidated planning process.
Sonoma County Consolidated Plan	Sonoma County CDC	The County Consolidated Plan reflects the intended programs and funding for non-entitlement jurisdictions in Sonoma County. As the largest City in the MSA, Santa Rosa must ensure coordination with Sonoma County’s Consolidated Planning process.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

To ensure maximum participation in this Plan process among all populations and to properly address issues and concerns, the City has developed its Citizen Participation Plan (CPP). The CPP describes actions to be taken to involve residents in the development of the Consolidated Plan, Substantial Amendments to the Consolidated Plan, Minor Amendments to the Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance Evaluation Report (CAPER). The CPP can be found on the City's website at <https://srcity.org/767/State-Federal-Reports>. The CPP includes the following components:

1. Access to Meetings, Information, Records;
2. Technical Assistance;
3. Public Notices;
4. Publication of Draft Documents;
5. Public Hearings/Public Meetings;
6. Public Comments;
7. Availability of Final Documents;
8. Response to Complaints; and
9. Process for Amendments to the Plan.

Public participation in development of the Plan is encouraged. In addition to publishing notices in the Press Democrat newspaper, notices of public meetings/hearings were also published online in English and in Spanish by La Voz, a bilingual newspaper. The City provides bilingual translators and signing or captioning services for the hearing impaired when requested. Public meeting/hearing sites, when meeting in person, are Americans with Disabilities (ADA)-compliant and near public transportation.

Upon request, the City will provide appropriate auxiliary aids or services for those individuals who have hearing, sight or speech impairments, in order to participate in City programs or activities. The City's website is available in 20 languages, and there is an ongoing requirement that agencies receiving funds from the City utilize a variety of methods to reach the broadest population possible. A full discussion of the City's Accessibility Policy is located at <https://srcity.org/200/Americans-With-Disabilities-Act>.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Virtual Public Meeting	Minorities, Non-English Speaking - Specify other language: Spanish, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing	The City hosted a virtual public meeting on February 4, 2022 to allow the public to provide input on the proposed use of funds in the FY 2022/2023 Action Plan. The City also solicited public services funding applications.	None.	None.	www.srcity.org
2	Virtual Public Hearing	Non-targeted/broad community	The City tentatively expects to hold a hybrid (in person and virtual) public hearing at the June 7, 2022 City Council Meeting to allow the public to provide input on the proposed use of funds in the FY 2022/2023 Action Plan and to authorize the submission to HUD.	None.	None.	www.srcity.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Public Notice	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Notices for the February 4, 2022, community meeting were posted in the Press Democrat, La Voz Bilingual Newspaper (English/Spanish), and the City website. The City had intended to hold a hybrid public hearing on April 26, 2022, but has postponed that hearing to June 7, 2022 to provide additional time for HUD to release the funding allocations. A public notice for Action Plan Comment period and notice of tentative meeting was posted in the Press Democrat, La Voz Bilingual Newspaper (English/Spanish) and the City's website on March 11, 2022 and again on May 3, 2022. A draft Action Plan was available for public review between March 11, 2022 and April 11, 2022. An updated draft reflecting guidance provided by HUD in CPD-22-05 and March 25, 2022 is available to the public electronically at http://srcity.org/767/State-Federal-Reports for the 30-day public comment period from May 3, 2022, until June 3, 2022.	None.	None.	www.srcity.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Minorities, Non-English Speaking - Specify other language: Spanish, Persons with disabilities, Non-targeted/broad community, Residents of Public and Assisted Housing	Notices of the Community meeting (in English and Spanish) were posted to the City's website, La Voz website. News items were added to the HCS and City homepages, and an article requesting public comment was published in the <i>City Connections</i> newsletter.	TBD	TBD	www.srcity.org
5	Email	Non-targeted/ broad community	The notice of the Draft Action Plan availability was distributed via email to the Sonoma County Continuum of Care (40+ agencies); Housing Authority, and Community Advisory Board; various neighborhood associations, and social service agencies, individuals, and affordable housing developers.	TBD	TBD	www.srcity.org

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City estimates it will receive \$1,498,757 in Fiscal Year 2022/2023 in CDBG funding. CDBG is used by the City for Public Services, Housing Activities and Administrative Costs. The City estimates it will receive \$755,307 in HOME funding for Fiscal Year 2022/2023. HOME funds will be used for housing activities and administrative costs; 15% of HOME funding is allocated to CHDOs. The City estimates it will receive \$481,043 in HOPWA funding for Fiscal Year 2022/2023. The table below provides a breakdown of these anticipated resources.

All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts. Should additional allocations be made by HUD, the City will undertake amendments to the appropriate plans to incorporate the funds.

Anticipated Resources

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Acquisition, Admin & Planning, Economic Dev, Housing, Public Improvements, Public Services	\$1,498,757	\$80,000	\$420,712	\$1,999,469	\$1,578,757	Expected Resources based on 2021/2022 allocation + anticipated program income. The budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.
HOME	Public-Federal	Acquisition, Homebuyer Assistance, Homeowner Rehab, Multifamily rental new const., Ownership new const., TBRA, CHDO Operating Expenses	\$755,307	\$60,000	\$256,803	\$1,072,110	\$815,307	Expected Resources are based on 2021/2022 allocation + anticipated program income. The budget will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts

HOPWA	Public-Federal	Permanent housing placement, Short-term or transitional housing facilities, Short Term Rent Mortgage Utility Assistance (STRMU), Supportive services, TBRA	\$481,043	\$0	\$0	\$481,043	\$481,043	Expected Resources are based on the lesser of two scenarios provided by HUD in its December 2021 HOPWA allocation update memorandum. The budget will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts
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Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG and HOME funds are often coupled with local funds to allow projects to compete for additional funding provided by tax credits, bonds, or state financing programs. An investment from the City makes projects more competitive for a variety of funding sources. As in the past, the City will be as creative as possible in finding other sources of funding from local, state, federal, and private sources to develop and deliver efficient and cost-effective projects.

The City obtains HOME Match funds from the property tax welfare exemption on properties that have received HOME funding from the City. As of Fiscal Year 2020/2021, (the most recently completed federal reporting year), 26 properties contributed to Santa Rosa’s HOME Match requirement, generating approximately \$1.8 million. The City reports annually on HOME Match funds in the CAPER. The City is awaiting the exact funding amounts for Fiscal Year 2022/2023 from HUD and will update this Draft and will proportionately increase or decrease the activities’ budgets with the final dollar amounts upon receipt.

If appropriate, describe publicly owned land or property located within the jurisdiction that

may be used to address the needs identified in the plan

Not applicable

Discussion

DRAFT

Annual Goals and Objectives
AP-20 Annual Goals and Objectives
Goals Summary Information

DRAFT

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Production of affordable housing	2022	2023	Affordable Housing, Homeless,	Citywide	Affordable Housing Homelessness	HOME: \$358,814	NA
2	Preservation of affordable housing	2022	2023	Affordable Housing, Homeless, Non-Homeless, Special Needs	Citywide	Affordable Housing Homelessness	CDBG: \$1,762,655 HOME: \$0	Rental units: 25 households
3	Housing and services to special needs populations	2022	2023	Affordable Housing, Public Housing, Homeless, Non-Homeless, Special Needs, Non-Housing, Community Development	Citywide	Affordable Housing Homelessness Non-Housing Community Development	CDBG: \$236,814 HOME: \$113,296	Public service activities for Low/Moderate Income Housing Benefit 2,000 Persons Assisted. Rental units: 5 Households
4	Home-ownership	2022	2023	Affordable Housing	N/A	Affordable Housing	NA	NA
5	Public facilities and improvements	2022	2023	Public facilities and improvements	N/A	Non-Housing Community Development	NA	NA
6	Economic Development	2022	2023	Economic Development	N/A	N/A	NA	NA
7	Housing and services for PLWH/A	2022	2023	Affordable Housing, Homeless, Non-Homeless, Special Needs	MSA	Affordable Housing Homelessness	HOPWA: \$481,043	Public service activities other than Low/Moderate income Housing Benefit: 550 Persons Assisted
8	Tenant-based rental assistance (TBRA)	2022	2023	Affordable Housing, Homeless, Non-Homeless, Special Needs	Citywide	Affordable Housing Homelessness	HOME: \$600,000	Tenant-based rental assistance/ Rapid Re-Housing: 50 households assisted

9	CHDO Operating Expenses	2022	2023	Affordable Housing, Homeless, Non-Homeless, Special Needs	Citywide	Affordable Housing Homelessness	HOME: \$0	Administrative support to certified CHDO
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Table 6 – Goals Summary

Goal Descriptions

As many affordable units will be produced as feasible given the resources available to the City. The City estimates assisting approximately 30 affordable units per year through the production and preservation of affordable housing using HOME CHDO and CDBG resources, coupled with local resources.

Projects

AP-35 Projects – 91.220(d)

Introduction

As discussed in AP-20, the City has identified nine goals to address housing and community development needs during the Consolidated Plan period of 2020 – 2024. Below are the proposed goals for Fiscal Year 2022/2023. Wherever possible, the City has identified specific projects. Projects selected throughout the course of the program year that have not been identified herein will fall into categories 3 – 5, and 8- 12, broad funding categories that align with the goals discussed in AP-20 and the Consolidated Plan.

Projects

#	Project Name
1	HOME Administration 22/23
2	CDBG Administration 22/23
3	Production of Affordable Housing
4	Preservation of Affordable Housing
5	Community Housing Development Organizations (CHDOs)
6	Public Services- TBD
7	HOPWA Administration
8	HOPWA TBD
9	Public Services TBD
10	Tenant-Based Rental Assistance (TBRA)
11	CHDO Operating Expenses
12	Public Services TBD

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the Plan, specifically in the Needs Assessment and Market Analysis, the information gathered during the consultation and citizen participation process, and the availability of resources to address these needs. Based on these components, housing needs are given the highest priority followed by homelessness and non-housing community development needs (more specifically discussed in the Strategic Plan section of the Plan). One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Santa Rosa’s ability to assist lower-priority projects (e.g., public facilities and improvements, homeownership, and economic development) for Fiscal Year 2022/2023 depends on the availability of additional resources.

The Housing Authority issues an annual Notice of Funding Availability (NOFA) to utilize its federal funds for affordable housing preservation, production, and rehabilitation. Based on the prior responses to the NOFAs, a robust response is anticipated.

AP-38 Project Summary

All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

Project Summary Information 1	Project Name	HOME Administration FY 2022/2023
	Target Area	No target areas have been defined
	Goals Supported	Production of Affordable Housing Preservation of Affordable Housing Tenant-Based Rental Assistance (TBRA)
	Needs Addressed	Affordable Housing, Homelessness
	Funding	HOME: \$81,531
	Description	Administration of the HOME Program (10% of HOME Allocation)
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide.
	Planned Activities	See description.
2	Project Name	CDBG Administration FY 2022/2023
	Target Area	No target areas have been defined
	Goals Supported	Preservation of Affordable Housing Housing & Services to Special Needs Populations
	Needs Addressed	Affordable Housing Homelessness Non-Housing Community Development
	Funding	CDBG: \$315,752
	Description	Administration of the CDBG Program (20% of CDBG Allocation)
	Target Date	6/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide.
	Planned Activities	See description
3	Project Name	Production of Affordable Housing
	Target Area	No target areas have been defined
	Goals Supported	Production of Affordable Housing Housing & Services to Special Needs Populations
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$0 and HOME: \$277,283
	Description	Production of housing affordable to households at or below 80% AMI
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	No affordable units will be produced.
	Location Description	Citywide.
	Planned Activities	see description.
4	Project Name	Preservation of Affordable Housing
	Target Area	No target areas have been defined
	Goals Supported	Preservation of Affordable Housing
	Needs Addressed	Affordable Housing Homelessness
	Funding	CDBG: \$1,446,905
	Description	Preservation of affordable housing through the rehabilitation of existing units, extension of affordable restrictions, or conversion of market-rate units.

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	As many affordable units will be preserved as feasible given the available resources. The City estimates assisting approximately 25 affordable units per year through the preservation of affordable housing.
	Location Description	Citywide.
	Planned Activities	See description
5	Project Name	Community Housing Development Organizations (CHDOs)
	Target Area	No target areas have been defined
	Goals Supported	Production of Affordable Housing Preservation of Affordable Housing Housing & Services to Special Needs Populations
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$113,296
	Description	15% of HOME funds are set aside for CHDOs for affordable housing purposes, specifically for persons with special needs
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates being able to assist approximately five units in FY 2022/2023. All units will be affordable to households at or below 80% AMI.
	Location Description	Citywide.
	Planned Activities	See description
6	Project Name	Public Services
	Target Area	No target areas have been defined
	Goals Supported	Housing & Services to Special Needs Populations
	Needs Addressed	Homelessness

	Funding	CDBG: \$TBD
	Description	Information will be included in final Action Plan. City is currently in its open application stage.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide.
	Planned Activities	See description.
7	Project Name	HOPWA Admin
	Target Area	No target areas have been defined
	Goals Supported	Housing and services for PLWH/A
	Needs Addressed	Affordable Housing Homelessness Non-Housing Community Development
	Funding	HOPWA: \$14,431
	Description	Administration of the HOPWA Program.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide.
	Planned Activities	See Estimate
8	Project Name	HOPWA TBD
	Target Area	No target area has been defined
	Goals Supported	Housing and services for PLWH/A
	Needs Addressed	Affordable Housing Homelessness Non-Housing Community Development

	Funding	HOPWA: \$466,612
	Description	Provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Eligible beneficiaries are low-income (80% AMI or less) individuals that are medically diagnosed with HIV/AIDS and their families. An estimated 550 people will benefit from these services.
	Location Description	Citywide.
	Planned Activities	See estimate
9	Project Name	Public Services- TBD
	Target Area	No target areas have been defined
	Goals Supported	Housing & Services to Special Needs Populations
	Needs Addressed	Homelessness
	Funding	CDBG: \$TBD
	Description	TBD
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	See estimate
10	Project Name	Tenant-Based Rental Assistance (TBRA)
	Target Area	No target areas have been defined
	Goals Supported	Housing & Services to Special Needs Populations Tenant-Based Rental Assistance (TBRA)
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$600,000

	Description	Rental Assistance utilizing the TBRA Program as per 24 CFR 92.209
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	50 very low- and low-income households could benefit from this activity.
	Location Description	Citywide
	Planned Activities	See estimate
11	Project Name	CHDO Operating Expenses
	Target Area	No target areas have been defined
	Goals Supported	Production of Affordable Housing Preservation of Affordable Housing CHDO Operating Expenses
	Needs Addressed	Affordable Housing Homelessness
	Funding	HOME: \$0
	Description	CHDO Operating Expenses
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	Citywide.
	Planned Activities	See estimate
12	Project Name	Public Services - TBD
	Target Area	No target area has been defined
	Goals Supported	Housing & Services to Special Needs Populations
	Needs Addressed	Homelessness
	Funding	CDBG: \$TBD
	Description	TBD

	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	Citywide
	Planned Activities	See estimate

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Santa Rosa’s federal funds are available citywide with no priority assigned to geographic regions. Instead, funds are allocated to organizations that provide lower-income households with housing and supportive services. Every year the City prioritizes use of CDBG and HOME funds for the development of affordable housing, including preservation and conservation, and to addressing homelessness. The City prioritizes HOPWA funding similarly; no priority will be assigned to geographic regions but rather to organizations that provide housing and services to lower-income households living with HIV/AIDS throughout the MSA.

Geographic Distribution

Target Area	Percentage of Funds
Not applicable	Not Applicable

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

Not applicable.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One of the main goals identified in this Action Plan is to increase the supply of affordable rental housing for the City’s lowest-income households. To achieve this goal, the City adopted a Housing Allocation Plan ordinance in 1992 to promote the development of affordable housing in Santa Rosa. The HAP ordinance applies to all residential development in the City. Payment of “In-Lieu” or Housing Impact Fees to support the development of affordable housing is the primary method of compliance, the construction of dedicated on-site affordable units is also an option that contributes to the City’s affordable housing stock. In 2019, the ordinance was updated to modify the requirements for providing on-site inclusionary units and establish a commercial linkage fee. The City also has an Infill Policy in the Housing Element of the General Plan. This Policy allows higher density construction with the creation of units targeted to low-income households for a minimum of 10 years. To assist developers of affordable housing units, the City issues tax-exempt multi-family housing revenue bonds to finance the construction of new development.

The City has sponsored the development of more than 4,000 affordable rental and home ownership units that include single-family and multi-family residences, senior housing, and housing for persons with special needs. The Trust’s asset management and compliance portfolio exceeds \$130 million and includes 500 contracts and loans. Units are targeted to extremely low-, very low-, low-, and moderate-income households. The City prioritizes CDBG and HOME funds and some local funding sources for affordable housing purposes. HOME-CHDO funds have often been combined with local resources to provide housing to special needs populations. When prioritizing the income levels to be assisted by new affordable housing units, the City uses the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation (RHNA) as a gauge. In response to Santa Rosa’s shortage of all types of housing in general and affordable housing in particular, the City Council adopted its Housing Allocation Plan in 2016 to address ongoing unmet housing needs. The Housing Action Plan consists of five program areas:

- 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.

Completed action items to implement the program areas include: the development of criteria for offering financial incentives for inclusionary units; amendment of the density bonus ordinance to increase affordability and density; zoning and other changes to maximize housing production potential; and streamlined design review, plan check, and site review processes.

Ongoing action items for the Housing Action Plan include: consideration of an increase to or simplification of housing impact fees for rental units; revision of the Housing Allocation Plan to require inclusionary for-sale housing; identification and assessment of housing opportunity sites; ongoing support for homeless service programs; and creation of a pilot program to determine feasibility of acquiring affordability contracts, to name a few.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	5
Total	30

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	0
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	100

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

On October 1, 2019, the City Council adopted Ordinance 2019-012, which amended Title 10 of the City Code to prohibit housing discrimination based on the source of income, including Section 8 Housing Choice Vouchers, HUD VASH Vouchers, and other rent subsidies. The purpose of Chapter 10-46 - Housing Anti-Discrimination Code – is to increase affordable housing opportunities by prohibiting discrimination based on tenants’ participation in rental assistance programs; the Ordinance does not restrict or limit operational aspects of rental housing management such as establishment of tenant rules, security requirements, or other landlord/tenant conditions not related to sources of income or financial discrimination.

The market has become increasingly unaffordable and difficult for lower-income home buyers due to a variety of factors including a shrinking inventory of market-rate and affordable

homes, competition from buyers bidding on the same house, and a credit market that has made it difficult for many potential homebuyers to obtain financing. This tight market was exacerbated by the October 2017 wildfires; although rebuilding of the 3,000 homes lost in the disaster is ongoing, the lack of affordable rental and homeownership opportunities is still impacted by higher demand for the limited inventory of homes. Despite these factors, the City hopes to continue homeownership activities. The City received a settlement from PG&E from the 2017 fires and has allocated \$2 million towards a downpayment assistance program that for first-time homebuyers. .

The tables above provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during Fiscal Year 2022/2023 and the number of affordable units to be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

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AP-60 Public Housing – 91.220(h)

Introduction

Santa Rosa does not own or operate public housing units.

Actions planned during the next year to address the needs to public housing

The Housing Authority does not own or operate public housing units. To encourage input from HCV program participants, a Resident Advisory Board is elected annually that is made up of Tenant Commissioner members of the Housing Authority who participate in the development of Housing Authority policies and activities throughout the year. The Authority provides homeownership resources to participants in the HCV Program. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, childcare, employment development, supported employment, and small business development including microloans. FSS also encourages families to participate in financial wellness programs, including financing literacy and credit repair, with an emphasis on long-term financial stability for the purposes of homeownership.

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

The PHA is not designated as a troubled agency.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As discussed earlier in this Plan, the City participates in the Sonoma County Continuum of Care (CoC), which was formed by the cities of Santa Rosa and Petaluma, and the County of Sonoma in 1997. The goals and strategies outlined below are those of the entire region rather than for the City alone.

The CoC is Sonoma County's collaborative effort representing the homeless services system of care, a unified, countywide system aimed at aligning homeless services. Governed by a fifteen-member Continuum of Care Board (CoC Board), the countywide effort is responsible for oversight of funds designated to the Continuum of Care and planning/policy development for addressing homelessness. The CoC Board consists of local elected officials, nonprofit representatives, subject matter experts, and individuals with lived homeless experience. The CoC is responsible for setting the vision and direction to end homelessness in Sonoma County and aids in the oversight of federal and state competitive funding processes. The goal of the CoC is to achieve “functional zero” homelessness in Sonoma County through utilization of a Housing First Strategy.

The CoC is designed to accomplish the following:

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

The CoC builds upon the foundation set in the 10-Year Homeless Action Plan 2014 Plan Update that ensured alignment with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, as well as with specific countywide policy initiatives. The CoC Strategic Planning Committee is currently in the process of developing a countywide strategic plan that will inform and update the 10-Year Homeless Action Plan, anticipated to be complete by December 2022.

In Fiscal Year 2022/2023 the CoC will administer approximately \$15 million in combined annual and one-time federal, state, and local funding for homeless services in Sonoma County. Projects and programs funded through the CoC will collectively impact the following key System Performance Measures of the HEARTH Act, which governs all federal and state homelessness funding:

- Decrease the length of homeless episodes;
- Increase placements in safe housing for those living outside and increase placements in permanent housing for all homeless persons;

- Reduce the percentage of people placed in permanent housing who return to homelessness;
- Decrease the number of people experiencing homelessness for the first time;
- Increase employment opportunities and incomes; and
- Reduce the total number of people experiencing homelessness in Sonoma County.

The CoC also aligns with existing strategies to achieve “functional zero” homelessness including the strategies established by the City. For example, the City’s Housing Action Plan sets forth a multi-faceted approach to achieve construction of “Housing for All,” including the construction of 2,500 affordable housing units and the continued support of homeless services. Additionally, the City’s Housing First Strategy directs that all homeless service resources and efforts be viewed and evaluated as part of a comprehensive community-wide program facilitating the transition of individuals and families experiencing homelessness into permanent housing. This means that all City funding considerations or initiatives (either directly or through third-party contracts, permitted uses, land use policies, etc.) that are devoted to providing a service to those experiencing homelessness shall be aligned with the federal and state Housing First model.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City’s goal is to reduce the number of people experiencing homelessness through the following:

- Reach out to homeless households (especially unsheltered persons) via the Homeless Outreach Services Team (HOST) and assess their individual needs with a common assessment tool; collect information to determine the underlying issues and risk factors and develop a plan to address those issues; enroll households in Coordinated Entry to connect those most in need of assistance with available housing services.
- Reduce recidivism through system-wide implementation of evidence-based practices known to effectively address trauma (e.g., Seeking Safety, Motivational Interviewing).
- Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs, prioritizing those most at risk of dying outside.
- Significantly expand rapid re-housing services to end homelessness as quickly as possible.
- Shift the entire homeless system of care to a “Housing First” approach as the most cost-

effective and direct route to reducing homelessness.

- Help low-income households who are being discharged from publicly funded systems of care avoid becoming homeless by engaging those systems of care in identifying solutions for such households and planning to avoid new homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

- Expanding street outreach efforts to prioritize the needs of persons living outside, especially those whose health is compromised.
- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through rental assistance and case management, addressing specific barriers to obtaining and retaining housing. Expanding emergency shelter options via implementation of a Safe Parking Pilot Program. The program, operated by Catholic Charities, opened in March 2022 and is providing community members who are experiencing homelessness a place to safely park their vehicle or RV with access to basic services and wrap-around services in alignment with the City's Housing First strategy, which helps individuals to move from homelessness into housing. As the program expands, it will include up to 50 parking spaces; it is located in a portion of the City-owned parking lot at 55 Stony Point Road. The Safe Parking Pilot Program is funded by local funds and one-time monies from the American Rescue Plan Act.
- Expanding economic opportunities to help participants achieve long-term housing stability by coordinating services with local employment training agencies to offer financial literacy workshops, or through local initiatives such as the CoC's SOAR (SSI/SSDI Outreach, Access, and Recovery) Initiative. SOAR-trained case managers assist individuals experiencing homelessness with applying for SSI/SSDI.

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

The City has prioritized 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 Samuel L. Jones Hall, FSC, and HOST program, all of which provide these specialized services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, 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 discussion on these efforts is included in SP-60 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 AB12-funded services (AB12 is 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 all these partners plus Sonoma County Divisions of Behavioral Health and Employment and Training, Buckelew Programs, Positive Images (serving LGBTQI youth), several police departments, and elected State officials in planning 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 now legally responsible for ensuring persons discharged from their care are not routinely discharged into homelessness. In Santa Rosa, these include Santa Rosa Memorial Hospital, Sutter Medical Center, and Kaiser Hospital. The three larger hospitals 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 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 evolves over time and is supported by the County's culture of strong interdepartmental 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. The City of Santa Rosa in collaboration with The County of Sonoma and local service providers has launched inResponse Mental Health Response Team (inResponse), a crisis response team designed to respond for calls for service with a mental health first approach. The team is comprised of a licensed mental health clinician, a paramedic, a homeless outreach specialist, and supported by a wrap-around support service providers. inRESPONSE will be trained in de-escalation and social work interventions as well as physical and mental health evaluations. While inRESPONSE works in partnership with the Santa Rosa Police Department, the inRESPONSE team is unarmed and best equipped to support and provide mental health resources to individuals and families experiencing a crisis.

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. The CoC is working with criminal justice partners to develop policies to avoid jail discharges to homelessness and convened a Law Enforcement Discharge Planning Group in 2015 to better coordinate discharge of individuals from jail and linkage with services from the adult probation department.

Discussion

AP-70 HOPWA Goals– 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	40
Tenant-based rental assistance	10
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	50

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Potential constraints to housing development in Santa Rosa vary by area but generally include infrastructure, development fees, application processing, land use controls (including development standards, permitting requirements, design review, and building codes, for example), and resource preservation. An analysis of these potential barriers is detailed in the *Housing Element of the Santa Rosa General Plan 2015 – 2023*, adopted July 29, 2014. This update has been cited throughout this Plan as the *Housing Element of the General Plan 2015 – 2023 (Housing Element)*. It should be noted that the Housing Element is being updated and will be submitted to the California Department of Housing and Community Development in June 2022, and an update of the General Plan is currently in progress. The following is a summary of the detailed analysis provided in the Housing Element.

Actions it planned 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

The City has recently implemented priority processing through the Planning and Economic Development entitlement process for housing projects. Should developers choose to provide affordable housing, these projects receive an even higher priority in processing. Developers are being actively encouraged to take advantage of state and local density bonus provisions which provide development of a parcel at a higher level of density when the developer agrees to provide certain quantities of affordable housing.

The City is working closely with the CDC and the City of Petaluma to address the recommendations made in the 2012 AI within the budgetary constraints of each jurisdiction, including improving accessibility to fair housing information and resources on each jurisdictions' respective website and strengthening the capacity of the local fair housing agencies (both recommendations have been implemented). The City and the CDC have collaborated on an update that is expected to be complete in summer 2022.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting residents' underserved housing needs is the lack of funding availability and rising construction costs. The dissolution of statewide redevelopment agencies in 2012 continues to impact the City's ability to implement its affordable housing goals. Within the last few years, a positive change in potential funding availability has been made to California's tax credit set-asides and apportionments. The change to the apportionment methodology 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, which reduces the competition for tax credits against larger metropolitan areas like the Eastern Bay Area 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 planned to foster and maintain affordable housing

As stated throughout this Action Plan and the 2020-2024 Consolidated Plan, housing is a high priority. Accordingly, the City prioritizes the use of its CDBG and HOME funding to addressing homelessness, and for the development of affordable housing that serves low-income households, including preservation, conservation, and possibly TBRA. Over the course of Fiscal Year 2022/2023, the City anticipates providing financial assistance to approximately 50 affordable housing units and/or low-income families using HOME and CDBG funds and other resources available to the City.

Actions planned to reduce lead-based paint hazards

The City has addressed the issue of lead-based paint (LBP) hazards by providing notices to landlords and tenants that participate in the Housing Choice Voucher Program, borrowers/tenants of the City's Rehabilitation Loan Program, and homebuyers who used American Dream Down payment Initiative (ADDI) and CDBG funds, warning them of the hazards of LPB. All rental units rehabilitated with CDBG and HOME funds are subject to LBP compliance requirements. Through the creation of new affordable housing units, low-income households can reside in new housing units free of LBP hazards. In Fiscal Year 2022/2023, the City will use approximately 85% of its CDBG funding for its affordable housing programs. As a result, the units will be free of lead-based paint.

Actions planned to reduce the number of poverty-level families

The City hopes to reduce the number of poverty-level individuals and families 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 the City does act to reduce the housing costs for these individuals utilizing the Housing Choice Voucher Program, CDBG-, HOME- and HOPWA-funded rental units and City-sponsored affordable housing units. All serve low-income residents. Effective July 1, 2020, Santa Rosa implemented a minimum wage ordinance in advance of the state minimum wage rate timeline in an effort to reduce the number of poverty-level families in Santa Rosa. Per that ordinance, as of January 1, 2022, the new minimum wage rate is \$15.85 for all businesses regardless of size.

Actions planned to develop institutional structure

The City has overcome gaps in its institutional structures by directing the Housing Authority, staffed by HCS, to provide policy guidance and administer the City's various housing programs. All affordable housing-related activities are administered by the Trust division of HCS which has the responsibility for coordinating the CDBG, HOME, and HOPWA programs in Santa Rosa and administering the funds. The City organization continually evaluates itself to determine better and more efficient ways to conduct business.

Actions planned to enhance coordination between public and private housing and social service agencies

The City relies on private nonprofit organizations and for-profit developers to build and acquire, develop, and rehabilitate affordable units. The Housing Authority and HCS will continue to work closely with these entities to ensure that each year as many new, affordable units are produced as possible.

The City also relies on the nonprofit service sector to provide emergency shelter (including the 213 beds in the City-owned shelter), transitional, and special needs housing. The City will continue to support these organizations and their activities.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City will strive to incorporate all CDBG HOME and HOPWA requirements into program administration.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Recapture provisions are based on 24 CFR 92.24(a)(5)(ii), which stipulates the conditions for the recapture of HOME investment used to assist low-income families in purchasing a home. Homebuyer recapture provisions are included in, or as a deed restriction rider, to the recorded deed of trust that secures a HOME loan Note. The provision requires recapture of funds if the home does not continue to be the borrower's principal residence or if all or any part of the property or any interest in it is sold, rented, conveyed, or transferred during the duration of the affordability period. Recapture provisions also require that only direct subsidy to the homebuyer is subject to recapture or shared equity, depending on the loan.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

For HOME-funded affordable housing development projects, the City, through the Housing Authority, execute a HOME Agreement that places a covenant and use restriction for 20 years on each project; the Authority's standard Regulatory Agreement, recorded on title to every affordable housing project assisted by the Authority (including HOME-assisted units), is a 55-year affordability restriction. The covenant and use restrictions are for the benefit and protection of the Housing Authority, enforceable by the Housing Authority, and bind the current borrower, its successors, assigns, transferees, and future owners of the property. The borrower further agrees on behalf of itself, its successors and assigns, and future owners of the property to adhere to all requirements of the HOME Program during the 20-year HOME Regulatory period. The requirements include, but are not limited to:

- Requirements related to rent limitations;
- Requirements related to tenant income and any required reporting and certification requirements;
- Requirements related to the provision of HOME Program-required tenant and participant protections; and
- Requirements related to HOME Program nondiscrimination requirements and Affirmative Fair Housing marketing requirements.

For HOME-funded homebuyer assistance loans, the promissory note, deed of trust, and homebuyer agreement stipulate the terms for early loan repayment or repayment due to default. The Housing Authority chooses to recapture the funds if the repayment occurs during the affordability period.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Units assisted with HOME funds will meet the minimum periods of affordability set forth in 92.254(a)(4), which are based on the total amount of HOME funds invested in the housing. Program guidelines require borrowers to:

- Have a household income, adjusted for household size, that does not exceed 80% of AMI;
- Agree in writing to the loan terms established by the Authority, including resale and recapture provisions;
- Occupy the property as their primary residence; and
- Agree to other requirements under 92.254(a)(4).

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not use HOME funds to refinance existing debt. Should the City use HOME funds for this purpose, they will comply with 92.206(b) requirements regarding refinancing, including affordability, eligibility, a review of management practices, and feasibility.