

# Executive Summary

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

### 1. Introduction

The Fiscal Year (FY) 2026-2027 Annual Action Plan is part of the 2025 Sonoma County five-year Consolidated Plan covering FY 2025-2026 through 2029-2030. The Consolidated Plan and Annual Action Plans are required by the U.S. Department of Housing and Urban Development (HUD) to receive certain federal housing, homelessness, and community development funds. Pursuant to a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) administers these funds on behalf of the HUD-designated Urban County entitlement jurisdiction, consisting of the County of Sonoma, the town of Windsor, and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. HUD funds received by the Urban County include Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) funds. The activities using these funds will be carried out either directly by the Commission or through other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

The administration of CDBG, HOME, and ESG funds is guided by funding policies set annually by the Commission with input from its advisory committees. The Commission uses a Community Development Committee (CD Committee), an appointed advisory committee comprised of representatives from each supervisorial district, Housing Choice Voucher tenants, and a representative from the Sonoma County Human Services Department, and a Cities and Towns Advisory Committee (CTAC), an advisory committee comprised of representatives from all cities and towns in the Urban County to set these annual policies. Once funding recommendations are made for CDBG, HOME, and ESG by the CD Committee and CTAC, they are incorporated into the annual Action Plan for adoption by the Sonoma County Board of Supervisors.

For FY 2026-2027, the policies set aside funds for grant administration and planning, and the balance of funds are awarded through a competitive process in which organizations apply for funding to support eligible activities to help meet the goals identified in the Consolidated Plan. The selection criteria used to select eligible activities for funding to meet Consolidated Plan goals were included in the FY 2026-2027 CDBG, HOME, and ESG Federal Funding Policies (Funding Policies) that were included with the Notice of Funding Availability (NOFA) published in February 2026.

The Commission's advisory committees made funding recommendations based on staff's review and analysis of the activities proposed by applicants, using criteria identified in the NOFA and Funding Policies. The CD Committee and CTAC held two concurrent public meetings, including one on May 13,

2026, and a public hearing after a 30-day public comment period, on June 17, 2026. These FY 2026-2027 Action Plan funding recommendations were then recommended to and approved by the Board of Supervisors on July 7, 2026.

## **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.

This Action Plan organizes community priorities for the use of CDBG, HOME, and ESG funds for the Urban County by following the structure provided by HUD regulations, namely, by grouping priorities into five categories: affordable housing, homelessness, non-housing community development, non-homeless special needs, and planning and administration.

The Urban County's Consolidated Plan contains the following broad goals:

1. Affordable Housing: Increase and preserve housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low income households, including those with special needs and those who are homeless or at imminent risk of homelessness.
2. Homelessness: Promote effective and proven strategies for homelessness prevention and intervention countywide.
3. Non-Housing Community Development: Support the creation or improvement of infrastructure systems and public facilities that meet the needs of lower-income people, people with disabilities, and other special needs subpopulations, support the creation or retention of jobs, and provide microenterprise assistance for lower-income households/businesses.
4. Non-Homeless Special Needs: Support lower-income households with housing retention through public services (eviction defense and tenant-landlord services).
5. Planning and Administration: Provide required planning activities to administer CDBG, HOME, and ESG to meet regulatory requirements.

Each of these priorities has equity as its underlying foundation by ensuring that historically marginalized or disadvantaged communities have equal and fair access to the services provided through HUD funding.

The objectives and outcomes of the activities identified in the FY 2026-27 Action Plan will help to create affordable housing, preserve existing affordable housing, prevent homelessness, provide supportive services and shelter to persons experiencing homelessness, remove architectural barriers to create accessibility, and support small childcare provider business owners to provide and expand affordable childcare. The quantitative outcomes are described in more detail in the AP 20 and AP 35 sections of this Action Plan.

## **3. Evaluation of past performance**

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

Over the past five years, Sonoma County has effectively leveraged federal entitlement programs including CDBG, HOME, and ESG to address critical housing, community development, and economic challenges, particularly in response to the regional affordable housing crisis, natural disasters, and the COVID-19 pandemic.

Given the county's significant shortage of affordable housing, the majority of CDBG and HOME funds were directed toward housing development, preservation, and rental assistance. The County also committed substantial state and local resources to support the development and preservation of affordable housing.

In response to recent disasters and the pandemic, the County successfully administered over \$35 million in federal and state emergency rental assistance to help residents maintain housing stability. It also invested several million dollars of CDBG and HOME funds in affordable housing projects, including permanent supportive housing and rental housing, and expanded the Tenant-Based Rental Assistance (TBRA) program with significant HOME funding.

Additionally, CDBG funds were used to complete vital public infrastructure projects in low-income areas of west Sonoma County and to implement multiple architectural barrier removal projects. ESG funds supported emergency shelter operations, homeless outreach, and rapid rehousing activities. Both CDBG-CV and ESG-CV resources were mobilized to fund a broad range of COVID-19 response activities, including prevention and mitigation measures. Additional quantitative details of past performance can be found in the County's Consolidated Annual Performance and Evaluation Report (CAPER).

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Citizen input into this Action Plan was sought primarily through multiple virtual public hearings and meetings, engagement with cities and towns on jurisdictional needs and community outreach to encourage citizen participation. Notices of public meetings and public hearings were published to encourage community participation in the development of the Action Plan.

A draft of the Action Plan was made available from May 18, 2026, through June 17, 2026, for a 30-day public comment period. The draft was available on the Commission website, and hard copies were available by request. The notice was available in both English and Spanish and available on the County's website, local newspapers, as well as social media platforms, and distributed on the County's list serve via email and public postings.

#### **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.

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

All comments are accepted.

**7. Summary**

Rental housing availability and affordability, fair housing, and homelessness remain top priorities. The disaster response and recovery efforts from the 2017 and 2019 fires, a major flood, and the COVID-19 pandemic have had a substantial impact on housing stability across the County, but have had particularly burdensome impacts for lower-income renters and protected class populations. Public input emphasizing the need to prioritize stable and equitable housing has been stronger and more widespread than the feedback received during the development of earlier Consolidated Plans.

**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.

Agency Role	Name	Department/Agency
CDBG Administrator	SONOMA COUNTY	Community Development Commission
HOME Administrator	SONOMA COUNTY	Community Development Commission
ESG Administrator	SONOMA COUNTY	Community Development Commission

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Sonoma County Community Development Commission is the administrative agency responsible for administering CDBG, HOME and ESG funding on behalf of the Urban County, a partnership through a Joint Powers Agreement consisting of the County of Sonoma, the town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma.

**Consolidated Plan Public Contact Information**

Valerie Johnson, Community Development Program Coordinator

Sonoma County Community Development Commission

141 Stony Circle, Suite 210, Santa Rosa, CA 95401

Phone: (707) 565-7514

Fax: (707) 565-7583

TDD: (707) 565-7555

Email: [Valerie.Johnson@sonomacounty.gov](mailto:Valerie.Johnson@sonomacounty.gov)

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

### **1. Introduction**

The Sonoma County Community Development Commission includes the Sonoma County Housing Authority (SCHA) and administers all affordable housing finance programs for the unincorporated County of Sonoma. The Commission actively participates in various collective action and community initiatives addressing the needs of lower-income members of the community, including, but not limited to, the Continuum of Care, ACCESS Sonoma, the Renewal Enterprise District (RED), Health Action, and Upstream Investments. Because of these existing roles, the Commission is well-positioned to consult with private and public agencies about Consolidated Plan matters since the appropriate agency-to-agency relations are already in place.

### **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))**

The Sonoma County Community Development Commission is a county government agency, and its staff has regular and ongoing contact with County government departments and agencies, including, but not limited to, the Department of Health Services, the Human Services Department, Regional Parks, Permit Sonoma, and the Office of Recovery and Resilience. The Sonoma County Housing Authority is a component organization of the Commission. The Commission has regular and ongoing contact with the City of Santa Rosa Community Development and Housing Department and Housing Authority. The Continuum of Care Board, staffed by the Homelessness Division of Sonoma County Department of Health Services, includes a dedicated seat for the County of Sonoma's Board of Supervisors, as well as one seat each for a member of the Santa Rosa City Council and the Petaluma City Council. The Commission publishes annual Notices of Funding Availability for federal and local funding and in doing so, establishes ongoing relationships with a large percentage of community-based non-profit agencies that provide homelessness prevention and outreach services, affordable housing, and other supportive services. Permit Sonoma is the County’s Department that administers and manages planning, building, zoning, and land use functions. The Commission has regular contact with Permit Sonoma to enhance affordable housing program coordination, including the coordination and implementation of several Housing Element programs. One of the members of the Commission's advisory committee (the CD Committee) is an employee of the Human Services Department. The County created and launched the Renewal Enterprise District (RED), which now operates independently as a joint-powers authority that includes the City of Santa Rosa, the County of Sonoma, and private developers. The RED works across jurisdictions to market and attract developers, to blend private financing and public funds, to leverage state and federal grant funds, and to facilitate the creation of housing that meets established public policy goals for increased density, access to transit, protection of open space and community separators, and improving energy efficiency, climate resilience, and affordability. The Commission also works in close coordination with staff from the Department of Health Services on building internal infrastructure

and coordinating efforts around joint housing and health interventions for the County's homeless population.

**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 Sonoma County Homeless Coalition (Santa Rosa/Petaluma/Sonoma County Continuum of Care, its 5-year strategic plan, and the Department of Health Services (CoC Lead Agency) annual CoC submissions to HUD reflect the demographics, needs, and available shelter, housing, and services in all three HUD entitlement jurisdictions to provide a cohesive homeless services system throughout the County. The goals and strategies support the entire region rather than the Urban County alone.

As part of strategic planning efforts, the Homeless Coalition adopted a subregional street outreach model, with right-sized outreach teams funded in different geographic regions of the County. This effort was combined with the development of a By-Names-List, which tracks all homeless individuals in the county. This provides full geographic coverage, reduces duplication of services, and provides in-depth information about the client's location, needs, and preferences. These efforts are coupled with case conferencing meetings to coordinate care for homeless individuals. The Sonoma County Homeless Coalition has also developed a new assessment tool and prioritization process for the local CE system. Additionally, the local CE system has implemented a dynamic prioritization process which focuses on clients' preferences and those with recent contact. Combined, these efforts have dramatically improved the effectiveness and efficiency of the homeless service system.

Additionally, the Homeless Coalition, in partnership with the County of Sonoma, The City of Santa Rosa, and the City of Santa Rosa have implemented an evidence-based homelessness prevention program that serves the entire county. The Keep People Housed (KPH) program is a regionally coordinated homelessness prevention program that uses an assessment tool to direct resources to those most likely to become homeless. KPH uses flexible funding, legal services and supportive case management to reduce the inflow into homelessness. Commission staff also participate in Homeless Coalition workgroups to develop policy, improve service delivery and coordination for Permanent Supportive Housing programs.

**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 Commission is responsible for ESG program administration and has regular meetings with the Sonoma County Homeless Coalition (Continuum of Care) staff at the Sonoma County Department of Health Services to coordinate the use of funds.

**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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	CITY OF SANTA ROSA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission coordinates regularly with the City on the administration of housing programs. The anticipated outcome of the consultation was to ensure continued coordination and to complement the City's 5-Year Consolidated Plan
2	<b>Agency/Group/Organization</b>	CITY OF CLOVERDALE
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
3	<b>Agency/Group/Organization</b>	CITY OF COTATI
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
4	<b>Agency/Group/Organization</b>	CITY OF HEALDSBURG
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
5	<b>Agency/Group/Organization</b>	CITY OF ROHNERT PARK
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.

6	<b>Agency/Group/Organization</b>	CITY OF SONOMA
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
7	<b>Agency/Group/Organization</b>	City of Sebastopol
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
8	<b>Agency/Group/Organization</b>	Town of Windsor
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
9	<b>Agency/Group/Organization</b>	City of Petaluma
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission coordinates regularly with the City on the administration of housing programs. The anticipated outcome of the consultation was to ensure continued coordination and to complement the City's 5-Year Consolidated Plan.
10	<b>Agency/Group/Organization</b>	Fair Housing Advocates of Northern California
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Fair Housing Advocates of Northern California is the CDBG funded Fair Housing provider for the Urban County. The anticipated outcome of the consultation was input on fair housing issues within the Urban County.
11	<b>Agency/Group/Organization</b>	West County Community Services
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
12	<b>Agency/Group/Organization</b>	Committee on the Shelterless (COTS)
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
13	<b>Agency/Group/Organization</b>	INTERFAITH SHELTER NETWORK
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
14	<b>Agency/Group/Organization</b>	Sonoma Applied Villages Services
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
15	<b>Agency/Group/Organization</b>	Verity
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
16	<b>Agency/Group/Organization</b>	COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
17	<b>Agency/Group/Organization</b>	YWCA OF SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
18	<b>Agency/Group/Organization</b>	THE LIVING ROOM
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
19	<b>Agency/Group/Organization</b>	Legal Aid of Sonoma County
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
20	<b>Agency/Group/Organization</b>	Disability Services and Legal Center
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional disability and housing access services provider.
21	<b>Agency/Group/Organization</b>	Scopa Has A Dream, Inc dba Corazon Healdsburg
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
22	<b>Agency/Group/Organization</b>	TLC Child and Family Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
23	<b>Agency/Group/Organization</b>	Housing Land Trust of Sonoma County
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing land trust.

24	<b>Agency/Group/Organization</b>	BURBANK HOUSING DEVELOPMENT CORPORATION (BHDC)
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing developer and owner/operator of affordable multifamily housing.
25	<b>Agency/Group/Organization</b>	Midpen Housing Corporation
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing developer and owner/operator of affordable multifamily housing.
26	<b>Agency/Group/Organization</b>	PETALUMA ECUMENICAL PROPERTIES
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional special needs (seniors) housing developer and owner/operator of affordable multifamily housing.</p>
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**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. There was no decision to exclude any group.

**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 Department of Health Services	Sonoma County Homeless Coalition, acting as the County's Continuum of Care, is staffed by the Department of Health Services - Ending Homeless Division. Staff work to ensure that plans and goals are consistent and complementary.
2023 Assessment of Fair Housing	Sonoma County Community Development Commission	The Assessment of Fair Housing identifies where discrimination and barriers to accessing housing exist for protected class populations and serves to inform plans and policies for the Community Development Commission.
Sonoma County Recovery Framework	County Office of Recovery and Resiliency	The Framework was prepared by the Sonoma County Office of Recovery and Resiliency in collaboration with other County departments and agencies, cities and other jurisdictions, nonprofits, and community stakeholders in response to the 2017 Sonoma Complex Wildfires. The Framework is a culmination of input provided by community members and stakeholders during an extensive community engagement period to gather information on needs and action items for five key strategic areas: Community preparedness and infrastructure; Housing; Economy; Safety Net Services; and Natural Resources

**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**

Citizen participation outreach included public meetings of the Community Development Committee (CD Committee), Cities and Towns Advisory Committee (CTAC), public notices published in English and Spanish in local newspapers, email list serve's, social media, and the use of the Commission and County website, which is accessed by numerous community partners.

On May 13, 2026, the CD Committee and CTAC held a concurrent public meeting and made funding recommendations for the 2026-2027 Annual Action Plan based on the identified priorities and needs in the Consolidated Plan.

The draft 2026-2027 Annual Action Plan was published for a 30-day public comment period from May 18, 2026, through June 17, 2026.

A public hearing will be held on June 17, 2026, to receive public comment on the 2026-2027 Annual Action Plan.

On June 17, 2026, the CD Committee and CTAC is expected to recommend the FY 26-27 Action Plan for approval by the Board of Supervisors. The Sonoma County Board of Supervisors is expected to approve the 2026-2027 Annual Action Plan on July 7, 2026.

**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	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not applicable		All comments are accepted	
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not applicable		All comments are accepted	<a href="https://sonomacounty.gov/notice-of-funding-availability-(nofa)-fiscal-year-(fy)-2026-2027">https://sonomacounty.gov/notice-of-funding-availability-(nofa)-fiscal-year-(fy)-2026-2027</a>

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	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not applicable		All comments are accepted	<a href="https://lavoza.us.com/homepage/condado-de-sonoma/notice-of-funding-availability-nofa-fiscal-year-fy-2026-2027/">https://lavoza.us.com/homepage/condado-de-sonoma/notice-of-funding-availability-nofa-fiscal-year-fy-2026-2027/</a>
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not applicable		All comments are accepted	

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)
6	Internet Outreach	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Not applicable		All comments are accepted	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The amount of CDBG, HOME, and ESG funds expected annually is approximately \$2.458 million. Based on consistent historical trends, these funds are expected to leverage many times this amount in other, non-federal funds, each year. Additionally, program income of approximately

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,594,831.00	300,000.00	1,831,466.67	3,726,297.67	4,903,606.00	CDBG will be used to support affordable rental housing projects, architectural barrier removal projects, public facility/improvements, microenterprise assistance, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	646,853.37	60,000.00	198,194.00	905,047.37	2,161,797.96	HOME funds will be used to support affordable rental housing development and preservation, and to provide tenant-based rental assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	145,236.00	0.00	0.00	145,236.00	437,124.00	ESG funds will be used for rapid re-housing programs for homeless persons. Up to 60% of ESG may be used to support shelter operations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	4,469,539.00	0.00	0.00	4,469,539.00	13,408,617.00	CoC funds will be used for permanent supportive housing projects for homeless persons, dedicated to chronically homeless populations. A small portion of funds will continue to be used to support mandated system infrastructure costs such as HMIS data systems, Coordinated Entry and CoC planning and management.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	Rental Assistance	64,993,793.00	0.00	0.00	64,993,793.00	157,489,831.00	Section 8 funds are used for housing choice vouchers that include tenant and project based vouchers and are administered by the Sonoma County Housing Authority.

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**

Based on consistent historical trends for nearly all affordable housing projects, CDBG and HOME funds awards can be expected to leverage 3-50 times of each dollar in additional resources. The funding leveraged includes tax credit equity investments, local affordable housing funds, and State of California housing program funds. For public services, CDBG and ESG typically leverage, in aggregate, similar ratios. These leveraged operational funds include local government funds, private and foundation donated funds, federal Continuum of Care funds, State ESG funds, and other State initiatives. CDBG-funded architectural barrier removal projects tend to leverage less, and in some instances, CDBG is the sole source of funding, as these are often projects carried out by Urban County municipalities. The funding application process utilized by the Commission requires applicants to describe and quantify leveraged funding, and the funding policies encourage leveraging by making it an evaluation criteria. Through the funding administration process, all subrecipients are required to rigorously document the amounts and sources of leveraged funds, which must be committed at the time a funding application is submitted through the annual Action Plan NOFA process.

HOME Match Requirement HOME regulations require a 25% match for all HOME funds used, excluding HOME funds used for CHDO operational

expense, and general program administration. The Commission estimates that the leveraged funds will generate sufficient match to cover the match obligation for the HOME loans to rental housing projects. Any residual match will be credited against the Tenant-Based Rental Assistance (TBRA) program match obligation. Any balance of the TBRA match obligation will be drawn from the previously accumulated match that the Commission has earned. The Commission will calculate the match value of the property tax waiver that the projects receive when the rental housing projects become operational and add the match value to the Commission's match tracking system.

ESG Match Requirement: The ESG regulations require grantees to provide a 100% match for all ESG funds used. Any projects to be funded through the Commission must document sufficient match through funds from other sources, including but not limited to contributions, client fees, incidental program revenue, rent, and foundation grants.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Commission currently owns a 6-acre parcel in the former Roseland Redevelopment Area, which is undergoing redevelopment. A portion of the Roseland property was transferred to a developer for affordable housing development, which is currently under construction. The Commission also owns 6 properties currently used for transitional housing, permanent supportive housing, affordable rental housing, veteran housing, or interim housing. The Commission plans to transfer each of these properties to qualified non-profits for the continued use or greater use in the future. The County's Department of General Services also maintains a list of underutilized County properties.

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2025	Affordable Housing	SONOMA COUNTY	Affordable Housing	CDBG: \$2,971,317.67 HOME: \$620,139.00 Section 8: \$64,993,793.00	Public service activities for Low/Moderate Income Housing Benefit: 175 Households Assisted Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 38 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2020	2025	Homeless	SONOMA COUNTY	Homelessness	ESG: \$145,236.00 Competitive McKinney-Vento Homeless Assistance Act: \$4,469,539.00	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
3	Non-Housing Community Development	2020	2025	Non-Housing Community Development	SONOMA COUNTY	Non-Housing Community Development	CDBG: \$436,014.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Jobs created/retained: 6 Jobs Businesses assisted: 61 Businesses Assisted
4	Planning and Administration	2025	2029	Planning and Administration		Affordable Housing Homelessness Non-Housing Community Development Non-homeless Special Needs	CDBG: \$318,966.00 HOME: \$64,685.00 ESG: \$10,892.00	

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low households, including those with special needs and those who are homeless or at imminent risk of homelessness.
2	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3	<b>Goal Name</b>	Non-Housing Community Development
	<b>Goal Description</b>	Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide; and support low income microenterprises.
4	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Planning and administration activities for CDBG, HOME and ESG

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

In FY 26-27, Sonoma County will receive \$1,594,831 in CDBG funds, and also has \$1,831,466.67 of program income from prior years carryover. CDBG funds will be used for affordable housing, homeless prevention services, public facilities, infrastructure, or microenterprise assistance. Federal regulations impose a 15 percent maximum cap on funding to be expended for public service activities. Grant planning and administrative costs are limited to 20 percent of the total CDBG annual grant and 20 percent of program income received.

In FY 26-2027, Sonoma County will receive \$646,853.37 in HOME funds. HOME funds will be used to support affordable rental housing construction, and tenant-based rental assistance. Federal regulations require a minimum of 15 percent of each year's HOME grant to be set-aside for Community Housing Development Organizations (CHDOs). Grant planning and administrative costs are limited to 10 percent of the total HOME annual grant and 10 percent of program income received

In FY 26-2027, Sonoma County will receive \$145,236 in ESG funds. Funding will be used primarily for homelessness prevention, rapid re-housing, and homeless outreach. Grant planning and administrative costs are limited to 7.5 percent of the total ESG annual grant.

Total funding requests for CDBG and HOME funds were lower than the total amount of funds available, and no applications were received for HOME-CHDO funds. The remaining CDBG funds, \$2,172,093, will be allocated to the acquisition and/or rehabilitation of affordable rental housing, to be carried out by the Commission or other eligible organizations. The remaining HOME-CHDO funds, \$97,029, are recommended for allocation to the TBRA program to address the urgent need for additional rental assistance and security deposits. The Commission will request HUD approval to convert HOME-CHDO funds to HOME funds, after 24 months from the grant funds being placed in the line of credit, and upon approval, these funds will be allocated to the TBRA program.

#### Projects

#	Project Name
1	CDBG General Administration
2	HOME Administration
3	ESG 26 Sonoma County
4	HomeFirst Services of Santa Clara County
5	Community Child Care Council Build Up Child Care
6	Housing Rehabilitation Program

#	Project Name
7	FHANC Education & Enforcement
8	Legal Aid of Sonoma County
9	HOME Tenant Based Rental Assistance
10	Acquisition and rehab of rental housing

**Table 7 - Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG General Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing Non-Housing Community Development
	<b>Needs Addressed</b>	Affordable Housing Non-Housing Community Development Non-homeless Special Needs
	<b>Funding</b>	CDBG: \$318,966.00
	<b>Description</b>	General Administration
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	General Administration
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	General Administration
<b>2</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$64,685.00
	<b>Description</b>	General Administration of the HOME program
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	General program administration of the HOME program
<b>3</b>	<b>Project Name</b>	ESG 26 Sonoma County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homelessness

	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$14,236.00
	<b>Description</b>	\$134,344 will be awarded to two Community-Based Organizations. \$87,141 will be awarded for Street Outreach Services, and \$47,203 will be awarded for Rapid Rehousing and \$10,892 will go to ESG administration.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	350 households will benefit from Street Outreach Services and 60 households will benefit from Rapid Rehousing Services
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Street Outreach and Rapid Rehousing
4	<b>Project Name</b>	HomeFirst Services of Santa Clara County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$246,750.00
	<b>Description</b>	Rehabilitation of the existing facility at Labath Landing emergency overnight Shelter
	<b>Target Date</b>	3/1/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 20 Low-Income households
	<b>Location Description</b>	Urban County, City of Rohnert Park
	<b>Planned Activities</b>	Rehabilitation of the existing facility at Labath Landing emergency overnight Shelter
5	<b>Project Name</b>	Community Child Care Council Build Up Child Care
	<b>Target Area</b>	
	<b>Goals Supported</b>	Non-Housing Community Development
	<b>Needs Addressed</b>	Non-Housing Community Development
	<b>Funding</b>	CDBG: \$189,264.00

	<b>Description</b>	Build Up Child Care increases the supply of low-income licensed family childcare providers in the Urban County by training and supporting low- to moderate-income persons/microenterprises, primarily women of color, to start or expand home-based childcare businesses.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Create or retain 6 jobs and retain or expand 61 microenterprise childcare businesses
	<b>Location Description</b>	
	<b>Planned Activities</b>	Build Up Child Care increases the supply of low-income licensed family childcare providers in the Urban County by training and supporting low- to moderate-income persons/microenterprises, primarily women of color, to start or expand home-based childcare businesses.
<b>6</b>	<b>Project Name</b>	Housing Rehabilitation Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$500,000.00
	<b>Description</b>	Loans or grants to provide housing rehabilitation and hazard mitigation, and Community Development Commission (CDC) direct program delivery costs.
	<b>Target Date</b>	3/1/2028
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	38 households
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Loans or grants to provide housing rehabilitation and hazard mitigation, and Community Development Commission (CDC) direct program delivery costs.
<b>7</b>	<b>Project Name</b>	FHANC Education & Enforcement
	<b>Target Area</b>	

	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing Non-homeless Special Needs
	<b>Funding</b>	CDBG: \$119,612.00
	<b>Description</b>	Homelessness prevention services and education.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	75 Households will be served
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Homelessness prevention services and education.
	8	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Affordable Housing
<b>Needs Addressed</b>		Affordable Housing Non-homeless Special Needs
<b>Funding</b>		CDBG: \$119,612.00
<b>Description</b>		Homelessness prevention services and tenant landlord assistance.
<b>Target Date</b>		8/31/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		100 households will be served
<b>Location Description</b>		Urban County
<b>Planned Activities</b>	Homeless prevention and tenant landlord assistance.	
9	<b>Project Name</b>	HOME Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$620,139.00

	<b>Description</b>	Funds will be used to supply low-income Housing Authority clients with deposit assistance grants. The funds will also be used to pay monthly rental subsidies for approximately 30 households.
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	60 low, very low or extremely low income households, including some special needs and chronically homeless.
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Funds will be used to supply low-income Housing Authority clients with deposit assistance grants. The requested funds will also be used to pay monthly rental subsidies of approximately 30 households.
<b>10</b>	<b>Project Name</b>	Acquisition and rehab of rental housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$2,672,093.00
	<b>Description</b>	Acquisition of property for affordable rental housing and rehabilitation of rental housing property
	<b>Target Date</b>	8/31/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 Low-income households
	<b>Location Description</b>	Urban County
	<b>Planned Activities</b>	Acquisition of property for affordable rental housing and rehabilitation of rental housing property

## **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**

This FY 26-27 Action Plan, the second year of the 2025-2029 Consolidated Plan, encompasses activities to be undertaken in the County of Sonoma, as well as the seven municipalities comprising the HUD entitlement Urban County: Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and Windsor. Sonoma County does not dedicate funds to target areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
SONOMA COUNTY	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Urban County jurisdictions seek to allocate CDBG funds for capital projects and economic development programs in proportion to the number of low-income residents in each area. Emphasis has been placed on tracking the geographic distribution of these funds to ensure equitable investment. In the 2025–2029 Consolidated Plan, priority will be given to communities that have historically faced disinvestment in public resources.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Below are the anticipated numbers of households that will be supported with affordable housing through the FY 2026-27 Action Plan.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	148
Special-Needs	0
Total	148

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	60
The Production of New Units	0
Rehab of Existing Units	88
Acquisition of Existing Units	0
Total	148

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

#### Discussion

38 households will be assisted through the owner-occupied housing rehabilitation loan program, 50 households will be assisted through acquisition and rental rehabilitation, and 60 households will be served with tenant-based rental assistance.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

While the Sonoma County Housing Authority has no public housing, the Commission will continue to use its Housing Choice Voucher Program, CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income households. The Housing Authority will continue to pursue all new voucher opportunities that become available.

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

The Urban County does not operate public housing. During the next year, the Commission will continue to address the priority housing needs identified in the 2025-2029 Consolidated Plan. The County will primarily focus resources on rental housing development and preservation. As opportunities arise, the County will also devote non-federal resources to affordable homeownership opportunities for lower-income first-time homebuyers.

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

The Urban County does not own or operate public housing units. The Sonoma County Community Development Committee (the advisory board to the Sonoma County Community Development Commission includes two Section 8 participants and serves as the Housing Authority's resident advisory board.

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

HUD has designated the Sonoma County Housing Authority as a "high performer" agency for the past 19 years consecutively.

### **Discussion**

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

### **Introduction**

The Sonoma County Homeless Coalition (Santa Rosa/Petaluma/Sonoma County Continuum of Care), its 5-year strategic plan, and the Department of Health Services (CoC Lead Agency) annual CoC submissions to HUD reflect the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive homeless services system throughout the County. The goals and strategies outlined below are those of the entire region rather than for the Urban County alone.

### **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**

As part of strategic planning efforts, the Homeless Coalition adopted a subregional street outreach model, with right-sized outreach teams funded in different geographic regions of the County. This effort was combined with the development of a By-Names-List (BNL), which tracks all homeless individuals in the county. This provides in-depth information about the client's location, needs, and preferences. These efforts are coupled with case conferencing meetings to coordinate care for homeless individuals. The Sonoma County Homeless Coalition Coordinated Entry (CE) has a no-wrong-door approach to accessing the system of care which include over 30 different access points across the county. The local CE system developed a new assessment tool and prioritization process for the local CE system. The new assessment tool will replace the VI-SPDAT with a more concise and trauma-informed assessment. Additionally, the local CE system has implemented a dynamic prioritization process which focuses on clients' preferences and those with recent contact. These steps have led to lower rates of referral rejection due to the inability to contact clients. These changes have measurably improved access to the system of care and reduced the length of time to enter housing referred through CE.

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

Strategies include but are not limited to the following:

- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through expanded rapid re-housing and case management addressing specific barriers to obtaining and retaining housing. Emergency shelter providers are now trained on CE Assessments and conduct enrollments with participants residing in shelter to ensure they are signed up for prioritized housing opportunities based on their needs and preferences.
- Creating "housing locator" positions to assist clients in identifying housing opportunities

throughout the system of care.

- Implement trauma-informed evidence-based practices to help shelter and transitional housing residents stabilize and reduce returns to homelessness.
- Implement a SOAR Disability Income Initiative to assist disabled participants in establishing income.
- Expand economic stability programming, by coordinating services with local employment training agencies and by offering job resource events for the unhoused, financial literacy workshops, to help participants achieve long-term stability.
- Increasing the inventory of permanent supportive housing for homeless households through the development of affordable housing.
- Purchase and master-leasing of group homes for vulnerable populations.
- Developing and implementing the BNL in all subregions and collaborating with local fire and law enforcement to reach vulnerable populations who may not otherwise access services. BNL meetings are used to identify encampments, coordinate care in advance of closure, ensure individuals are connected to coordinated entry, and connect individuals to interim and emergency shelter options.
- The development of a Lived Experience Advisory Planning (LEAP) Board. The LEAP Board provides advisory to the Homeless Coalition regarding homeless programs, policies & funding decisions. The advisory group has a standing item, “word from the street,” on the Homeless Coalition Board meetings to ensure the Board is apprised of emerging issues related to the unhoused population and what the current needs are when making decisions.
- In addition to the LEAP Board, the Homeless Coalition Board, and standing committees, all have voting representation from those with lived experience of homelessness. Their input has been valuable on items such as developing the county-wide strategic plan to end homelessness, as well as jurisdictional strategic plans. All members are paid stipends for their participation.

**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 lead agency collaborates with the CE operator and the McKinney-Vento liaison to ensure that homeless families are effectively connected to both the CE system and available shelter resources. The CE system plays a vital role in serving families, providing one quarter of all eligible referrals to this population. Additionally, the SCHA leverages the CE system to allocate several project-based voucher opportunities, further increasing housing access for families in need. Recent analysis of CE outcomes has shown that families experience the fewest median days between enrollment and housing placement

compared to other CE populations, highlighting the system's effectiveness in supporting this group.

In addition, the Human Services Department's Housing Support Program offers rental assistance specifically targeted at homeless families, providing them with the financial support needed to achieve housing stability. Together, these coordinated efforts create a more responsive and effective system that addresses homelessness.

Feedback is provided through the LEAP Board and other Coalition committees and boards which all have dedicated lived experience seats. This provides crucial information on how to tailor local services to the needs of people accessing the system. This feedback has helped strengthen and enhance current programs throughout the community in terms of service delivery, access, program design, etc.

The Homeless Coalition has strategically prioritized funding to expand the supply of PSH units in response to the needs of those experiencing chronic homelessness. Between 2020 and 2025, the number of dedicated PSH units doubled, from 780 units in 2020 to 1,518 units in 2025 designated for the chronically homeless.

The CE Operator, the County Office of Education's McKinney-Vento Homeless Liaisons, and regional outreach teams all identify families experiencing homelessness. Families are assisted with accessing CE and emergency shelter. Strategies to rapidly rehouse families include prioritization of families in CE. The services and systems set up to help families through the homeless system of care is explained more in Institutional Delivery Structure, SP-40.

All families with children in the homeless services system are assessed and enrolled in CE. Households scoring with lower vulnerability and length of time homeless are referred to rapid re-housing programs. Currently, rapid re-housing funding has been limited to a single year; thus, services are targeted to households who are judged to have the capacity for self-sufficiency within 12 months. While rapid re-housing is a priority intervention for households with children, it's also used to assist transition-aged youth and other households of adults only to access affordable housing, especially in shared units. All local rapid re-housing programs require participation in case management, and case management is increased in the last several months as rental assistance decreases, to ensure that the end of assistance does not plunge participants into a new episode of homelessness.

**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 County of Sonoma, in collaboration with the Cities of Petaluma and Santa Rosa, and in partnership

with All Home, began a coordinated homelessness prevention program in December of 2024. This \$3.9 million program uses regional hubs, housed in local nonprofits with knowledge of the community, to provide a unified approach to homelessness prevention. The use of an assessment tool to gauge vulnerability to ensure resources are reserved for those most likely to become homeless. Services are more than just financial; they include case management and legal services to ensure that households can remain stable in their housing and not fall into homelessness.

In alignment with local strategic goals to prevent homelessness among extremely low-income unhoused individuals exiting publicly funded systems of care, the County has launched the Behavioral Health Bridge Housing program. This program provides short-term, recovery-focused housing for individuals with serious behavioral health conditions, including those transitioning from hospitals, incarceration, or other institutional settings. Located at the newly renovated Arrowood Drive facility with 71 beds, the program offers 24/7 medical and clinical support in a structured environment. Priority is given to participants in CARE Court, a new state-mandated program serving individuals with psychotic disorders who are at high risk of cycling through emergency systems. By bridging the gap between crisis services and PSH, this initiative supports long-term stability, recovery, and housing retention for the County's most vulnerable residents.

As noted in MA-35, Special Needs Facilities and Services, the Commission has worked with the Homeless Coalition and the Lead Agency to document discharge processes from the Department of Health Services Behavioral Health Division (DHS-BHD) to identify unaddressed gaps, and design strategies to address incomplete referrals of poly-substance-using clients exiting Psychiatric Emergency Services (PES). For enrolled mental health clients, BHD case managers discharge those at PES to BHD-funded Opportunity House and Progress Sonoma Crisis Residential facilities. A County Housing Specialist assists with long-term housing. BHD operates a Jail Mental Health program and has launched a Mobile Support Team that provides mental health consultation to law enforcement partners encountering citizens in apparent mental health crisis. For those clients exiting PES whose crisis is due to substance abuse disorders, homeless service providers are engaged in multi-party efforts to enhance sobering services and to develop a program to serve chronic inebriates in consultation with hospitals, PES, Detox, emergency medical transport, and police.

Hospitals are now legally responsible for ensuring people discharged from their care are not routinely discharged into homelessness. Several local hospitals and healthcare partners have invested in recuperative respite beds for individuals exiting healthcare situations that require a specific level of care. These beds have significantly increased over the last several years with a total of 60 beds available in the community through Catholic Charities and COTS. These funds are supplemented with assistance from Partnership HealthPlan of California's Housing Innovation funds, which helped expand respite capacity and also fund rapid re-housing for respite clients.

The Commission has also worked with the Sonoma County Division of Family, Youth, and Children Services (FYC) to mitigate the number of foster youth who become homeless upon reaching their 18th

birthday. FYC conducts exit planning at VOICES youth-run multi-service center, which receives operational funding from the Commission.

## **Discussion**

The Commission partners closely with the Homeless Coalition, the local Public Housing Authority, and the Continuum of Care's lead agency to strengthen system coordination, improve services, and ensure that funding is prioritized for the most vulnerable residents. Commission funds help sustain essential homeless services, including shelter operations, rapid rehousing, and permanent supportive housing. Together, the Homeless Coalition and the Commission have redesigned Coordinated Entry and street outreach to follow a unified, jurisdiction-wide approach that reduces duplication and improves access. Both entities have jointly prioritized permanent supportive housing and homelessness prevention as core strategies. The countywide prevention program now offers flexible assistance targeted to households most at risk of becoming homeless, using an evidence-based tool to guide decisions. Commission staff also participate regularly in Homeless Coalition committees and board meetings, maintaining a strong working relationship that supports alignment and continuous improvement.

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

### **Introduction:**

Potential constraints to housing development in the Urban County vary by area but generally include zoning and land use regulations, infrastructure, high construction costs, insufficient public funding, financing challenges, residential development fees, development and building permit application processing times, and regulatory requirements. The lack of affordable housing is also a barrier to access.

Additionally, an analysis of barriers to affordable housing is a mandated component of the Housing Element of the General Plan that the State of California requires for each jurisdiction, which must be updated every eight years. Housing Elements for each Urban County participating jurisdiction were recently updated and certified for compliance by the State pursuant to Housing Element law. Links

to the most recent Housing Elements are provided below:

County of Sonoma, 2023-2031 Housing Element, Adopted and Certified:

<https://permitsonoma.org/housingelement#final>

City of Cloverdale Housing Element, 2023-2031, Adopted and Certified:

<https://www.cloverdale.net/458/Housing-Element-Update>

City of Cotati Housing Element, 2023-2031 Housing Element, Adopted and Certified:

<https://cotaticity.gov/215/Cotati-2023-Housing-Element-Update>

City of Healdsburg Housing Element, 2023-2031, Adopted and Certified:

<https://healdsburg.gov/1062/Housing-Element>

City of Rohnert Park Housing Element, 2023-2031, Adopted and Certified

<https://nsc-housing.org/city-of-rohnert-park>

City of Sebastopol Housing Element, 2023-2031, Adopted and Certified

<https://www.cityofsebastopol.gov/general-plan/>

City of Sonoma Housing Element, 2023-2031, Adopted and Certified:

<https://www.sonomacity.org/housing-element-update/>

Town of Windsor Housing Element, 2023-2031, Adopted: and Certified:

<https://www.townofwindsor.ca.gov/1306/2023-2031-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**

An analysis of these potential barriers is detailed in each of the Housing Elements of the General Plan for

each of the eight jurisdictions composing the Urban County: the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol and Sonoma.

Some of the strategies that jurisdictions within the Urban County have pursued and will continue to develop to remove barriers to affordable housing are:

- Streamlined permitting for affordable housing developments.
- Streamlined permitting for “by-right” development
- Fee deferrals and possible waiver of certain zoning standards improve the feasibility of affordable housing developments
- Implementing or revising inclusionary housing ordinances.
- Financing of quality non-profit and for-profit organizations that build affordable housing, including investment of federal (CDBG and HOME), state and local funds in activities that produce and preserve affordable housing units.
- Reduced parking requirements for affordable housing developments.
- Revising land use and building standards to accommodate non-traditional forms of housing, e.g. accessory dwelling units

The Urban County member jurisdictions will continue efforts to implement new strategies and strengthen participation with their partners to expand support for affordable housing programs.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

All of the projects recommended for funding in the FY 26-27 Action Plan address one or more of the obstacles to meeting underserved needs delineated in the Consolidated Plan.

### **Actions planned to address obstacles to meeting underserved needs**

The County of Sonoma has committed County general funds to support programs that serve the needs of the most vulnerable in the community through the County Fund for Housing (CFH). In addition, the Community Development Commission has allocated the maximum amount of income from its former redevelopment assets that are allowable under State Redevelopment Law to rapid re-housing and homelessness prevention services. The County will also continue to administer Permanent Local Housing Allocation program funds and CDBG-DR funds from the State. Projects and programs recommended for funding demonstrate efficiencies to best utilize the funding available to support their endeavors. Affordable housing projects recommended for funding are based on readiness to proceed and innovative approaches to overcoming regulatory barriers and provide or preserve both rental and homeownership housing opportunities for lower-income people, especially households at risk of homelessness. Housing rehabilitation projects serve low-income homeowners, who are often elderly or disabled. Loans provided to these households help to keep them from becoming homeless and preserve the existing affordable housing stock. Housing vouchers, Tenant-Based Rental Assistance, and family self-sufficiency activities enable lower-income households to obtain and retain rental housing in the high-priced market in Sonoma County. The high cost of housing is a contributing factor in the County's homeless population. Emergency shelter, transitional housing, permanent supportive housing, homelessness prevention and rapid re-housing assistance recommended for funding assist those in need to move as quickly as possible towards stable, permanent housing.

### **Actions planned to foster and maintain affordable housing**

Actions planned to foster and maintain affordable housing are detailed in the Housing Element included in Section AP-75 and include investments of federal, state and local funds to produce new affordable housing and preserve existing affordable housing.

### **Actions planned to reduce lead-based paint hazards**

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Community Development Commission addresses this through proactively distributing printed information concerning lead-based paint hazards to all residents of housing rehabilitation and rental assistance programs. The Commission's Housing Quality Standards (HQS) Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections, thereby preventing exposure to lead hazards by identifying the

risks before families with children under six years of age move into rental units that are assisted by the Housing Authority.

The Commission's Construction Services Specialists are trained in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures, and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation activities. Additionally, Construction Services is investing in staff training, so the Commission will have a certified lead tester to identify the level of abatement required during future rehabilitation projects. Any dwellings not exempt from HUD's lead hazard reduction provisions (single-room occupancy, dedicated senior housing and housing construction after 1978) renovated under the Housing Rehabilitation Program undergo a lead hazard risk assessment by a state-certified Risk Assessor before the formulation of the project's scope of work. Any identified lead hazards are addressed in the scope of work, and a certified clearance is obtained before the project is considered complete.

The Commission will also ensure compliance with lead hazard reduction requirements by subrecipients of CDBG, and HOME funding used to acquire and/or renovate existing buildings for housing or to undertake residential and re-housing service activities through regular monitoring of those activities.

### **Actions planned to reduce the number of poverty-level families**

The Urban County will work to reduce the number of poverty-level families by targeting CDBG, HOME, ESG and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing and shelter. The Commission will also continue to work closely with organizations that prioritize upstream investments.

### **Actions planned to develop institutional structure**

The Sonoma County Community Development Commission will engage County Departments, cities, and community partners receiving CDBG, HOME, and ESG funding to carry out the activities in this plan. The anticipated outcome of this engagement will be a stronger social safety net and progress toward the mitigating causes and conditions of homelessness. Community partners are health, mental health, and service agencies who foster development of supportive housing options throughout the County, and the nonprofit housing developers.

Under the direction of the Board of Supervisors, the Commission will lead initiatives to spur production of affordable rental housing by engaging developers and cities, collaborating with other County departments, updating funding policies, leveraging County-owned property, and proactively setting a production agenda.

The SCHA will strengthen the Housing Choice Voucher (HCV) program's effectiveness by attracting new landlords and by engaging participants, people on our wait lists, and community partners to review Housing Authority policies. SCHA will build on existing relationships with local supportive service

agencies to improve services offered to the SCHA's Family Self-Sufficiency participants. The SCHA's full-time Landlord Liaison who is dedicated to cultivating relationships with landlords who will provide additional housing opportunities for low-income families served through various SCHA programs. This liaison works closely with the Department of Health Services and their contracted partners to find housing opportunities for homeless individuals. The SCHA received approval to use unspent administrative funds as a signing bonus and risk mitigation fund for landlords who agree to take HCV tenants.

Through the establishment of The Homeless Coalition, the homeless system of care now has a single regional decision-making body that oversees homeless system policies and funding. This effort increased collaboration among the County, City of Santa Rosa, City of Petaluma, the County Departments of Health and Human Services, and virtually all housing and homeless service providers throughout Sonoma County. These will strengthen the homeless system of care's performance on System Performance Measurements, such as reducing the length of homeless episodes, reducing returns to homelessness, increasing placements in permanent housing, and increasing participant incomes.

The specific goals for preventing and ending homelessness are outlined in the Homeless Coalition's Five-Year Plan to End Homelessness, which centers on expanding permanent supportive housing to reduce chronic homelessness, strengthening supportive services to meet diverse needs, and operating as one coordinated, efficient system. Many of the plan's strategies are already underway: the Coalition has significantly increased the number of PSH units in recent years, implemented improved caseload ratios that allow providers to deliver high quality care, and achieved efficiencies through a redesigned Coordinated Entry system and a robust, targeted homelessness prevention program. This prevention program focuses flexible resources on individuals and families most vulnerable to homelessness, ensuring that limited funds have the greatest possible impact. Commission staff contributed to the development of the strategic plan and support implementation of its activities through close collaboration with Homeless Coalition partners.

Finally, the Commission will strengthen internal systems to aid transparency, improve public engagement, and ensure maximum leverage of scarce public resources.

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

The Community Development Commission will strengthen relationships with public and private entities to further the objectives of this plan. The Commission has been and will continue improving its data systems in coordination with other service agencies, hospitals, and County departments in the intersection of healthcare and housing. The Commission will improve its engagement with all agencies, public and private, County departments, as well as the general public, and encourage participation in all public meetings and forums it holds. As part of the Assessment of Fair Housing, the Commission will lean

on local groups and service providers to do robust outreach in the community.

**Discussion:**

# Program Specific Requirements

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

### Introduction:

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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. Specify the years covered that include this Annual Action Plan.	100.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

Local funds are allocated to affordable housing projects and are sometimes used to support projects that are awarded HOME funds. However, the local funds are awarded through a separate funding

process and applicants and awards are not known at this time.

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:

HOME funds are not used to support homebuyer activities.

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:

HOME funds are not used to support homebuyer activities.

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:

No HOME funds will be used for this purpose in the second year Action Plan

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

There are no preferences used in the planned TBRA program/activity.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

There are no preferences used in the planned TBRA program/activity.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

There are no preferences or limitations for rental housing projects, with the exception of household

income not exceeding the high and low HOME limits.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The Fiscal Year 26-27 Emergency Solutions Grant Funding Policies are attached.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Sonoma County Coordinated Entry System (CES) operates using a no-wrong-door model, ensuring that any individual experiencing homelessness in Sonoma County can easily access services regardless of their location. CES includes more than 30 access points countywide. All shelters and street outreach teams serve as access points, along with local health centers and community-based organizations that regularly interact with individuals experiencing homelessness.

Coordinated Entry is the sole referral pathway for all homeless-dedicated housing programs, including Permanent Supportive Housing and Rapid Rehousing. Several project-based voucher programs also rely on CES to fill vacancies. To ensure equitable and effective prioritization, Sonoma County CES utilizes a locally developed assessment tool developed using local CES data. This tool identifies specific vulnerabilities strongly associated with an inability to self-resolve homelessness. Data were disaggregated by race and ethnicity to better understand and address the needs of underserved populations.

Based on assessment results, clients are placed into prioritization groups where all individuals are given equal prioritization. Further prioritization is determined by client preferences, program eligibility criteria and those who are in contact with the system of care. Housing vacancies are projected one month in advance, allowing street outreach teams to connect with clients to gather housing preferences and assist with obtaining required eligibility documentation. At the point of referral, a case conferencing group links the housing provider with the outreach worker currently engaged with the client.

This structured pre-referral process has significantly reduced unsuccessful referrals due to difficulty locating clients and lowered rejection rates by screening of client's housing preferences. These changes have also lowered the time from referral to housing.

3. Identify the process for making sub-awards and describe how the ESG allocation available to

private nonprofit organizations (including community and faith-based organizations).

The Commission allocates ESG funds (as well as local discretionary funds and State funding) through a single competitive funding process governed by the Funding Policies. This allocation and contract administration function is staffed by the Commission's staff. CoC consultation is achieved through a recommendation process for all applications that are eligible for ESG funds, conducted by the Commission. HEARTH Act—including standards for allocation of ESG funds—are fully integrated into the entitlement fund allocation process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The County meets this requirement as two representatives on the CD Committee are persons with recent lived experience of homelessness.

5. Describe performance standards for evaluating ESG.

monitoring and evaluating all homeless services awards funded with ESG and Low Moderate Income Housing Assistance Funds. Minimally, all awardees are required to complete a 'desktop monitoring' process (respond to an in-depth questionnaire); all ESG awarded shelters are monitored on site each year. When ESG-funded programs are monitored, HEARTH Act performance measures and ESG policies and criteria are included in the overall monitoring. The policies set benchmarks for expected performance based on the System Performance Measures, broken out by program type as follows:

Street Outreach/Day Center/Coordinated Entry—placement in temporary or permanent housing

Emergency Shelters—exit to permanent housing

Rapid Re-Housing—exit to permanent housing

Permanent Supportive Housing—retention of permanent housing

