

Demo

Sonoma County
Consolidated Plan 2020
and
Action Plan
One Year Use of Funds FY 2020-21
Public Review Draft

Prepared by



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Executive Summary

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

1. Introduction

The 2020 Sonoma County Consolidated Plan is a five-year plan covering FY 2020-2021 through FY 2024-2025. It is required by the U.S. Department of Housing and Urban Development (HUD) to receive certain federal housing, homelessness, and community development funds. Under a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) will administer 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 are Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) program funds. Using these monies, the Commission funds programs and activities carried out either directly by the Commission or, more frequently, through funding provided to other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

This Consolidated Plan, like previous Plans, organizes community priorities for the use of CDBG, HOME, and ESG funds by the Urban County by following the structure provided by HUD regulations, namely, by grouping said priorities into three categories: affordable housing, homelessness, and non-housing community development.

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

1. Affordable Housing: Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, 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: a) 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; b) Promote the well-being and economic integration of lower-income persons through

non-housing services, self-sufficiency programs, job training, and economic development assistance; and c) Promote Fair Housing by investing in services which assist low-income tenants with fair housing complaints, reasonable accommodations and eviction defense, each of which enables residents to remain in their home or extend their period of housing.

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.

3. Evaluation of past performance

Sonoma County has a long-standing history of being a very expensive housing market, especially in comparison to median household incomes. According to *Out of Reach 2019*, a publication of the National Low Income Housing Coalition, the average wage for Sonoma County renters in 2019 was \$18.25 and the "housing wage" necessary to afford the fair market rent for a one-bedroom apartment is \$27.83, indicating an overall wage shortfall of 34%. The gap rises to 50% for two-bedroom apartments, which require a wage of \$36.29 per hour. A report released by Apartment List in September 2018 found that over half of Sonoma County residents are cost-burdened (paying more than 30% of income on rent), and nearly a third are severely cost-burdened (paying more than 50% of their income on rent). Furthermore, catastrophic wildfires in October 2017 and October 2019 and flooding in February 2019 destroyed or rendered uninhabitable nearly 6000 homes in the County. Thus, even though earlier Consolidated Plans for the Urban County prioritized rental housing affordability, rental housing affordability remains a top priority.

Due mainly to the disparity in housing rents versus household incomes, Sonoma County has a high rate of homelessness. In 2019, the Annual Point-in-Time Homeless Census & Survey found that approximately 2,951 residents, or 5.97 per 1,000 residents, are experiencing homelessness at any given time. Though this is a decrease of 35% from its peak in 2011, the rate of homelessness remains significantly higher than many of similarly-sized California counties and most of the nation. The funding of homeless intervention and prevention programs make up a large percentage of the "portfolio" of past performance and remains a top objective.

In the past, the Urban County members have prioritized the use of CDBG funds for Americans with Disabilities Act (ADA) retrofit projects, mainly the removal of architectural barriers identified in existing public buildings and infrastructure. This use of CDBG funds is highly effective in these projects because ADA retrofit projects can generally be successfully scaled

and/or phased based on funding availability. During the last Consolidated Plan period, July 2015 to June 2020, ADA project funds in an aggregate amount of nearly \$3.5M were awarded to 36 different projects sponsored by the eight participating jurisdictions. These projects include sidewalk "curb cuts," and other path-of-travel retrofit projects along roadsides; library, park, and community center restroom ADA renovations; creation of bike paths; and community facility ADA retrofit upgrades. Additionally, CDBG dollars financed rehabilitation or accessibility modifications for over 250 low-income and senior homeowners and renters. These projects are essential to the community's residents who are mostly elderly or have disabilities, and therefore remain a high priority for the use of CDBG funds during the 2020-2025 Consolidated Plan period.

4. Summary of citizen participation process and consultation process

Citizen input into this Consolidated Plan was sought primarily through multiple public hearings, engagement with cities and towns on jurisdictional needs and community outreach to identify patterns in housing and economic concerns. Much of the citizen participation process was delayed or hindered due to the COVID-19 emergency declared by President Trump on March 12, 2020. In light of these events, the Commission gathered much of the public information virtually. It relied upon outreach efforts from throughout the year that, while not directly for the Consolidated Plan, were designed to collect relevant data that provides insight into the most significant economic and housing needs expressed by Sonoma County residents.

Additionally, a draft of the Consolidated Plan was made available to the public from May 1, 2020, through May 31st, 2020. The draft is available on the Sonoma County Community Development Commission website and hard copies can be requested.

5. Summary of public comments

Public input received was overwhelmingly focused on affordable rental housing, homelessness, and the relationship between the two. Therefore, these are areas of prioritization that reflect public feedback and sentiment. For additional information, see PR-15.

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

No comments were not accepted. For additional information, see PR-15.

7. Summary

Rental housing affordability and homelessness remain top priorities in this 5-year Consolidated Plan. If anything, the public input to pursue these twin objectives is more intense and broad-based than was voiced in the development phase of earlier Consolidated Plans.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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

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

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Sonoma County Community Development Commission houses the Sonoma County Housing Authority and administers all affordable housing finance programs for the unincorporated County of Sonoma. The Commission also hosts and staffs the Home Sonoma County Leadership Council, which serves as the county’s Continuum of Care and is the largest funder of homeless services countywide. 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, ACCESS Sonoma, the Renewal Enterprise District, 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 and the Human Services Department; Regional Parks; Permit Sonoma; and the newly formed 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 Economic Development and Housing Department and Housing Authority. The Home Sonoma County Leadership Council, staffed by the Commission, includes dedicated seats for the County of Sonoma’s Board of Supervisors, members of the Santa Rosa City Council, and the City of Petaluma. The Commission stages annual competitions for federal and local public services funding and in doing so, establishes ongoing relationships with a large percentage of community-based non-profit agencies with homelessness, affordable housing, and related services. The County of Sonoma's planning, building, zoning and land use department is known as the Permit and Resource Management Department (PRMD). The Commission has regular contact with PRMD to enhance affordable housing program coordination. The Chair of the Commission’s advisory committee is the Assistant Director of the Human Services Department. The Commission created and launched the Renewal Enterprise District which now operates independently as a Joint-governmental organization between the City of Santa Rosa, 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 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 is also currently directed by the Executive Director of the Department of Health Services (DHS) and has been working in close coordination with DHS staff 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

In November 2018, the County's Continuum of Care was reorganized as "Home Sonoma County." The Sonoma County Community Development Commission leads, hosts and staffs Home Sonoma County's Leadership Council (which acts as the CoC Board) and Technical Advisory Committee, and fully integrates that role with other related Commission roles such as funder of homeless, housing, and community services, Homeless Management Information Systems (HMIS) administrator, Coordinated Entry grantee, and administrator of local homelessness programs and local government initiatives. Before the formation of Home Sonoma County, the county's homeless system of care had been described as fragmented and unstructured by an independent study conducted in 2017¹. Home Sonoma County provides structure to the homeless system of care in order to make policy decisions and measure results for ending homelessness throughout the county. The meetings of the Leadership Council and Technical Advisory Committee help forge new connections and working relationships with many participants as well as responding to the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act requirements.

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

The Sonoma County Community Development Commission's Ending Homelessness division is responsible for ESG program administration as well as for hosting and staffing Home Sonoma County and coordinating the County HMIS. Thus, funding prioritization, policy and standards

¹ The report was published by HomeBase, a consultant assigned to independently evaluate Sonoma County's homeless system of care.

development, and funding administration are fully integrated. Also, through its representation on the Home Sonoma County Leadership Council and interjurisdictional staff consultation, the Commission coordinates with the cities of Santa Rosa and Petaluma in allocating ESG funding in those cities, which lie within the geography of Home Sonoma County/the Continuum of Care. The Commission’s Home Sonoma County staff regularly coordinate with both staff and civic leaders in the cities of Santa Rosa and Petaluma, the State Department of Housing and Community Development, and the State Business, Consumer Services and Housing Agency—not to mention with elected leaders of the County of Sonoma—through study sessions, formal presentations, and informal consultations on implementation of their Consolidated Plans and related matters of concern.

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

See Table 2 below.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Santa Rosa
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	City of Healdsburg

	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
3	Agency/Group/Organization	City of Sonoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Provided input on housing and homelessness conditions within the City.
4	Agency/Group/Organization	City of Sebastopol
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. input on housing

		and homelessness conditions within the City.
5	Agency/Group/Organization	City of Cotati
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. input on housing and homelessness conditions within the City.
6	Agency/Group/Organization	Town of Windsor
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership. Hosted a public input meeting held on February 2nd, 2015. The anticipated outcome of the consultation was input on housing and homelessness conditions within the Town.
7	Agency/Group/Organization	Committee on the Shelterless

	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing homeless services in the Urban County. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
8	Agency/Group/Organization	Housing Land Trust of Sonoma County
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to provide Plan input through public meetings or direct communication. Agency provides affordable housing land banking countywide. The anticipated outcome of the consultation was input on affordable housing issues within the Urban County.
9	Agency/Group/Organization	City of Petaluma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Overall Plan

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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	Agency/Group/Organization	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Advocates of Northern California is the CDBG funded Fair Housing provider for the Urban County. The agency has provided training on Fair Housing and consulted with the Commission on preparing the 2020 Assessment of Fair Housing. The anticipated outcome of the consultation was input on fair housing issues within the Urban County.
11	Agency/Group/Organization	Equity First Consulting
	Agency/Group/Organization Type	Private Organization
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non Housing Special Needs Overall Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organized community outreach to assess housing need and fair housing concerns.

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 Community Development Commission	Home Sonoma County, acting as the County’s Continuum of Care, is staffed by the Community Development Commission. Staff work to ensure that plans and goals are consistent and complementary.
2020 Assessment of Fair Housing	Sonoma County Community Development Commission	The Assessment of Fair Housing illuminates where discrimination and barriers to accessing housing exist for protected class populations, and serves as the framework for the Community Development Commission’s inclusion of equity in all policy examination.
Sonoma County Recovery Framework	County Office of Recovery and Resiliency	<p>The Framework was prepared by the County’s 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.</p> <p>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</p>

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As the Home Sonoma County (CoC) lead agency, the Sonoma County Community Development Commission provides local consultation to the State for its ESG allocation process. The local Continuum of Care is composed of three HUD entitlement jurisdictions, the Urban County, the City of Santa Rosa, and the City of Petaluma and representatives of each sit on the Home Sonoma County 9-Member Leadership Council (aka CoC Board). The three entitlement jurisdictions are in regular contact and mutually supportive of processes related to the development and administration of Consolidated Plans and related matters. Staff from each of the three neighboring jurisdictions in Sonoma County (the Urban County, City of Santa Rosa, and City of Petaluma) shared information and resources as part of preparing this each of their Five-Year Consolidated Plans.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 includes public meetings of the Community Development Committee, Cities & Towns Advisory Committee, HOME Sonoma County Leadership Council, Technical Advisory Committee, and sub-committee working groups, public notices, email "blasts," and the use of the CDC website, which is accessed by numerous community partners. The Community was also widely engaged following the 2017 and 2019 fires in Sonoma County and during surveying and focus group activities as part of the 2020 Assessment of Fair Housing process. These efforts were especially fruitful and generated much comment on the escalating cost of rental housing, the shortage of housing supply, the local homelessness situation, and other factors contributing to housing insecurity and homelessness in the County. This contributed to a housing-homeless focus in the Plan.

From May 1, 2020, through May 31, 2020, the Draft Consolidated Plan was made available to the public. A notice was published in the newspaper to announce its availability. The Plan was released during a shelter-in-place order due to the global pandemic, and therefore physical copies are only available by request. The Draft Plan was distributed via email to a broad list of stakeholders and posted on Commission social media pages. Additionally, a public hearing on the projects recommended for formula grant funding was held on Wednesday, April 15, 2020. This meeting was held virtually to comply with the Governor's Executive Orders N-25-20 and N-29-20 to prevent the spread of COVID-19.

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Another opportunity for public comment and input will be the concurrent public hearing of the Community Development Committee and the Cities and Towns Advisory Committee to be held on May 20, 2020. It is at this meeting that these two committees will make final recommendations to the Board of Commissioners regarding adoption of the Action Plan and Consolidated Plan. Interested parties can find out information on how to participate at <http://sonoma-county.ca.gov/cdc>

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Virtual Public Meeting on projects recommended for 1-Year Funds	Non-targeted/broad community	Attended by approximately 15 members of the public in a webinar setting.	Participants expressed gratitude for focus on affordable housing projects and dedication to bolstering homeless services, especially in light of the effects of the COVID-19 pandemic. Asked whether sources might be flexible for use to address those disparately impacted by the economic effects of the COVID-19 pandemic.	N/A	April 15 CD Committee Meeting-20200415 1714-1
2	Broad Email Distribution	Non-targeted/broad community		Pending	N/A	
3	Public Service Announcement	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community		Pending	N/A	
4	Public Hearing on Consolidated Plan and Action Plan	Non-targeted/broad community		Pending	N/A	
5	Internet Outreach	Non-targeted/broad community		Pending	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Assessment of needs was generated from public input and data on housing tenure, homelessness, and special needs populations. This data is primarily from the 2013-2017 American Community Survey (ACS) data provided by the Census Bureau, and the 2011-2015 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

When housing is unaffordable, residents suffer limited access to services and employment opportunities and limited choices in communities and neighborhoods in which to reside. In turn, this often results in overcrowding and concentrations of lower-income residents in areas characterized by blight and lack of services and amenities. Moderate-income or “workforce” housing is also critical, as many local employers are struggling to find and retain qualified employees due to the high cost of living in the area. Furthermore, newly emerging patterns of highly destructive wildfires and floods occurring almost yearly threaten homes that have been built in the wildland-urban interface. These disasters have destroyed more of the County’s housing stock in the last three years than has been created in the last decade.

The 5-Year Consolidated Plan focuses on rental housing because this is the area of highest unmet need for lower-income residents and the type of housing that receives little federal and state subsidy. According to the Bay Area Equity Atlas from 2015-2017, Sonoma County met 55% of its above-moderate income home Regional Housing Needs Assessment requirement. In contrast, it had only reached 21% of its moderate-income housing requirement, 18% of its low-income demand, and only 10% of its very-low-income need for housing permits.

Locally, lower-income renters are more cost-burdened than lower-income owner-occupants. According to ACS Five Year Estimates data (2013-2017), 31.8% of owner-occupants pay more than 30% of their income toward housing cost, compared to 53% of renters. Though both groups are over-burdened, substantially more renters are cost-burdened, and renters do not accrue the economic or tax benefits as owner-occupants typically do. The National Low Income

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Housing Coalition found in 2019 that 76% of Extremely Low income and 54% of very low-income households are disproportionately and severely cost-burdened (paying more than 50% on rent) compared to 0.9% of above-moderate income households.

Thus, while much of the following data is about housing costs and conditions for both renters and owner-occupants, the unmet need of lower-income renters is the clear priority of this 5-year Consolidated Plan. Public input acquired for this plan was overwhelmingly focused on the unaffordability of the local rental housing market.

Following long-established conventions, housing data is organized by area median income (AMI) levels of households, as follows:

- Extremely low - at or below 30% of AMI
- Very low - between 30% and 50% of AMI
- Low - between 50% and 80% of AMI
- Moderate - between 80% and 120% of AMI
- Above Moderate - above 120% of AMI

Data is provided for the Urban County: the unincorporated area of Sonoma County plus the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. Another way to describe the same area is the entire County of Sonoma except for the incorporated areas of Santa Rosa and Petaluma.

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	254,711	266,489	5%
Households	100,230	103,147	3%
Median Income	\$63,274	\$71,769	13%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2006-2010 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	10,864	11,593	17,520	9,653	52,405
Small Family Households	2,773	3,572	6,078	3,717	24,411

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	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Large Family Households	464	846	1,494	632	3,277
Household contains at least one person 62-74 years of age	2,066	2,574	4,356	2,597	15,905
Household contains at least one person age 75 or older	1,857	2,552	2,986	1,330	4,183
Households with one or more children 6 years old or younger	1,306	1,869	3,009	1,286	4,308

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	244	224	154	54	676	94	25	25	69	213
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	155	219	123	70	567	0	119	108	29	256
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	528	560	742	152	1,982	30	43	188	79	340
Housing cost burden greater than 50% of income (and none of the above problems)	4,219	3,515	1,812	160	9,706	2,342	2,188	2,208	1,081	7,819
Housing cost burden greater than 30% of income (and none of the above problems)	473	1,227	3,622	1,464	6,786	382	1,236	1,928	1,266	4,812
Zero/negative Income (and none of the above problems)	514	0	0	0	514	441	0	0	0	441

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

Demo

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,144	4,495	2,821	442	12,902	2,467	2,368	2,527	1,246	8,608
Having none of four housing problems	1,362	2,102	6,090	3,568	13,122	938	2,650	6,069	4,414	14,071
Household has negative income, but none of the other housing problems	514	0	0	0	514	441	0	0	0	441

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,678	2,187	2,395	6,260	578	844	1,603	3,025
Large Related	359	519	408	1,286	60	139	439	638
Elderly	1,216	1,186	1,402	3,804	1,382	2,061	1,690	5,133
Other	2,232	1,609	1,813	5,654	780	476	555	1,811
Total need by income	5,485	5,501	6,018	17,004	2,800	3,520	4,287	10,607

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,538	1,523	673	3,734	538	673	886	2,097
Large Related	329	325	89	743	40	109	219	368
Elderly	998	799	494	2,291	1,130	1,111	876	3,117
Other	2,114	1,235	680	4,029	701	373	247	1,321
Total need by income	4,979	3,882	1,936	10,797	2,409	2,266	2,228	6,903

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	608	714	726	138	2,186	45	117	208	88	458
Multiple, unrelated family households	74	40	109	79	302	0	50	73	45	168
Other, non-family households	0	20	44	4	68	0	0	15	0	15
Total need by income	682	774	879	221	2,556	45	167	296	133	641

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	2660	3095	4550	15,725	320	395	1875	11920

Table 12 – Crowding Information – 2/2

Data Source: 2011-2015 CHAS

Describe the number and type of single person households in need of housing assistance.

Based on ACS 2013-2017 data, about 28% of the 103,147 households in the Urban County are 1-person households. The percentage of renter households that are 1-person households is higher (36%) than owner-occupants (24%). The unmet need for rental housing affordability for 1-person households appears to exceed these percentages. The Sonoma County Housing Authority waiting list lottery for the Housing Choice Voucher (Section 8) program opened for 30 days the month of July 2019. By the time the waitlist closed, 12,643 applications were submitted. Of those, 6,473 or 51% were 1-person households. Further, over 75% of the County's homeless population is considered 1-person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Among the 12,643 applicants that applied to a waitlist during July 2019, 5,731 households, or 45%, claim that at least one household member has a disability.

The YWCA of Sonoma County operates programs to serve victims of domestic violence and programs to prevent abuse and is a core partner in the Family Justice Center Sonoma County collaborative. The YWCA reports serving between 180-220 adults and children who are fleeing domestic violence in their Safe House each year. In 2017, the Family Justice Center reported serving over 1,600 clients who were victims of family violence or were experiencing sexual assault, child abuse, or elder abuse. Since shelter-in-place orders to slow the spread of COVID-19 have been implemented in Sonoma County, legislative and public health leaders have raised concern about increases in domestic violence.

Based on the 2019 homeless count, 42%² of the homeless population reported having at least one HUD-eligible disabling condition (about 1,239 individuals), and about 34%³ (about 1,003)

² Taken from the 2019 Point-In-Time Homeless Count

³ A 2020 Homeless Count was conducted in January, and preliminary results inform this report to the extent possible at the time of submission. A comprehensive report will be available in June 2020, thus some data are taken from the 2019 report.

reported having been a victim of domestic violence. Additionally, the 2019 Homeless Count estimated that at any given time, nearly 500 homeless persons traded sex for money or shelter, and over 200 had a history of being trafficked.

What are the most common housing problems?

As clearly presented in the "Housing Problems" table above, cost-burden is the most common problem for residents in the Urban County. Using CHAS data from 2011-2015, a period before several more recent years of double-digit rent escalation, the figures still yield staggering numbers of severely cost-burdened renters. The 2011-2015 CHAS data shows that 7,388 extremely low-income households (68% of the total) pay more than 50% of their income toward housing costs. More recent data published by the National Low Income Housing Coalition corroborates this disproportionate burden on extremely low-income households, finding that as of May 2019, 76% are severely cost-burdened.

Are any populations/household types more affected than others by these problems?

Given that the unaffordability of rental housing is the most common housing problem, it follows that the lowest income households will be most affected. The cost-burden data found in tables in this section bears this out that the extremely low-income households have the highest rates of paying more than 30% and 50% of their gross income to rent and other housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, which is the leading cause of homelessness in Sonoma County according to the Homeless Count, coupled with a shortage of affordable housing, further increases the risk of homelessness for individuals and families with children in the extremely low-income group. While 2,951 homeless individuals were counted as part of Sonoma County's 2019 point-in-time count, an adjunct study of temporarily housed households indicated 21,725 individuals were unstably housed, 19% of whom were children under the age of 18. The data suggests that this number had doubled following the 2017 Sonoma Complex Fire. Because of the severe shortage of emergency shelter for households that are already homeless, Home Sonoma

Demo

County has focused its homeless prevention resources on diverting households that are at the most imminent risk of homelessness from entering the homeless services system. Prevention providers have agreed their common aim is to stabilize such households and improve their housing stability to avoid future housing crises. Sonoma County's Prevention & Diversion Program Standards define those most at risk of homelessness as those meeting categories 2, 3 or 4 of the federal definition of Homelessness (e.g., are at imminent risk of homelessness, meet other federal definitions of unstable housing, or are fleeing domestic violence), but have not yet entered homeless services.

Rapid Re-Housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing, and a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income. Since 2012, the Sonoma County Community Development Commission has funded and encouraged the expansion of Rapid Re-Housing programs. Between its inception and the end of 2019, the Rapid Re-Housing programs have permanently housed 3,417 households (92% of participating households) at a cost of approximately \$6,000 per household. Because Rapid Re-Housing programs have been funded for one year at a time, the local standard is no more than 12 months of rental assistance, leading providers to target services to participants whose ability to increase their income would allow a successful exit within 12 months. Sonoma County's Rapid Re-Housing Program Standards discuss increasing case management in the last few months and decreasing rental assistance to mitigate challenges anticipated as services end.

In July 2018, the Housing Authority instituted a move-on program to support families and individuals moving on from permanent supportive housing facilities when they are ready to move into more independent housing in the private market. This program provides long term rental assistance to families and individuals ready to enter the private rental market while also freeing up permanent supportive housing beds for other chronically homeless individuals or families in need of supportive services, creating a more efficient homeless services system of care.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Following the 2017 Sonoma Complex Fire, the Commission and Home Sonoma County have conducted annual studies of the County's "temporarily housed" population, to generate estimates of unstably housed persons. The studies have included "households that reported someone was temporarily residing at the location who would otherwise be without housing" to

define the term “unstably housed.” The studies have been used to suggest future trends in literal homelessness and have guided program design for homelessness prevention programs.

The unstably housed studies have been representative, telephone-based household surveys implemented during the same timeframe as the Point In Time Count. Each has resulted in over 1,000 complete and unique surveys. Based on U.S. Census Bureau estimates of the number of households in Sonoma County, with a randomized survey sampling process, these 1,000+ valid surveys have represented a confidence interval of +/- 3% with a 95% confidence level when generalizing the results of the survey to the entire estimated population of Sonoma County.

In addition, some data on Sonoma County’s at-risk population is tracked through the Homeless Management Information System (HMIS), a federally mandated on-line data system for all homeless-related programs. The HMIS collects data from most local homelessness prevention programs serving persons at risk of homelessness, but this represents only a fraction of those seeking assistance. Sonoma County homelessness prevention providers utilize HUD’s official definition of “at-risk of homelessness,” as described in the Emergency Solutions Grants Program Interim Rule, 24 CFR Part 91 §576.2.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high-cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by quickly increasing rents, housing units lost in recent disasters, job losses, and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

The link between income and homelessness is clearly demonstrated in the 2019 Count data, in which 99% of survey respondents had incomes below 30% of the area median income (AMI) . Just 5 households out of 453 responses (1%) had incomes at 31%-50% of AMI, and none had an income above 50% of AMI.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The incidence of housing problems, notably housing cost burden, is not heavily influenced by the race and ethnicity of households. As indicated by the data in this section, lower-income households of these races and ethnicities - Black/African American, Asian, American Indian/Alaska Native, Pacific Islander and Hispanic - are only slightly more likely to experience a housing cost-burden or other housing problems than are lower income households in general.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,446	1,438	955
White	6,011	1,233	795
Black / African American	44	10	0
Asian	265	0	85
American Indian, Alaska Native	74	8	4
Pacific Islander	10	0	0
Hispanic	1,693	145	40

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,326	2,258	0
White	6,387	1,739	0
Black / African American	50	19	0

Demo

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	189	39	0
American Indian, Alaska Native	62	4	0
Pacific Islander	50	0	0
Hispanic	2,198	425	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,897	6,620	0
White	7,830	4,961	0
Black / African American	105	29	0
Asian	166	128	0
American Indian, Alaska Native	63	22	0
Pacific Islander	24	0	0
Hispanic	2,503	1,373	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,407	5,243	0
White	3,557	4,104	0
Black / African American	39	55	0
Asian	65	120	0
American Indian, Alaska Native	8	38	0
Pacific Islander	0	0	0
Hispanic	665	868	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

From the first table above, of the extremely low-income households (at or below 30 percent of area median income or AMI), Hispanic households experience housing problems disproportionately: while Hispanics make up 17.3% of extremely low-income households, they are 20% of those experiencing housing problems. Other minorities in this income group do not experience disproportionate housing problems. While Black/African Americans make up 0.5% of the extremely low-income households, they are 0.52% of those experiencing housing problems; while Asians make up 3.23% of these households population, they are 3.14% of those experiencing housing problems. While American Indians make up .79% of these households, they are .88% of those experiencing housing problems. In contrast, while 74.80% of extremely low-income households are White, they only make up 71.62% of the households experiencing housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the second table above, of the very low-income households (those earning between 30 and 50 percent of area median income or AMI), no specific minority households disproportionately experience one or more of four housing problems: While Black/African Americans make up 0.6% of very low-income households, they make up 0.64% of those

experiencing housing problems; while Asians make up 1.97% of these households, they are 2.03% of those experiencing housing problems; while American Indians make up .57% of these households, they are .66% of those experiencing housing problems; and while Pacific Islanders make up 0.43% of the population, they are 0.54% of that experiencing housing problems. Hispanic households make up 22.64% of the households in this income category and a similar percentage, 23.57% of the households experiencing housing problems. White households make up 70.15% of the households in this income category and a lower percentage, 68.49%, of the households experiencing housing problems.

From the third table above, of the low-income households (those earning between 50 and 80 percent of area median income or AMI), no particular minority group experiences housing problems disproportionately: while Black/African Americans make up 1.68% of low-income households, they are 1.52% of those households experiencing housing problems; while Asians make up 1.68% of these households, they are 1.52% of those experiencing housing problems; while American Indians make up 0.49% of this population, they are 0.58% of that experiencing housing problems. Hispanic households make up 22.13% of the low-income households, and 22.97% of those experiencing housing problems. White households make up 73.02% of the households in this income category, and a lower percentage, 71.85%, of those experience housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the fourth table above, of the moderate-income households (those earning between 80 and 100 percent of area median income or AMI), minority households in general disproportionately experience one or more of four housing problems: Black/African Americans make up 1% of the households in this income group, but .88% of those experiencing housing problems; Asians make up 2% of the households but 1.47% of those experiencing housing problems; and Hispanics make up 16% of these households, but 15% of those experiencing housing problems. In comparison, White households make up 79% of the population, but 80.71% of those experiencing housing problems. There is insufficient data to make a determination about American Indians or Pacific Islanders.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe housing problems are defined as overcrowding and paying more than 50 percent of income toward housing. The incidence of severe housing problems is naturally less than the incidence of housing problems, but the disparities by race and ethnicity, particularly for Hispanic households, are higher. As in the previous section, the data below indicates that lower-income households of these races and ethnicities - Black/African American, Asian, American Indian/Alaska Native, Pacific Islander and Hispanic - are more likely to experience a severe housing problem than the population as a whole in the same income categories.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,611	2,300	955
White	5,431	1,837	795
Black / African American	44	10	0
Asian	265	0	85
American Indian, Alaska Native	74	8	4
Pacific Islander	10	0	0
Hispanic	1,473	369	40

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,863	4,752	0

Demo

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	4,538	3,629	0
Black / African American	10	59	0
Asian	165	63	0
American Indian, Alaska Native	48	18	0
Pacific Islander	50	0	0
Hispanic	1,769	853	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,348	12,159	0
White	3,737	9,058	0
Black / African American	10	124	0
Asian	42	253	0
American Indian, Alaska Native	25	67	0
Pacific Islander	24	0	0
Hispanic	1,421	2,474	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,688	7,982	0
White	1,229	6,438	0
Black / African American	24	70	0
Asian	30	155	0
American Indian, Alaska Native	4	42	0
Pacific Islander	0	0	0
Hispanic	350	1,199	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

From the first table above, of the extremely low-income households (at or below 30 percent of area median income or AMI), minority households disproportionately experience severe four housing problems: while Black/African Americans make up 0.5% of the extremely low-income households, they are 0.58% of those experiencing severe housing problems; while Asians make up 3.22% of these households population, they are 3.48% of those experiencing severe housing problems. While American Indians make up 0.79% of these households, they are 0.97% of those experiencing severe housing problems. While Hispanics make up 17.32% of these households, they are 19.35% of those experiencing severe housing problems. In contrast, while 74.2% of extremely low-income households are White, they only make up 71.36% of the households experiencing severe housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the second table above, of the very low-income households (those earning between 30 and 50 percent of area median income or AMI), minority households overall disproportionately

Demo

experience severe housing problems: While Black/African Americans make up 0.59% of very low-income households, they make up 0.15% of those experiencing severe housing problems; while Asians make up 1.96% of these households, they are 2.4% of those experiencing severe housing problems; while American Indians and Alaska Natives make up .57% of very low-income households, they are 0.7% of those experiencing severe housing problems; and while Hispanics make up 22.57% of these households, they are 25.78% of those experiencing severe housing problems. Very low-income households that identify as White do not experience disproportionate severe housing problems: White households make up 70.31% of the households in this income category and a lower percentage, 66.12%, of the households experiencing severe housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the third table above, of the low-income households (those earning between 50 and 80 percent of area median income or AMI), Hispanic households experience severe housing problems disproportionately, whereas other minorities do not. Hispanics make up 22.25% of low-income households, but 26.57% of those experiencing severe housing problems. Asians make up 1.69% of these households, but 0.79% of those experiencing severe housing problems. Black/African American households in this income group do not disproportionately experience housing problems. While Black/African Americans make up 0.77% of low-income households, they are 0.19% of those with severe housing problems. American Indians make up 0.53% of households in this category and are 0.47% of those experiencing severe housing problems. White households make up 73.09% of the households in this income category, and a lower percentage, 69.88%, of those experience housing problems. There was insufficient data to make a comparison for Pacific Islanders.

From the fourth table above, of the moderate-income households (those earning between 80 and 100 percent of area median income or AMI), most minority households in general disproportionately experience one or more of four housing problems: Asians make up 2% of the households, but 1.78% of those experiencing housing problems; and Hispanics make up 16% of these households, but 20.73% of those experiencing housing problems. Black/African Americans make up 1% of the households in this income group, but 1.42% of those experiencing housing problems. White households make up 79% of the population but are 72.81% of those experiencing housing problems. There is insufficient data to make a comparison about American Indians or Pacific Islanders.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As discussed elsewhere in this plan, the most common and most pronounced housing problem in the Urban County is housing cost, especially for renters. In general, housing cost burden is disproportionately high among minority households, but this varies across the income groups.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	59,510	20,875	20,658	1,022
White	48,795	16,190	15,517	820
Black / African American	323	240	113	0
Asian	1,303	333	535	85
American Indian, Alaska Native	156	89	122	10
Pacific Islander	40	0	85	0
Hispanic	7,882	3,627	3,463	75

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2011-2015 CHAS
Source:

Discussion:

For extremely low-income households, no particular household type experiences a disproportionate housing cost burden: while making up 0.66% of households overall, Black/African American households make up .54% of extremely low-income households with a housing cost burden; while making up 79.68% of all extremely low-income households, Whites make up 82% of households with a housing cost burden. While making up 2.21% of households overall, Asians make up 2.19% of extremely low-income households with a housing cost burden; while making up 0.37% of households overall, American Indians are 0.26% of extremely low-income households with a housing cost burden; while making up 14.78% of households

overall, Hispanics make up 13.24% of extremely low-income households with a housing cost burden. There is insufficient data to make a comparison for Pacific Islanders.

For very low-income households, Black and Hispanic households experience a disproportionate housing cost burden: while making up 0.66% of households overall, Black/African Americans are 1.15% of very low-income households with a housing cost burden; while making up 14.74% of all households, Hispanic households are 17.37% of very low-income households with a housing cost burden. In this income category, Asian and American Indian households are less impacted by housing cost burden: while making up 2.21% of households overall, Asians are 1.6% of very low-income households with a housing cost burden; while making up 0.37% of households overall, American Indians are 0.43% of very low-income households with a housing cost burden. There is insufficient data to make a comparison for Pacific Islanders. In contrast, while making up 79.68% of households, Whites are 77.56% of very low-income households with a housing cost burden.

For low-income households, Asian, American Indian, Pacific Islander, and Hispanic households experience a disproportionate housing cost burden: while making up 0.66% of households overall, Black/African Americans are .55% of low-income households with a housing cost burden; while making up 2.21% of households overall, Asians are 2.59% of low-income households with housing cost burden; while making up 0.37% of households overall, American Indians are .59% of low-income households with a housing cost burden; while making up 0.12% of households overall, Pacific Islanders are 0.41% of low-income households with a housing cost burden; while making up 14.74% of all households, Hispanic households are 16.76% of low-income households with a housing cost burden. In contrast, while making up 79.68% of households overall, Whites are 75.11% of low-income households with a housing cost burden.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

For all four income groups, minorities generally experience slightly higher rates of housing problems and housing cost burden than the population as a whole. The disproportion is more pronounced for extremely low-income minority households and Hispanic households; however, no one racial or ethnic group demonstrates housing problems or cost burdens at a disproportionately higher rate than the income level as a whole.

If they have needs not identified above, what are those needs?

Demo

Though proportional rent cost burden does not vary significantly by race, racial minorities are disproportionately impacted by lack of access to financial services and homeownership opportunities. Asset poverty is measured as not having enough net worth to subsist at the poverty level for three months without income. According to the Department of Health Services Summary Measures of Health in January 2018, the rate of asset poverty among Hispanic and African American households is 42.6% and 40.3% respectively, which is disproportionate when compared to that of Asian (18.3%) and White (18.9%) households.

Though approximately 60% of all Sonoma County households are homeowners, only 37% of Hispanic households, 36% of African American households, and 33% of Native American and Alaska Native households are homeowners. In contrast, 64% of white households in Sonoma County are homeowners (2013-2017 American Community Survey, Table S2502).

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Urban County consists of 7 incorporated jurisdictions and the mostly rural unincorporated county areas, spanning nearly 1,500 square miles. Because of the minimal populations of minorities other than Hispanic, generalizations regarding race and ethnicity by area or neighborhood are not possible.

NA-35 Public Housing – 91.205(b)

Introduction

The County of Sonoma hosts two Housing Authorities (HAs): the City of Santa Rosa HA and the Sonoma County HA. The City HA's Housing Choice Voucher (Section 8) program serves only residents within the city limits. The County's Housing Choice Voucher program serves the balance of the county. Thus, the County HA's service area is similar to the Urban County. The difference is that the County HA service area for the Housing Choice Voucher program includes the City of Petaluma whereas, the Urban County service area excludes Petaluma.

Both of the local HAs administer rental assistance programs other than the Housing Choice Voucher program. In each case, the service area is the entire County of Sonoma, which means that both HAs operate some rental assistance programs throughout all jurisdictions within Sonoma County.

In Sonoma County, there are very few project-based rental assistance properties, and none of them are owned and operated by either HA. The vast majority of all rental assistance programs are tenant-based assistance programs administered by one of the two local HAs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,955	165	2597	15	58	120

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:

Sonoma County Housing Authority

Data Source

Comments:

Data provided by Sonoma County Housing Authority. The numbers provided above are for the Sonoma County Housing Authority's vouchers only. They do not include the City of Santa Rosa Housing Authority's vouchers.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	20,217	19,330	18,458	28,370	19,737
Average length of stay	0	0	0	3	3.4	6.5	1	3.4
Average Household size	0	0	0	2.3	2.6	1.7	2.1	3.5
# Homeless at admission	0	0	0	276	38	188	1	18
# of Elderly Program Participants (>62)	0	0	0	1195	35	1152	6	1
# of Disabled Families	0	0	0	1593	73	1455	10	8
# of Families requesting accessibility features	0	0	0	15	0	15	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
 Sonoma County Housing Authority
 Data Source
 Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,204	102	2,006	9	47	40
Black/African American	0	0	0	121	16	101	1	3	0
Asian	0	0	0	83	7	68	0	3	5
American Indian/Alaska Native	0	0	0	62	7	55	0	0	0
Pacific Islander	0	0	0	20	1	16	0	2	1
Other	0	0	0	23	5	16	0	1	1

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Sonoma County Housing Authority
Data Source
Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	371	7	336	0	19	9
Not Hispanic	0	0	0	2,142	131	1,926	10	37	38

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
Sonoma County Housing Authority
Data Source
Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Sonoma County Housing Authority does not own or manage any public housing units. The Housing Authority complies with Section 504 of the Rehabilitation Act of 1973 and offers qualified Housing Choice Voucher (HCV) applicants and participants reasonable accommodations upon request. Private rental property owners and managers agree to comply with all federal, state, and local laws as they relate to nondiscrimination and accessibility for persons with disabilities.

Beginning on July 1, 2012, the Housing Authority began gathering data from applicants regarding the need for accessible units, and in 2018 updated their procedure to identify and serve those needing accommodation before reaching their name on the waitlist. Fifteen existing voucher holders have requested accessibility features in their unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Sonoma County Housing Authority does not own or manage any public housing units. The most urgent need for Housing Choice Voucher (HCV) holders is affordable rental dwellings and landlords willing to subscribe to the program. Local demand for rental housing has outpaced supply resulting in few available units and substantial rent increases. Seventy-five percent of all new HCV admissions are required to be extremely low-income households at or below 30% of Area Median Income (AMI) or poverty level. Families at this income level have difficulty meeting basic needs even with HCV rental assistance. Housing Authority staff frequently refer voucher holders to appropriate community resources. In February 2018, the Housing Authority increased the Payment Standards established in October 2017 from 110% to 115% of the Fair Market Rent for studio, one, two, and three-bedroom dwellings. This aided applicants and participants in being able to afford the higher rents that have occurred in Sonoma County since the fires of October 2017 and better compete for available spaces in a tight market. They are now working toward using administrative funds to provide incentives and risk mitigation for landlords. The Housing Authority also offers the Family Self Sufficiency program helping participants to reach education, employment, and economic independence goals.

How do these needs compare to the housing needs of the population at large

According to 2017 American Community Survey estimates, twelve percent (12%) of the population within the jurisdiction of the Housing Authority are persons with a disability. By contrast, thirty-eight percent (38%) of the people assisted by the Housing Authority's HCV program are persons with a disability. Similarly, sixteen percent (16%) of the population at large within the jurisdiction of the Housing Authority are persons age 65 or older. Twenty-three percent (23%) of persons served the Housing Authority's HCV program are seniors.

Discussion

The Sonoma County Housing Authority serves a vital role, assisting persons with very low incomes, including seniors and disabled people, to attain and retain affordable and decent housing. In early 2019, staff engaged the public as part of its larger Equity in Housing agenda to understand ways that under-represented communities can more easily gain access to critical rental assistance afforded by Housing Choice Vouchers. Sonoma County's waitlist for housing choice vouchers had remained open for almost 20 years, operating on a first-come, first-served, preference-based system. As a result of this setup, the waitlist had more than 26,000 households, many of whom were passed over year after year by applicants who already lived in unincorporated county or had another preference. With roughly 300 vouchers becoming available each year, it would have taken decades to reach every household on the waitlist. HUD and Commission staff also determined that this system was unintentionally preventing minorities from reaching the top of the list.

After careful consideration and working with partners at HUD, the Housing Authority converted the waitlist process to an open and closed, lottery-based program to create an equitable system that provides a realistic expectation of service to applicants. All preferences were eliminated, except those for seniors and people with disabilities. In July 2019, 12,661 applications were received for the Housing Choice Voucher waitlist, and 12,709 applications were received for project-based voucher waitlists.

The lottery was random, and applicants were selected for waitlists without regard for any preferences claimed. Five-hundred applicants were placed on the Housing Choice Voucher waitlist, and an additional 6,819 applications were placed on the eleven project-based voucher waitlists. Many applicants were placed on more than one waitlist. In total, 2,842 unique applicants were placed on at least one waitlist.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In January 2019, 2,951 homeless people were counted in Sonoma County, all of them meeting the narrowest federal definition of homelessness – sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people.

The Sonoma County Community Development Commission hosts and staffs Home Sonoma County, which serves as the Sonoma County Continuum of Care (CoC). The Home Sonoma County Leadership Council consists of nine members, with representation from the Cities of Santa Rosa, Petaluma, Rohnert Park, the County of Sonoma, nonprofit housing developers, community leaders, and people with lived experience of homelessness.

The meetings of the Home Sonoma County Leadership Council and its 25-member Technical Advisory Committee help forge new connections and working relationships with many participants as well as responding to the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act requirements. Home Sonoma County endeavors to achieve functional zero in homelessness under a Housing First approach with aligned funding streams and overall policy and planning.

The data in the table below, Homeless Needs Assessment, come from multiple sources, including Sonoma County’s 2019 point-in-time-count, the results of which are summarized in the 2019 Sonoma County Homeless Point-in-Time Census & Survey Comprehensive Report (“Count Report”). The Count Report collected data on both the sheltered and unsheltered population in Sonoma County on January 25, 2019, and reports the number of persons experiencing homelessness on one night. Data in the last column represent the average length of stay for persons who utilized and exited homeless services during a 12-month period (based on the average number of days persons experience homelessness once they are engaged in services). According to data from recent street outreach efforts, many people experience years of homelessness before coming into services. Because homelessness is considered a countywide issue without jurisdictional boundaries, the data includes counts from Santa Rosa and Petaluma.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	253	26	520	179	402	Not Available
Persons in Households with Only Children	4	113	218	75	132	Not Available
Persons in Households with Only Adults	737	1,818	4752	1635	2970	Not Available
Chronically Homeless Individuals	123	502	1163	0	1046	Not Available
Chronically Homeless Families	15	7	41	0	52	Not Available
Veterans	70	148	405	140	268	Not Available
Unaccompanied Child	41	616	218	75	132	Not Available
Persons with HIV	4	56	112	38	Not Available	Not Available

Data Source
Comments:

2019 Homeless Count data. Annual homeless experience and new homeless episodes per year for all subgroups are based on 2019 survey data. Exit data is extrapolated from HMIS data

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Number exiting homelessness each year: HMIS data is used wherever is possible, for example unduplicated exits to permanent housing locations from shelter and transitional housing programs, and entries into Rapid Re-Housing and Permanent Support Housing programs (deduplicated from the shelter and transitional housing exits). Estimates include the assumption, based on national data, that approximately half of homeless episodes during the year self-resolve without touching services and therefore will not be reflected in HMIS data. Numbers entered above reflect the overall distribution of subpopulations within the homeless population. Lastly, the number of persons with HIV exiting homelessness cannot reliably be derived from HMIS data, as privacy laws prevent broad collection of HIV status, not to mention that the N is very small.

Number of days persons experience homelessness: We had hoped to extract this data from System Performance Measure #1. However HMIS staff have been advised that the System Performance Measure (SPM) cannot be run for a single population or a single project. We were told using SPM calculations would not give accurate data.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the findings of the 2019 Homeless Count, on any given night:

- 87 families (279 family members) with children are homeless, with 26 people (9%) unsheltered
- No families with children are chronically homeless
- 210 veterans are homeless, and 68% of them are unsheltered. Of them, just a single household with a child was found on the night of the Count; this household was housed in an emergency shelter.

Local experience is comparable to national models in that rapid re-housing interventions have been overwhelmingly successful for families with children who are experiencing homelessness;. There are service needs, for example domestic violence services—but overwhelmingly the need is for affordability in housing for families with children. Staff calculations suggest there is only a small need for permanent supportive housing for families with children, but there is a remaining estimated need for 422 slots of rapid re-housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Comparing the 2019 Homeless Count data to US Census data for Sonoma County (2017), the following is evident:

- In comparison to the overall population of Sonoma County, there was a disproportionate number of Black/African Americans (265 persons, 9% of the homeless population vs. 1.6% of the overall population), American Indians (177 persons, 6% of the homeless population vs. 1.1% of the overall population), and multi-racial (19% of the homeless population vs. 5.3% of the overall population) who experienced homelessness.
- A higher percentage of the youth population identified themselves as Black or African American, compared to the general homeless population (21% vs. 9%).
- The 2019 Homeless Count also counted people in Sonoma County's Main and North County Jails, Kaiser and Santa Rosa Hospitals, and the Sonoma County Crisis Stabilization Unit. While these persons do not fall under HUD's definition of literal homelessness, these populations are some of the most vulnerable to homelessness in Sonoma County and, therefore, should be accounted for when planning for housing needs. Among this population, there was a disproportionate number of Black/African Americans (18% v. 1.6%) and multi-racial persons (28% v. 5.3%) compared to the overall county.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 2,951 homeless individuals counted as part of the 2019 Homeless Count, 66% were unsheltered. The Homeless Needs Assessment table provides a breakdown of the sheltered and unsheltered counts based on population. Overall, data by household type showed that the vast majority (87%) of the unsheltered homeless population was comprised of people in households without children. Only 9% of persons in households with children were unsheltered (1.3% of all unsheltered persons). Among households comprised of children and youth, 94% were unsheltered (accounting for 31% of the unsheltered population).

Amongst the five federally-prioritized subpopulations – chronically homeless individuals and families, homeless veterans, homeless families, older adults, and unaccompanied homeless children and transition-age youth – the vast majority of unaccompanied children (97%) and single transition-age youth (93%) were unsheltered in 2019. This is followed by chronically homeless individuals (80%), homeless veterans (68%), and older adults (62%). Only 9% of homeless families were unsheltered, and no chronically homeless families were found.

Discussion:

Count data and Coordinated Entry data from 2018 yielded an estimate that 51% of homeless persons face serious barriers to housing and need permanent supportive housing; approximately 40% of homeless persons face moderate barriers to housing that can be

addressed with a rapid re-housing approach; and approximately 9% of households face few barriers to housing that require brief interventions and affordable housing options. The unmet housing need has been updated using 2019 Count data. Adjusting based on average number of persons per household and average lengths of stay, the Commission estimates a county-wide need for 422 units of Rapid Re-Housing and 1,402 units of permanent supportive housing. This estimate assumes the eventual conversion of 557 existing shelter and transitional housing beds into permanent housing.

In 2019, Sonoma County conducted the second assessment of unstably housed and fire-affected populations in addition to the unsheltered count. The survey began as an attempt to keep track of people displaced by the fires who were most susceptible to falling into homelessness. Roughly 2,363 people are secondarily displaced by the fires because owners whose homes burned in the fires and who now must occupy their rental properties, due to post-fire rent increases, or because of fire-related job loss. Of those who became unstably housed following the fires, 43% were over the age of 55.

In 2019, 28% of county households reported that their housing situation was affected by the fires, a decrease from 34% of households in 2018. Sixty percent (60%) of these households were evacuated and allowed to return, 14% reported their home burned, 8% reported their home was damaged by smoke, and 3% reported that they could no longer afford their home after the fires. The “other” reasons reported included property damage, hosting those who were evacuated or displaced by the fires, utility shutoffs, rent increases, and housing scarcity. As of January 2019, 7% of households in Sonoma County were staying with another household temporarily. It is estimated that 21,725 persons are temporarily housed in Sonoma County.

When a disaster strikes, unstably housed and unhoused citizens are among the most vulnerable populations. People who are homeless have little or no ability to evacuate, shelter in place, or stockpile resources such as food and medication. It also remains difficult to communicate emergency notifications to homeless persons, which gives little to no time for them to prepare for an impending disaster.

Social Advocates for Youth (SAY) in Sonoma County found that 315 youths aged 12 to 24 were impacted, and 100 were displaced during the 2017 Sonoma Complex fires — many of whom were living in homeless encampments or staying on a couch and not eligible for FEMA support. SAY reported that 81 fire impacted youths accessed its short or long term housing after the fires. SAY also noted the fires significantly decreased the available rental housing stock making it more difficult to finding housing for youth. Before the fires, it took an average of one to two weeks for its advocates to find housing for youth, and after the fires, it now takes four to eight weeks, even with increased deposits.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless individuals often benefit from supportive housing and services that enable them to live independently and to avoid homelessness or institutionalization. These sub-populations include the elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. The Urban County has prioritized the creation of affordable housing, which will benefit these non-homeless special needs populations. Many households within these subpopulations are dependent upon disability benefits or otherwise are attempting to maintain rental housing with extremely low incomes. Affordable housing projects that most benefit these subpopulations are those that have "set-asides" for target populations and those that have rent levels formulated to meet the needs of households at or below 30 percent of area median income.

Describe the characteristics of special needs populations in your community:

Sonoma County has seniors, veterans, people with mental and physical disabilities, foster youth, victims of domestic violence, and farmworkers, all of which are special needs populations with unique housing and supportive service needs. It is expected that during the planning period, the needs of these populations will continue, and serving them will be a goal of the 5-Year Consolidated Plan.

Elderly persons - Based on the five year ACS 2013-2017 estimate, approximately 19 percent of the Urban County is 65 years old or older, compared to 14.9 percent, nationwide. The population over 65 grew by approximately 40% between 2010 and 2017⁴, and is projected to continue to increase because of the maturing "baby boom generation." Among the Sonoma County Housing Authority Housing Choice Voucher holders, approximately 28.1% are over the age of 62, as are 21.6% of households on the housing choice voucher waitlist. Seniors are often on fixed incomes and, as a result, have high housing cost burdens. Based on ACS estimates for 2013-2017, 56.7% of renters aged 65 years and over pay 30% or more of their gross income to rent. While renters under 65 years of age, the corresponding figure is 53.1%. However, for owner-occupants, this disparity does not exist. For senior owners, 32.5% experience a housing cost burden defined as spending over 30% of their gross income on housing, compared to 31.9% of those under 65 years of age. According to the County Area Agency on Aging, "The Art of Aging: 2016-2020 Area Plan and Community Report, "...services surrounding housing would enable seniors to remain living at home longer, including the need for affordable housing options for older adults with low incomes." Additionally, the report cited the need for increased home modification services to allow elderly persons to stay housed in place."

⁴ Taken from 2013-2017 ACS and 2006-2010 ACS data. City of Santa Rosa was not included. 2010 data for Petaluma was not available and so was left out of the calculation.

Placement of housing for seniors near amenities and services is critically important when it comes to serving this population. According to the County Area Agency on Aging's 2018-19 Area Plan Update, "Significant portions of Sonoma County are rural and geographically remote. Of the total senior population, 35,454 (36%) live in unincorporated towns and rural areas, 17,953 of whom (15% of older adults) are considered *geographically isolated* based on the definition in the Older Americans Act. Geographically isolated older adults face significant challenges in maintaining health and quality of life."

Veterans – According to the five year ACS 2013-2017 estimate, 7.7% of the Urban County's civilian population over 18 years old is made up of veterans, 60.7% of whom are over the age of 65 (ACS table S2101). Among all veterans, 7.1% have incomes below the poverty level. According to the Sonoma County Veterans Service Office, many Veterans are unaware of services and benefits available to them based on their military service. Those with mental and physical disabilities often require assistance in accessing these services and stabilizing their lives. According to a representative of the North Bay Veterans Resource Center, many local veterans, and veterans' families struggle to find employment and to maintain housing.

Persons with mental, physical, and/or developmental disabilities - The ACS 5 year estimate for 2013-2017 indicates that in Urban Sonoma County, 33,142 (13%) persons have a disability. The same data set shows that approximately 5 percent of the general population has an "independent living difficulty" (ACS table S1810, Disability Characteristics). Not surprisingly, the disability rate increases with age. The rate for minors in the Urban County is about 4%, the rate for those from 18 to 64 years of age is 10%, and the rate for those 65 and over is 29% - nearly one third of the population in that age range (ACS Table S1810 for 2013-2017). Approximately 38.5% of Sonoma County Housing Authority Housing Choice Voucher holders are disabled households, which is significantly higher than the population at large (Sonoma County Housing Authority). Persons with disabilities face many challenges including securing housing and employment due in large part to the lack of affordable housing and other issues such as lack of financial resources.

Persons with alcohol or other drug addiction - According to the 2015-2016 National Survey on Drug Use and Health (NSDUH), an estimated 2.7 million Californians (ages 18 or older) were estimated to experience substance dependence or abuse—about 8% percent of the total adult population (SAMHSA, Center for Behavioral Health Statistics and Quality, National Survey on Drug Use and Health, 2015 and 2016). In its 2018 survey, the California Health Interview Survey (CHIS) found that nearly 22% or 90,000 residents responded that they sought help for mental health problems or for use of alcohol and drugs. According to Sarah Katz, chief epidemiologist for Sonoma County, emergency department visits due to opioid overdoses (excluding heroin) in Sonoma County increased by 50 percent between 2010 and 2017. There were 12 emergency

room visits per 100,000 in 2010 versus 18 visits per 100,000 in 2017. This rate is 80 percent higher than the rate for California as a whole (10 per 100,000).⁵ Persons with drug addictions often have trouble maintaining stable incomes and stable housing situations without intervention and treatment.

Foster youth – According to kidsdata.org, in 2018 there were 502 children living in foster care, including 130 over the age of 16. While many young people “aging out” of the foster care system go on to lead successful lives, others fare poorly. A high percentage experience inadequate housing, low education and career attainment, early parenthood, substance abuse, physical and mental health problems, and involvement with the legal system (kidsdata.org).

Victims of Domestic Violence - According to the California Department of Justice Criminal Justice Statistics Center, there were 1,640 calls made reporting domestic violence incidents in Sonoma County. Of these, approximately one-third involved weapons. The YWCA of Sonoma County receives, on average, 3,000 calls per year to its domestic violence hotline. Approximately 700 are calls requesting shelter. Domestic violence is emotionally, physically, and financially devastating for victims and their families. Community services must devote and be able to provide resources for treating and assisting victims, while the criminal justice system must bear a variety of other costs. Sonoma County’s shortage of affordable housing and the increase in the costs of basic needs creates a problematic barrier for women who are trying to leave a violent home—one that is exacerbated under shelter-in-place orders required in response to the COVID-19 pandemic.

Farmworkers – Because of the robust wine industry in the County, grape production is a major local employer. According to the 2014 Sonoma County Housing Element Update, “laborers who fill these jobs include some who migrate to the County and maintain a permanent home elsewhere, typically in Mexico. The motivation to save as much of their paychecks as possible and to send their earnings home to support families often leads these migrant farmworkers to seek out the lowest-cost alternative for housing during their stay.” However, according to the 2012 Census conducted by the United States Department of Agriculture, there were 13,710 farmworkers in Sonoma County. Of these, only 2,916 were considered migrant workers. According to the Housing Element, “this figure corresponds to ancillary information collected from housing advocates indicating that fewer and fewer agricultural workers in Sonoma County are ‘migrant,’ with the majority remaining now in the area year-round. (...) While seasonal farmworker units are still needed..., more and more permanent affordable housing units are needed for farm laborers and their families who call Sonoma County home

⁵ Laura Hagar Rush, Sonoma West Times, ‘Confronting the Opioid epidemic in Sonoma County,’ October 9, 2018

and will continue to be a significant special need in the County and its cities.” According to a 2017 survey conducted by Sonoma County Winegrowers, 30% of grape growers provide housing for their employees, and the Commission has funded projects that amount to about 75 affordable units for farmworkers and their families. However, the need exceeds the supply, and 2017 ACS data indicates that there were no available units for migrant workers among vacant units in the County.

What are the housing and supportive service needs of these populations and how are these needs determined?

Of the groups described above, each has a unique set of housing needs that are rarely met in the private housing market. Lack of affordability is a primary barrier – being that many of these populations have incomes below the poverty level. In addition to housing affordability, some of the populations need access to ongoing social services to allow them to maintain decent quality of life.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Annual Report on HIV/AIDS in Sonoma County published by the Sonoma County Department of Health Services in 2018, Sonoma County had the seventh highest prevalence of persons living with AIDS of all 58 California counties, with approximately 1,600 persons living with HIV infection or AIDS in the County. From 1981 through the end of 2017, 2,245 Sonoma County residents have been reported with AIDS. Of these cases, 60% have died over the course of the epidemic. However, the overall mortality rate has fallen dramatically over the years, reflecting the gradual transition of AIDS from a usually lethal infection to a chronic illness thanks to improving treatment. Compared to the Sonoma County population, males overall (88%) and White and Hispanic/Latinx persons (72% and 17% respectively) represent a larger portion of cases of HIV infection and AIDS. Eighty-six percent (86%) of persons living with HIV infection or AIDS are aged 40 or older, whereas this age group makes up only 51% of the general population. Throughout many communities, persons living with HIV or AIDS risk losing their housing due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to AIDS and related illnesses. Stable housing allows persons living with HIV/AIDS treatment to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies (HIV/AIDS Housing - CPD - HUD).

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The Urban County consists of eight separate jurisdictions, seven incorporated jurisdictions, and the unincorporated county. Unlike the Housing and Homelessness needs that are essentially the same across all jurisdictions, the non-housing community development needs vary in each jurisdiction. Non-housing needs for public facilities to benefit lower-income residents span the gamut from fire stations, senior centers, parks, youth centers, libraries, and community recreation facilities. Common to all eight jurisdictions is a priority to complete Americans with Disabilities Act (ADA) retrofit improvements to remove architectural barriers in existing libraries, parks, community rooms, and other public facilities. Many public facilities were originally constructed before ADA standards were established and, therefore, remain out-of-compliance until retrofit projects can bring them into compliance with current standards.

The fires in 2017 caused extensive impact on infrastructure in Sonoma County. The disasters resulted in damage to roads, signage, bridges, schools, landfills and sanitation facilities, public parks, and other public systems. The most widespread damage was to roads, which were impacted both as a direct result of fires and by heavy emergency vehicle use and debris removal during the immediate recovery period.

How were these needs determined?

Generally, each of the eight jurisdictions making up the Urban County has undertaken a formal assessment of their capital project needs, and an analysis of their own ADA retrofit needs for public facilities. Typically, that process results in a comprehensive list of projects in priority order.

Describe the jurisdiction’s need for Public Improvements:

As discussed above, public improvement needs vary amongst the eight participating jurisdictions and include storm/flood drain improvements, water and sewer lines, streets, streetlights, and curb/gutter/sidewalks. Here again, ADA retrofit projects removing architectural barriers in existing public infrastructure is a top priority for all jurisdictional members of the Urban County to ensure all public areas are accessible.

How were these needs determined?

As noted above, Urban County member jurisdictions complete their own assessment and prioritization of public improvement needs.

Describe the jurisdiction’s need for Public Services:

The community demand for public services to assist lower-income and special needs persons is ongoing. The need for services to assist seniors, after-school programs for disadvantaged youth, affordable daycare programs, educational achievement programs, domestic violence interventions, employment training programs, health care access, and an extensive list of other services, including "safety net" programs, cannot be met in full. Community members have expressed particular concern for the many whose health, safety or economic security has been compromised by the COVID-19 pandemic and whose need for these services has only become more critical as a result.

How were these needs determined?

Public input solicited for the 5-Year Consolidated Plan drafting process and related efforts identified some of these non-housing needs, while others were defined by local service providers and documented in their requests for funding to provide services that address unmet needs in the community.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Analysis of the Housing Market was generated from public input and data on housing cost, availability, and conditions. Sources include the Comprehensive Housing Affordability Strategy (CHAS) data by the Census Bureau for HUD, the American Community Survey, as well as data provided by several local sources cited throughout this section.

Within the urban county, housing cost burden is high, especially for renters. The actual Area Median rent in Sonoma County is significantly higher than the Fair Market Rent, as established annually by HUD. Furthermore, vacancy rates for rental housing are so low that finding available, affordable rental housing is extremely difficult, especially for extremely low- and very low-income households, and those with special needs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Within the Urban County, new housing construction primarily occurs within the existing urban boundaries of the seven jurisdictions, and within the sphere of influence of the City of Santa Rosa. While the majority of new market-rate development is for homeownership, the Consolidated Plan is focused on providing rental housing restricted to extremely low- and very-low-income households, as these are the residents least able to access what is available in the housing market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	86,037	73%
1-unit, attached structure	7,892	7%
2-4 units	6,616	5%
5-19 units	5,293	5%
20 or more units	4,470	4%
Mobile Home, boat, RV, van, etc	7,079	6%
Total	117,387	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	441	1%	1,907	5%
1 bedroom	2,829	4%	8,250	22%
2 bedrooms	16,183	25%	15,622	42%
3 or more bedrooms	46,103	70%	11,812	31%
Total	65,556	100%	37,591	100%

Table 27 – Unit Size by Tenure

Data Source: 2013-2017 ACS

City of Cloverdale

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Oak Meadows Apartments	All Ages	15		0	2	2006	2061
Quincy Court	All Ages	6		0	2	2006	2036
Divine Apartments	Senior 55+	32		12	19	1989	2035
Cloverdale Family Apartments	Farm Labor	32	4	21	6	2017	
Cloverdale Garden Apartments	Senior 62+ or Disabled	34		33	0	1991	2041
Vineyard Manor	All Ages	36		34	2	1991	2046
Kings Valley Senior Apartments	Senior	99		0	98	2014	2069
Total		254	4	100	129		

City of Cotati

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Wilford Lane Apartments	All Ages	36		18	18	2003	2033
Charles Street Village	Senior	48		47	0	2001	2031
Sanctuary House	Supportive Housing	8		8		2014	2069
Total		92		73	18		

City of Healdsburg

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Canyon Run Apartments	All Ages	51		14	36	2001	2056
Chalk Hill Rd. Oakgrove Apartments	All Ages	1			1	2008	2038
Harvest Grove	Farm Labor	44		43	1	1993	2028

Healdsburg Family Apartments	All Ages	25	3	9	12	2018	
Park Land Senior Fitch Mountain Terrace 1	Senior	23		22	1	1999	2054
Fitch Mountain Terrace II	Senior 62+ or Disabled	40		40	0	1986	2099
Foss Creek Apartments	Senior 62+ or Disabled	20		6	14	1990	2089
Riverfield Homes	All Ages, homeless, mentally ill	64		63	0	2009	2064
Victory Apartments	All Ages	17		4	13	1995	2025
Victory Studios	All Ages	4		4	0	2002	2057
		7		7	0	2009	2054
Total		377	3	252	119		

City of Rohnert Park

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Aaron House	Disabled	6				1992	
Altamont Apartments	Senior	93		23	70	1991	2021
Arbors	All Ages	55		33	22	2007	2062
Copeland Creek Apartments	Affordable, Senior 55+	170		17	153	2007	2062
Crossbrook Apartments	Affordable, All Ages	226		0	45	1995	2025
Edgewood Apartments	Affordable, All Ages	168		0	67	1996	2026
Muirfield Apartments	Affordable, Disabled	23		23	0	1997	2039
Oak View Senior Living	Senior, Disabled	207		4	41	2005	2035
Santa Alicia Gardens (The Gardens)	All Ages	20		8	12	1996	2026
Tower Apartments	All Ages	50		11	20	1993	2055
Vida Nueva	All Ages	24		23	0	2007	2063
Total		1042		142	430		

City of Sebastopol

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bodega Hills Apts.	All Ages	24		11	12	1998	2027
Covert Lane	All Ages	1			1		never
Gravenstein North I Apartments	All Ages	18		18	0	1987	never

Gravenstein North II Apartments	All Ages	42		9	33	1988	never
Hollyhock	Ownership	20			20		
Burbank Heights	Senior 62+ Mobility Impaired	138		138	0	1975	2040
Burbank Orchards	Senior 62+ Mobility Impaired	60		60	0	1991	2031
Petaluma Avenue Homes	All Ages	45		35	10	2009	2068
Robinson Road	Transitional	14	6	5	2	2019	2074
Sequoia Village	All Ages	20			20		
Walker Ave.	All Ages	1					
Total		383	6	276	98		

City of Sonoma

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bay Street	Family	1	0	0	1	2011	2066
Cabernet Apartments	Senior	7			7	1988	2070
Celestina Garden Apartments	Senior	40	8	10	21	2020	
Fetters Apartments	Family	59		27	32	2017	2072
Firehouse Village	All Ages	29		9	21	2001	never
Maysonnave Apartments	Senior	10		0	9	1996	2025
Maysonnave Apts II	Senior	8		0	8	1996	2025
Sonoma Creek Apartments	Senior	34		20	14	1987	never
Village Green II	Senior	34		17	17	1983	never
MacArthur Village	Family	3		0	2	2004	2033
Oak Ridge Senior Apartments	Senior	35					
Rememberance	Family	5		0	3	2003	2058
Sonoma Centro	Family	1		0	1	2003	2048
Sonoma Valley Oaks	Family	43	5	29	8	2013	2067
Tarassa (Eastside Estates)		11		4	5	2003	2033
Valley Oaks	Family	43		42		2013	2068
Vintage Sonoma - Jones, Engler, Brockman		10		0	5	2003	2033
Totals		195		92	92		

Town of Windsor

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bell Manor II	Senior	94	10	40	44	1982	2033
Forest Winds	All Ages	48		18	30	1994	2022
Esmond Place	All Ages	27		0	27	2001	2033
Windsor Park Apartments	All Ages	80		80	0	2000	2030
Windsor Redwoods	All Ages	64		52	12	2011	2066
Windsor Veteran's Village	Veterans	60	30	29		Not yet in service	
Winter Creek Apartments	All Ages	41		9	31	2003	2058
Vinecrest Senior Apartments	Senior	60		59	0	1998	2038
Totals		474	40	287	144		

County of Sonoma – unincorporated area

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Arnold Dr.		1			1	Not in service	2074
Bella Vita Apartments	All Ages	70		14	14		
Burbank Ave. SR	All Ages	1			1		2030
Carillo Place Apartments	All Ages	68	0	41	26	2002	2058
Center Way	All Ages	3	0	3	0	2011	2066
Chelsea Gardens Apartments	All Ages	120	0	120	0	1977	2053
Faught Court Townhomes	All Ages	9	0	1	0	1994	2024
Feeney Apartments	All Ages	8	0	0	4	1994	2024
Fife Creek	All Ages	48	0	35	12	2012	2067
Freedom	supported	1	0	0	0	2010	2065
Harbor View	All Ages	14	0	0	14	2009	2039
Larkfield Oaks	All Ages	56	0	34	21	2006	2061
Lavell Village	All Ages	49	0	13	36	1995	2054
Malibu East	All Ages	72	0	6	5	2006	2061
Mill Street Supportive Housing	supported	8	0	8	0	2013	2064
North House	disabled	8	0	8	0	2014	2068
Oak Ridge Apartments	Senior - Disabled	35	0	23	11	2007	2062
Ortiz Plaza	Family	30	9	0	20	2018	2073
Redwood Grove Cottages	All Ages	6	0	2	4	2013	2068

Rusky Rika Dachas	All Ages	3	0	3	0	2009	2064
Sea Ranch I	All Ages	14	0	8	6	1986	2025
Sea Ranch II	All Ages	31	0	0	31	1993	2047
Sonoma Garden Apartments	All Ages	60	3	3	53	2013	2068
Sonoma Valley Apts.	All Ages	16	0	0	16	1991	2021
Springs Village	All Ages	80	0	48	32	2005	2060
Vineyard Creek Apts.	All Ages	232	0	47	0	2007	2061
West Avenue Apartments	All Ages	40	0	12	28	1987	2070
West Hearn Ave	Veterans	12	12	0	0	2012	2067
Woodstone Commons	All Ages	8	0	0	2	2006	2061
Accessory and Second Dwelling Units	All Ages	10	0	1	9	Various	Various
Total		1113	24	430	346		
Grand Total		3930	77	1652	1376		

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the Urban County, there are a total of 3,930 income-restricted rental housing units assisted with federal, state, and local programs. Of these, at least 77 are restricted to Extremely Low-Income Households, 1,652 to Very Low-Income Households, and 1,376 to Low-Income Households. The above tables list the rental housing by jurisdiction.⁶

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Approximately 449 of the units listed above are set to have their affordability covenants expire during the upcoming five-year planning period. Of these, none are extremely low-income, 54 are very low-income, and 201 are low-income. The remaining 194 are reserved for 100-120% AMI or are managers' units for the complexes set to have their affordability covenants expire in the next five years.

Does the availability of housing units meet the needs of the population?

The availability of housing units is far below the needs of the population. This is demonstrated by the estimate of housing units needed generated by the Association of Bay Area

⁶ The number of affordable units was higher in the previous planning period because during the previous planning period, the Roseland area in the urban county was annexed by the City of Santa Rosa, and those units are no longer counted here.

Governments (ABAG). The ABAG Regional Housing Needs Assessment indicated that within the Urban County for the period 2015-2023, there would be a need for 3,361 new housing units to meet the pent-up demand of the population. Of this, 777 units are needed to serve Very Low-Income Households, and 423 are needed to serve Low-Income Households. The loss of over 5,000 units from the 2017 fires exacerbated this need. According to the 2018 Sonoma County Recovery & Resiliency Framework, The fires affected 1,596 renter households, and approximately 2,200 renters were directly displaced. A housing market study released in May 2019 estimates that Sonoma County needs 16,296 more affordable rental units to meet demand and balance the market.

Describe the need for specific types of housing:

There is a need for rental homes that serve extremely and very low-income households that is unlikely to be met in the housing market. There is also need for housing designed for homeless individuals and families and people in need of additional behavioral and mental health support. See Section NA-40 for more detail. The Commission has also identified a need for more Permanent Supportive Housing to address the needs of the County’s homeless population.

Discussion

The focus of the Consolidated Plan is on affordable rental housing, particularly rental housing affordable to Extremely Low- and Very Low-Income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in the Urban County are out of reach for lower-income households, especially for renters. Recent patterns indicate a trend for continued increase in rents, as well as very low vacancy rates. The area median household income in the County has increased by 13% in the last seven years, whereas home values and rental rates have increased by 41% and 35% respectively in the same period. According to more recent housing data published by Zillow, the average rental rate for a two-bedroom housing unit in the county was \$2,409 at the end of 2019. To afford a two-bedroom unit, a four-person household would need an income of \$96,360. This means that said household earning the median income for a family of four (\$93,300) could not afford a market-rate two-bedroom unit.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	446,700	628,400	41%
Median Contract Rent	1,073	1,453	35%

Table 28 – Cost of Housing

Data Source: 2009 ACS (Base Year), 2017 ACS 1-Year Estimates (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,655	4%
\$500-999	5,599	16%
\$1,000-1,499	11,635	33%
\$1,500-1,999	9,077	26%
\$2,000 or more	7,228	21%
Total	72,009	100%

Table 29 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,586	No Data
50% HAMFI	4,218	2,491
80% HAMFI	15,228	5,277
100% HAMFI	No Data	7,830
Total	21,032	15,598

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,254	1,447	1,887	2,728	3,298
High HOME Rent	1,209	1,297	1,558	1,792	1,979
Low HOME Rent	945	1,012	1,215	1,404	1,566

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. As previously mentioned, according to the Association of Bay Area Governments (ABAG)'s Regional Housing Need Plan for 2015-2023, Sonoma County needs 3,361 new units. Of these, 777 are needed for households earning 0-50% AMI, 423 for households earning 51-80% AMI, 596 for households earning 81-120% AMI, and 1,565 for households earning above 120% AMI. California Housing Partnership estimates an even higher need for low and very low-income residents, with a report in 2019 that found Sonoma County needs a staggering 16,296 more affordable rental homes for this population.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the market trends in recent years, it is likely that affordability will continue to be a challenge for renters and homebuyers. The data in Table 3 shows that home values have gone up 41% between 2010 and 2017. Zillow data reports indicate that the actual median listing price for Sonoma County Homes, according to Zillow has reached \$643,000 in February 2020 from \$389,000 in February 2010, which reflects a 65% increase in the past ten years. Rents have increased by 35% during the same period. Zillow's data also shows that rents climbed 21% over the past five years alone, and experienced a sharp increase immediately following the 2017 fires. Between the saturated rental market and demand for housing continuing to exceed supply, increased rents are a trend that is anticipated to continue during this planning period. Likewise, the trend of the last ten years would indicate that home values will likely continue to rise during the planning period. Zillow's home value index predicts an increase of 5% in home values between now and January 2021. The COVID-19 pandemic has had a cooling effect on the homebuying market, though it is yet unclear what the long-term impacts on local housing prices will be.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market and HOME rents, as published by HUD, are substantially below Sonoma County median rent. For a two-bedroom unit, the FMR is currently \$1,887, and HOME Low rent is \$1,215. Per data from Zillow last updated January 31, 2020, the average 2-bedroom apartment rent is now \$2,407, or 28% higher than the listed FMR. Fair Market Rents (FMR) are intended to reflect gross rents at the 40th percentile of the rental market. Therefore, by definition, FMR will always be less than median. More problematic is the recent rapid and steep increase of rental prices in Sonoma County pushed by the over-heated San Francisco Bay Area market. The annual changes to the FMR cannot keep pace when area rents are increasing three to five times faster than other inflation factors. Also, FMR is a gross rent number, meaning the contract rent

plus tenant-paid utilities. In recent years, many rental properties have converted to mostly tenant-paid utilities through the use of sub-metering and ratio utility billing services. This drives gross rents higher, but it is unreported mainly because when surveyed about their rent, most tenants do not include their tenant-paid utilities as part of their housing costs.

According to the National Low Income Housing Coalition’s 2019 Out of Reach report, to afford a two-bedroom apartment at the \$1,887 FMR without paying more than 30% of income on housing, a household must earn \$75,480 annually. The estimated hourly mean renter wage is \$18.25, which calculates to an annual salary of about \$37,960. This means that to afford a two-bedroom apartment, a household earning the mean wage would need two jobs to pay the rent. To reach the average \$2,407 rent, a household would need an income of \$96,280 per year or work 2.5 full-time jobs making an average wage.

Given that the area median rents are higher than the HOME and FMR rents providing income-restricted rental housing remains a top priority for the Urban County during this planning period.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on the data in this section, 35% of owner-occupied and 50% of renter-occupied units have one or more of the following housing conditions: 1) lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) more than one person per room; and 4) cost burden greater than 30%. With regards to the age and condition of the housing stock, the largest portion of the Urban County’s housing units were built between 1950 and 1979 (41% for owner and 42% for renter occupied), followed by 1980 to 1999 (33% for owner-occupied and 32% for renter-occupied), before 1950 (15% for both owner and renter-occupied), and 2000 or later (10% for owner-occupied and 11% for renter-occupied). Older units are generally in greater need of repair, including possible lead-based paint remediation: 56% of owner-occupied and 57% of renter-occupied units were built before 1980. Approximately 9% of owner-occupied and 8% of renter-occupied units built before 1980 have children present. These units pose the highest risk of lead poisoning.

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,962	32%	19,376	52%
With two selected Conditions	541	1%	1,962	5%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With three selected Conditions	89	0%	147	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	43,964	67%	16,106	43%
Total	65,556	100%	37,591	100%

Table 32 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,914	10%	4,040	11%
1980-1999	21,842	33%	11,937	32%
1950-1979	27,026	41%	15,880	42%
Before 1950	9,774	15%	5,734	15%
Total	65,556	100%	37,591	100%

Table 33 – Year Unit Built

Data Source: 2013-2017 ACS Data

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	36,800	56%	21,614	57%
Housing Units built before 1980 with children present	1,968	9%	2,842	8%

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2012-2016 CHAS (Units with Children present)

Data Source: Vacant units table has been deleted and replaced with this narrative:

The 2013-2017 American Community Survey estimates that 12% of the Urban County housing units were vacant for this period. Of these vacant units only 1,589 or 11% were for rent, meaning that the vacancy rate for available rentals was only 1.4% (11% of 12%). Two and a half percent were rented but not occupied, 5.3% were for sale, 55% were used as a vacation or seasonal home, and 24% were classified as “other vacant.” According to the 2017 Sonoma County Profile Report developed by the Economic Development Board, rental vacancy rates fell to 1.8 percent in 2015. During that same period, homeowner vacancy rates fell from 2.2% to

1%. A healthy rental market needs vacancy rates of at least 5 percent.

Need for Owner and Rental Rehabilitation

The Sonoma County Community Development Commission has operated owner-occupied and rental housing rehabilitation program for three decades. The program has made 662 housing rehabilitation loans to low-income households, 124 housing access modification grants to low-income households with disabilities, and 487 Earthquake Bracing Grants for mobile homes. This high demand program continues to be active, especially for mobile home rehabilitation. The program is available throughout the Urban County. This program is a vital supplement to an often complex policy and financing environment for new housing development. Housing preservation conforms to existing zoning regulations and is inherently “green” and environmentally responsible. Additionally, the rehabilitation program prevents the displacement of vulnerable populations, allowing them to live in a safe and stable environment at a fraction of the cost of new housing development.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the demographic data provided in this Plan, approximately 40% of Urban County households (43,358 of 103,147), both renter and owner, are low-income (at or below 80% of AMI - see Needs Assessment). Applying this percentage to the total number of units built before 1980 (37,332) results in an estimated 14,932 units that may contain lead-based paint (LBP) hazards occupied by low-income families.

The Sonoma County Community Development Commission has addressed the issue of LBP hazards by providing notices to landlords and tenants that participate in the Section 8 Housing Choice Voucher Program, warning them of the hazards of LBP. Additionally, all rental units that are rehabilitated with CDBG and HOME funds are subject to LBP compliance requirements. Through the creation of new affordable housing units, low-income households are able to reside in new housing units that are free of LBP hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There is no public housing in the Urban County. This section discusses the role of the Sonoma County Housing Authority and the available affordable housing stock.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	0	0	2,955	165	2,597	15	58	120
# of accessible units	0	0	0	35	35	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 35 – Total Number of Units by Program Type

Data Source: Sonoma County Housing Authority

Describe the supply of public housing developments:

The Sonoma County Housing Authority, which serves the Urban County, does not own or operate any Public Housing. The Housing Authority does not collect information on accessible units aside from Project-based voucher designated, so the number of accessible units for Tenant-Based is likely higher than what is reflected in Table 41.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Sonoma County Housing Authority, which serves the Urban County, does not own or operate any Public Housing.

In terms of publicly-owned housing developments, the Sonoma County Community Development Commission does own a 34-unit apartment complex affordable to very low- and

low-income seniors in the City of Sonoma and two three-bedroom single-family homes affordable to low-income households in the City of Sebastopol. These properties were inherited in 2012 when the cities of Sonoma and Sebastopol's redevelopment agencies were dissolved, and their housing assets were transferred to the Commission. These housing units will remain affordable in perpetuity.

The Housing Authority has 2,955 Housing Choice Vouchers. The units subsidized by the Housing Choice Voucher program must pass a biennial Housing Quality Standards (HQS) inspection in addition to an HQS inspection before a tenant moves into the assisted unit.

Public Housing Condition

The County does not own or operate any public housing.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Typically, Housing Quality Standards inspection failures in the Housing Choice Voucher program are due to minor maintenance issues that are repaired in 30 days or less following the failed inspection. The Sonoma County Housing Authority takes a proactive approach in working with property owners and managers on safety and habitability issues, such as sharing information on new requirements regarding carbon monoxide detectors.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In addition to ensuring safety and habitability through Housing Quality Standards compliance and other efforts, such as requirements for carbon monoxide detectors, the Housing Choice Voucher program also provides notices to landlords and tenants warning them of the hazards of lead-based paint.

Although the Housing Choice Voucher program primarily serves extremely-low and very-low income families, the Housing Authority provides information to the general public about quality affordable housing developments, and referrals to Fair Housing and local building code enforcement departments to assist families in improving their living environments.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Sonoma County Community Development Commission acts as lead agency for Home Sonoma County, a regional planning body that functions as the Sonoma County Continuum of Care (CoC). As lead agency the Commission annually documents the demographics, needs, and

available shelter, housing, and services in all three HUD entitlement jurisdictions towards provision of a cohesive system of care throughout the County.

For Fiscal Year 2019-2020, Home Sonoma County received \$12.1 million in Homeless Emergency Aid Program funds from a new State Business, Consumer Services and Housing Agency, and also had additional state funds from California's Emergency Solutions Grant (ESG) Program, a new California Emergency Solutions and Housing Program, private "Housing Innovation" funding from the Partnership HealthPlan of California, and one-time local funds to develop system infrastructure in the underserved Sonoma Valley. The Commission strategically leveraged these one-time funds to build core homeless services infrastructure and to increase homeless services capacity and housing supply, by adding them to the Commission's annual consolidated funding process. A total of nine different funding streams, totaling approximately \$14.1 million, were awarded through this competitive process through Home Sonoma County's Leadership Council. The funding policies guiding this competition targeted using new funds to enhance existing services to adequately serve the most vulnerable persons coming from Coordinated Entry, capital development of more than 150 new permanent supportive housing beds, and expanding rapid re-housing capacity.

As previously stated in the Needs Assessment section of this Plan, homelessness is viewed as a countywide issue; therefore, data presented in this section is based on statistics for the entire region rather than for the Urban County alone. The data in the table below was provided by the CoC as of January 31, 2019.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	197	12*	65	186	
Households with Only Adults	496	250	210**	589***	
Chronically Homeless Households				407	5
Veterans	23		14	423	
Unaccompanied Youth	30*		12	36	6

Table 36 - Facilities and Housing Targeted to Homeless Households

*Includes 6-bed Basic Center for unaccompanied children.

**Includes the 14 veterans transitional beds and 12 transition-aged youth transitional beds in this column.

***Includes the 407 CH-dedicated PSH beds, 423 veterans PSH beds and 36 transition-aged youth PSH beds in this column. Note 65% of the CH-dedicated beds are 265 VASH program beds.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following is a summary and not meant to be a comprehensive list of all mainstream services.

Community Clinics – There are eight community clinic agencies throughout Sonoma County, all of which serve homeless persons in their local communities. Santa Rosa Health Centers operates a federal Health Care for Homeless project that supports a drop-in health clinic in Santa Rosa (Brookwood Health Clinic). West County Health Center operates a separate federal Health Care for the Homeless project serving the homeless population in the lower Russian River area (unincorporated County). Petaluma Health Center provides on-site medical services to homeless persons at COTS Mary Isaak Center. In addition to providing a medical home and increasing substance abuse and mental health treatment services under the Mental Health Parity and Addiction Equity Act of 2008, the Community Clinics are a critical partner in enrolling low income persons – including homeless persons – in California’s Medicaid and Food Stamp programs.

Hospitals and respite care – All local hospitals (and the clinics above) participate in a grassroots Health Care for the Homeless Collaborative (HCHC) led by the St. Joseph Health Systems Community Benefit Department. All the major hospitals and federally qualified health centers attend a monthly coordination meeting. In addition to the respite-dedicated Nightingale facility, Catholic Charities has added respite beds at Sam Jones Hall, and COTS added respite beds at the Mary Isaak Center. In addition, through Partnership HealthPlan of California Housing Innovation funding, Catholic Charities is implementing a rapid re-housing program program to permanently house homeless persons receiving respite services. An additional six respite beds will be available within the coming year. Also, in collaboration with the hospitals, the Health Care for the Homeless Collaborative has engaged healthcare and law enforcement partners in developing a Serial Inebriate Program. This program diverts homeless persons who frequent hospital emergency rooms due to public intoxication to treatment and housing resources. Through partnerships with Partnership HealthPlan of California, Kaiser, and St Joseph Health, 11 new permanent supportive housing beds are available for the chronic homeless with complex medical conditions and are super-utilizers of the emergency room.

Sonoma County Safety Net Initiatives- Identified as a Strategic Plan Priority by the Board of Supervisors in April 2017, the County developed an initiative called Accessing Coordinated Care and Empowering Self Sufficiency Sonoma County (ACCESS Sonoma County). Through close partnerships with the departments of Health Services, Human Services, Community Development Commission, Child Support Services, Probation, and other criminal justice departments, ACCESS Sonoma County identifies the most vulnerable residents, often high utilizers of County services across multiple county departments, and provides holistic, wrap

around services. The Safety Net Departments then launched the County's first Interdepartmental Multi-Disciplinary Team (IMDT), comprised of front line staff from each of the participating departments, including case workers, eligibility workers, clinicians, probation officers and other direct service providers working with an IMDT Coordinator to establish integrated care plans for program participants. At the core of ACCESS Sonoma County's initiatives, IMDT is the innovative technology of the IBM Connect360 integrated data hub that allows for data sharing. The IMDT aims to break down siloes between systems of care to increase the efficiency and quality of services provided to Sonoma County's most vulnerable residents.

Sonoma County Department of Health Services (DHS), - In 2017, the Sonoma County "Safety Net Departments" (Health Services, Human Services, Community Development Commission, Probation, and Child Support Services) created the ACCESS Sonoma County Initiative, led by the Department of Health Services, to identify and coordinate services for the County's most vulnerable residents. ACCESS Sonoma County would tackle one key barrier to well-coordinated services: the existence of extensive, duplicated client data in multiple protected data systems that were not designed to communicate with each other. Development of an integrated data hub was determined to be a key step in creating a more seamless system of care. In December 2017 following the Sonoma Complex Fire disaster, the Board of Supervisors approved development of the integrated data hub to facilitate implementation of disaster rapid response efforts, ACCESS Sonoma County, and the Whole Person Care Pilot. In addition, DHS contracts with several community agencies to provide integrated health, mental health, and substance abuse treatment services, including but not limited to California Human Development, Drug Abuse Alternatives Center, Women's Recovery Services, Buckelew Programs, Community Support Network, Telecare, and Progress Foundation. In collaboration with the Sheriff's Department, DHS operates a Forensic Assertive Community Treatment program that engages mentally ill offenders in treatment and provides discharge planning to avoid re-entry to homelessness.

Sonoma County Human Services Department (HSD) programs serve adults, children, families, veterans, people with disabilities and the elderly, and include four primary areas of service – Adult and Aging Services, Economic Assistance, Employment and Training, and Family, Youth, and Children. The Economic Assistance Division includes programs such as Medi-Cal and County Medical Services Program, CalFresh (formerly Food Stamps) and General Assistance. The Employment and Training Division provides cash assistance, employment, and training services for residents of Sonoma County, including SonomaWORKS (Sonoma County's welfare program that gives cash aid and services to eligible needy California families), Job Link, Youth Education and Employment Service Providers, and the Sonoma County Workforce

Investment Board. The SonomaWORKS program has obtained multiple grants from the State for Housing Support Program offering rental assistance and case management to homeless SonomaWORKS families; the Family, Youth and Children's division has utilized state Bringing Families Home and matched them with State Homeless Emergency Aid Program (HEAP) funds to ensure housing stability for families whose homelessness is a barrier to reunification. Lastly, the Economic Assistance Division has implemented a Housing Disability Advocacy Program (HDAP) with State funds, which covers housing expenses while applications for disability income are pending.

Sonoma County 211 (Information and Referral Services) provides an online search function and live telephone consultation for a wide range of local services, including alcohol, tobacco or drug services, clothing, mental health, disability services, employment services, educational services, food and shelter, legal services and more.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following information on emergency shelters, transitional housing, and permanent housing is based on the data table above provided by Home Sonoma County as of January 2019 (finalization of the 2020 Housing Inventory Chart is delayed due to the COVID19 emergency). Many of the agencies and projects noted below have received federal Continuum of Care funding or other funding from the Sonoma County Community Development Commission, and/or from the cities of Santa Rosa and Petaluma. As previously stated, this is not a comprehensive list of all services, facilities, programs, or agencies serving homeless persons in Sonoma County. For a more comprehensive listing of agencies, see the Process and Strategic Plan sections of this Plan (specifically SP-40). Many of these agencies also serve the non-homeless special needs subpopulations discussed in the next section (MA-30 Special Needs Facilities and Services).

Coordinated Entry – In compliance with the HEARTH Act and the CoC Interim Rule, the Sonoma County Community Development Commission and Home Sonoma County have overseen the Coordinated Entry project since its pilot implementation in 2015, and through full implementation for all homeless populations since September 2018. It prioritizes those who are most in need of assistance and provides crucial information that helps communities strategically allocate resources and identify gaps in service. Sonoma County's Coordinated Entry system employs a Housing First model that prioritizes individuals and families facing the highest vulnerability and needs for permanent, supportive housing. Operating in 23 locations

throughout Sonoma County, with service navigators available for needs assessments outside regular hours, Coordinated Entry uses research-based screening tools to help participants to develop a housing plan, and place them as quickly as possible into a program that will meet their needs. Because the need is so much greater than the housing available, these tools create centralized waiting lists based on the highest need, and utilize prioritization procedures developed through an extensive community input process to make housing placements. The Coordinated Entry system underwent a full outside evaluation by the Technical Assistance Collaborative in 2019, and Home Sonoma County is working through the resulting recommendations.

Emergency Shelters – There are a total of 981 emergency shelter beds in Sonoma County, including 252 seasonal and overflow beds. Thirteen facilities in Santa Rosa (422 beds plus 109 seasonal and overflow beds) and two in Petaluma (114 beds plus 42 seasonal and overflow beds) serve a county-wide homeless population that moves in and out of those jurisdictions. The Sonoma County Community Development Commission has provided financial support to the majority of these facilities. It has been the primary funder of small shelters in Urban County jurisdictions such as Cloverdale, Sonoma, and the unincorporated County (Guerneville). In addition to the largest family shelter between the Golden Gate and the Oregon border (Family Support Center in Santa Rosa, 138 beds operated by Catholic Charities) and two large shelters for single adults (Samuel Jones Hall in Santa Rosa with 200 year-round beds; and Mary Isaak Center in Petaluma with 100 beds). The Community Development Commission provides financial support to the area’s only women’s shelter (22 beds) and a domestic violence safe house (27 beds). In addition to these, local shelters include a 6-bed program for unaccompanied minors; 24 beds at the Dream Center for transition-aged youth (including former foster youth); a 13-bed shelter for adults with serious, persistent mental illness; 23 emergency treatment beds for Veterans; and two respite care programs with a total of 18 beds.

Transitional Housing – There are a total of 275 transitional housing beds in Sonoma County – 65 for families with children, 210 for single adults (14 of these for veterans). There are 20 facilities in Santa Rosa, Cloverdale, Heladsburg, Glen Ellen and Rohnert Park; these serve homeless persons from all over Sonoma County. Veteran-serving facilities include Rocca House (an 8-bed transitional facility in Petaluma operated by North Bay Veterans Resource Center); and Mariposa House (a 6-bed transitional house operated by Interfaith Shelter Network). Tamayo Village (owned by Burbank Housing Development Corporation and operated by Social Advocates for Youth) provides 12 beds of transitional housing to young adults ages 18-24 who are either former foster youth or young adults living with severe mental illness (as well as permanent supportive housing beds).

Permanent Supportive Housing – There are 30 permanent supportive housing programs serving 775 formerly-homeless persons throughout Sonoma County. Throughout Sonoma County, 407 beds are dedicated to chronically homeless persons; there are another 182 beds serving single adults in addition to those units dedicated to chronically homeless persons, and approximately 150 of these beds will be made available to chronically homeless persons through preferences as beds turn over. There are 93 beds serving mentally ill persons and 52 beds serving people living with HIV/AIDS.

The City of Santa Rosa Housing Authority's Veterans Administration Supportive Housing (VASH) program provides rental assistance to 423 persons in veteran households, of whom 265 were chronically homeless. In addition, the Sonoma County Housing Authority has added a small VASH program providing rental assistance to 15 persons in veteran households, one of whom was chronically homeless. There is also a preference for veterans in a Continuum of Care-funded project that provides 17 beds. Also, 186 persons in households with children are housed through a range of programs including The Living Room, Vida Nueva (a permanent supportive housing facility in Rohnert Park owned by Burbank Housing Development Corporation and operated by COTS, 17 families), and two NSP houses (Cloverdale, 2 households). In addition to these, 318 Other Permanent Housing beds are provided in units in affordable housing developments that were set aside for extremely low-income families through tax credit financing and other creative funding efforts; and 495 beds are provided through fourteen separate Rapid Re-Housing programs.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Given the tight rental market, it is difficult for low-income households to find affordable rentals, and has become significantly more difficult since 2017 when Sonoma County lost 5,300 homes countywide to the Sonoma Complex fires. Sonoma County's rental prices have increased more quickly than almost any other market in the US, creating incentives for landlords to raise rents and abandon affordability covenants when these expire. Additionally, the market fails to meet the needs of an increasing number of those who rely on public assistance for income. In light of these factors, there is a significant demand for special needs dedicated housing, as well as an increase in the number of units serving households earning extremely-low incomes (below 30% of AMI).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: There are over 1,400 units in affordable senior complexes throughout Sonoma County. County-wide (including Santa Rosa and Petaluma), there are additional senior units in the 128 mobile home parks which are protected in the Urban County by the county's Mobile Home Rent Stabilization Program or by local Mobile Home Rent Stabilization ordinances enacted by the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and the Town of Windsor. The Council on Aging, a local non-profit, provides services to support the independence and well-being of older residents. It provides services such as financial counselors, Meals on Wheels, legal assistance, and senior day activities, among others. Classes and daily events are available at the Healdsburg, Sebastopol, Rohnert Park, and Windsor Senior Centers as well as senior programs in Petaluma and Santa Rosa. The County also has an Adult and Aging Division within its Human Services Department, which provides support for independence and quality of life for older adults, veterans, and in-home caregivers. The Commission will continue to support services that encourage the development of affordable housing for the elderly, particularly for those in need of assisted housing and skilled care.

Persons with disabilities - There are over 400 units dedicated to persons with disabilities in affordable complexes in unincorporated Sonoma County, but according to the US Census Bureau, well over 33,000 persons living in the Urban County with disabilities.

According to Census Data (2013-2017 American Community Survey 5-Year Estimates), there are approximately 12,009 persons with an "independent living difficulty" living in Urban Sonoma County. While many live with family members, about 600 persons with developmental disabilities are living in community housing with community living supports provided by agencies such as North Bay Regional Support Center, and smaller independent programs such as Sweetwater Spectrum and Lifehouse.

Disability Services and Legal Center (DSLCL) provides advocacy, legal aid, and support for persons with disabilities in Sonoma County. Transportation for persons with disabilities is provided through Sonoma County Paratransit, which provides linkage with all regional bus, train, and air transportation. This service is extended via the Volunteer Center of Sonoma County's Volunteer Wheels program, which provides more than 30,000 rides each year and serves over 3,000 elderly and disabled persons, as well as by Becoming Independent's fleet of 60 vans (which can reach areas of the county off the paratransit routes).

Mental Illness and Substance Abuse - All of the county's 400+ affordable units designated for disabled persons may house individuals with severe and persistent mental illness (SPMI). In addition, the County received funding to serve the housing needs of adults with serious mental

illness, children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or violence.

Behavioral Health Division of the Sonoma County Department of Health Services has used State of California Mental Health Services Act funds to finance the capital costs associated with development of permanent supportive housing for individuals with mental illness and their families. Units dedicated to mental health clients include Vida Nueva in Rohnert Park (6 permanent supportive housing units in partnership with St. Joseph's Health Care Systems and COTS); Windsor Redwoods in Windsor (8 permanent supportive housing units); Fife Creek Commons in Guerneville (8 permanent supportive housing units); and McMinn Avenue in Santa Rosa (shared permanent supportive housing in a four-plex) in partnership with Telecare ACT-Sonoma County.

Individuals with substance dependence or abuse can access a variety of services throughout Sonoma County. These include: Drug Abuse Alternatives Center, which operates a 30-bed detox facility, a 130-bed residential treatment program, and outpatient and methadone programs; California Human Development, which operates a women's residential treatment program and outpatient services; Women's Recovery Services, which provides residential treatment for up to 20 women and their children; and R House residential (30 beds) and outpatient treatment for youth. Additional outpatient services are provided by Santa Rosa Treatment Program and Sonoma County Indian Health Project.

Significant gaps persist in providing access to mental health and substance abuse treatment. Despite the effectiveness of treatment of the 77,000 Sonoma County respondents who reported they needed help with mental health or substance abuse issues, 35.6% of those in need of help did not receive it (2018 California Health Interview Survey).

Youth - Numerous organizations provide housing and services to Sonoma County's at-risk youth. Sonoma County Human Services Department's Valley of the Moon Children's Home provides a stable, supportive and nurturing environment to children removed from their homes due to abuse or neglect until a suitable foster home or another appropriate placement is arranged. Children's Village of Sonoma County provides nurturing, stable family homes in a multi-generational, enriched environment for children and their siblings in foster care; currently serving 24 children, when fully developed the program will serve 48 children. Greenacres Homes and School in Sebastopol provides trauma-informed care for boys and young men ages 6 to 21 and includes four short-term residential homes, year-round school, and a vocational

training program. TLC Child and Family Services provides support and assistance in independent living skills to young people ages 16-18 (Transitional Housing Placement Program-THP), 18-24 (THP-Plus), and “THP+Foster Care” for non-minor dependent foster youth up to the age of 21. VOICES Sonoma promotes the wellness, life planning, and independent living skills of transition-aged youth emancipating from systems of care – including assistance applying for and obtaining housing. VOICES partners with Sonoma County Human Services Department to provide an Independent Living Skills program and My LIFE transition planning program to help youth develop the skills needed for becoming independent adults. Community Action Partnership operates Youth Connections, a High School Diploma, Work Readiness Preparation, College & Career Mentoring, and Entrepreneurial Development program for out-of-school youth ages 16 to 24 in Sonoma County.

Though there are many resources available for children and youth, the 2019 Sonoma County Homeless Count located 540 homeless Transition Age Youth, ages 18-24. Six percent of these young people had been in the foster system immediately prior to their homelessness, and 21% of homeless youth have been through the foster system at some point in their lives. A quarter reported a psychiatric or emotional condition. A history of foster care is a known risk factor for homelessness, and while there are 207 homeless former foster youth living in Sonoma County, only 75 dedicated beds are available to house them, most of which are in time-limited transitional housing programs. Community Support Network purchased an eight-bedroom house in 2018 and opened it as a group home for eight youth who have aged out of the foster system. Social Advocates for Youth (SAY), the county’s largest provider of counseling, employment, and housing targeted to at-risk youth, manages a 26-bed transitional and permanent housing facility for transition-aged youth (Tamayo Village), and the SAY Dream Center, which houses up to 63 former foster or homeless youth. Also, SAY operates the Coffee House Teen Shelter (6 beds) and Stepping Stone, an emergency housing program for up to 7 returning foster youth ages 18-21.

Approximately 319 beds are needed to address the county-wide housing needs of youth under the age of 18 and transition-aged youth ages 18-25. With current projects in development, a gap of 147 beds still needs to be addressed (Sonoma County Continuum of Care, 2015).

HIV/AIDS - All of the county’s nearly 400 affordable units designated for disabled persons may house individuals living with HIV. In addition to being the primary housing provider for this population, Face to Face provides comprehensive support services to people living with HIV disease in Sonoma County, including assistance navigating health care services, benefits counseling, and volunteer services. Face to Face provides permanent supportive housing and emergency rental assistance utilizing Continuum of Care rental assistance (74 beds) and

HOPWA funds through the State of California Office of AIDS.

Victims of Domestic Violence - The Family Justice Center of Sonoma County (FJCSC) brings together, in one place, government, law enforcement, and non-profit resources for families experiencing violence. As a founding partner of FJCSC, the YWCA is Sonoma County's premier service provider for victims of domestic violence, offering a 24-hour domestic violence hotline, a 27-bed women's emergency shelter, counseling, education, and training. The YWCA has been awarded multiple Continuum of Care-funded Rapid Re-Housing contracts, to assist the most vulnerable of victims of domestic violence to obtain and maintain permanent housing.

Farmworkers - Sonoma County is an agricultural county with a need for housing and supportive services for agricultural workers. According to a 2017 survey conducted by Sonoma County Winegrowers, 30% of grape growers provide housing for their employees, and the Commission has funded projects that amount to about 75 affordable units for farmworkers and their families. There are 238 farmworker family affordable housing units located throughout unincorporated Sonoma County, and 22 agricultural-employer sponsored units were built between 2008 and 2013, with 732 beds. Despite such production and other farmworker housing resources, reports of overcrowded homes, apartments, and motel rooms are common. According to the Farmworker Health Survey published by Sonoma County Department of Health Services in October 2015, "farmworkers live in unaffordable and overcrowded housing conditions. 67% Farmworkers reported living in an overcrowded dwelling in Sonoma County. The health impacts of overcrowded housing conditions are numerous and severe, and children are particularly affected by overcrowded conditions." For the period 2015-2023, the Sonoma County Housing Element sets goals of 10 farmworker family units and 40 new beds in farmworker bunkhouses.

California Human Development (CHD), a statewide agency with offices in Santa Rosa, provides a wide range of employment, housing, immigration, and other services for farmworkers in Sonoma County.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Home Sonoma County (aka the Sonoma County Continuum of Care) has worked with Sonoma County Department of Health Services - Behavioral Health Division (BHD) to document discharge processes, 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.

Many of PES' "incomplete referrals" end up at hospital emergency departments. An effort is now taking place to enhance sobering services with police drop-offs at Drug Abuse Alternatives Center's Orenda Detox, and to develop a chronic inebriate program in consultation with hospitals, PES, Detox, emergency medical transport, and police. DHS-BHD also operates a Mobile Support Team that provides mental health support in collaboration with law enforcement.

A State law that went into effect on January 1, 2019, mandated that hospitals develop a plan to safely discharge homeless patients, which means providing transportation to a secure, sheltered location. Local hospitals required to comply with this law include St. Joseph Health Systems (SJHS) including Santa Rosa Memorial Hospital & Petaluma Valley Hospital; Sutter Medical Center; Kaiser Hospital; and all smaller regional hospitals (Palm Drive, Healdsburg, & Sonoma Valley). The three larger hospitals & SJHS fund recuperative beds operated by Catholic Charities (13-bed Nightingale respite facility, co-located with SRCH's drop-in Brookwood Health Center serving the homeless) and COTS (6 recuperative care beds at the Mary Isaak Center with nursing support from Petaluma Health Center). These funds are supplemented with assistance from Partnership HealthPlan of California's Housing Innovation funds, which helped expand respite capacity. Kaiser Permanente Hospital, Santa Rosa Memorial and Sutter Health Medical Center are also partnering with the County to help create a new county-run 16-bed mental health center in Sebastopol to mitigate the strain on emergency rooms. This new facility is anticipated to open at the end of 2020.

Lastly, Catholic Charities' Project HOPE initiative (originally begun to plan collaboratively for homeless persons with significant law enforcement interaction) has created a permanent supportive housing project for homeless persons being discharged from both the jails and emergency rooms, in partnership with Kaiser and Memorial Hospitals.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Not applicable. See response for entitlement/consortia grantees.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The funding priorities of the Urban County are for homeless and housing services. Additionally, the seven jurisdictions in the Urban County have prioritized making ADA improvements to public facilities. For the fiscal year 2020-2021, awards made to serve special needs populations were as follows:

City and Town Facilities serving Non-homeless Special Needs Persons				
Agency	Project Description	Special Needs Population Served	Funding Source	Award Amount
City of Cotati	West School St. Path of Travel	Persons with disabilities	CDBG	\$160,000
City of Healdsburg	Sidewalk Accessibility Improvements	Persons with disabilities	CDBG	\$175,000
City of Sebastopol	Youth Annex ADA Upgrades	Persons with disabilities	CDBG	\$180,000
Sweetwater Springs Water District	Water Improvement Project	Low/Mod Income residents	CDBG	\$115,920
Public Services serving non-homeless Special Needs Persons				
Agency	Project Description	Special Needs Population Served	Funding Source	Award Amount
Fair Housing Advocates of Northern California	Fair Housing Education and Empowerment	Seniors, persons with disabilities	CDBG	\$70,000
Legal Aid of Sonoma County	Housing Justice Project	Seniors, persons with disabilities	CDBG	\$135,000

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in the Urban County vary by area but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.

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. Links to the most recent Housing Elements of the Urban County participating jurisdictions are provided below:

County of Sonoma, 2014 Housing Element Update, Adopted:

http://www.sonoma-county.org/prmd/docs/housing_update/

City of Cloverdale Housing Element, 2015-2023 Public Review Draft:

<http://www.cloverdale.net/DocumentCenter/View/1613>

City of Cotati Housing Element, 2015 Housing Element, Adopted:

http://www.cotaticity.org/UserFiles/Servers/Server_9669113/File/CotatiHousingElement.pdf

City of Healdsburg Housing Element, 2015-2023 Public Review Draft:

<http://www.ci.healdsburg.ca.us/modules/showdocument.aspx?documentid=14062>

City of Rohnert Park Housing Element, 2014 Housing Element, Adopted

https://www.rpcity.org/city_hall/departments/development_services/planning_/general_plan_special_area_plans/general_plan_2020

City of Sebastopol Housing Element, 2015 Housing Element, Adopted

http://sebastopol.generalplan.org/sites/default/files/Final%20Housing%20Element_Sebastopol_4-1-15.pdf

City of Sonoma Housing Element, 2015-2023 Draft:

http://www.sonomacity.org/uploading/Housing_Element_PC_Review_Draft.pdf

Town of Windsor Housing Element, 2015-2023 Adopted:

http://www.windsor2040.com/wp-content/uploads/2015/02/TWHE_Final_2015-2-12_web.pdf

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section uses data from the 2013-2017 American Community Survey as well as data from the Sonoma County Economic Development Board and Workforce Investment Board to discuss the primary industries, labor force characteristics, and economic and workforce development needs of the Urban County.

According to the Workforce Investment Board (WIB) Strategic Workforce Development Plan for Sonoma County 2017-2020, 262,000 residents in Sonoma County (including Santa Rosa and Petaluma) participate in the labor force. Of these, 252,300 are employed, and 9,700 are unemployed, approximating the total County unemployment rate at about 3.4%. A more recent analysis from the State Employment Development Department demonstrated that unemployment has remained low in Sonoma County, falling to approximately 2.8% in February 2020. The global COVID-19 pandemic in 2020 and countywide shelter-in-place orders which took effect in mid-March 2020 caused unemployment rates to skyrocket locally and nationwide as non-essential services and construction was completely halted for over a month. The economic impacts of this event were still progressing at the time this Consolidated Plan was drafted.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	4,799	5,757	4	6	2
Arts, Entertainment, Accommodations	14,424	14,909	11	15	5
Construction	11,668	8,052	9	8	0
Education and Health Care Services	26,905	19,912	20	21	0
Finance, Insurance, and Real Estate	7,821	3,183	6	3	-3
Information	2,717	1,015	2	1	-1
Manufacturing	12,863	13,411	10	14	4
Other Services	7,382	2,916	6	3	-3
Professional, Scientific, Management Services	15,538	4,551	12	5	-7

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	5,372	1,338	4	1	-3
Retail Trade	14,465	8,373	11	9	-2
Transportation and Warehousing	4,968	2,321	4	2	-2
Wholesale Trade	3,906	4,521	3	5	2
Total	132,828	96,795	--	--	--

Table 37 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Work Area Comparison Report, U.S. Census Bureau

DRAFT

Labor Force

Total Population in the Civilian Labor Force	141,800
Civilian Employed Population 16 years and over	132,828
Unemployment Rate	6.3
Unemployment Rate for Ages 16-24	11.7
Unemployment Rate for Ages 25-65	3.76

Table 38 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	50,171
Farming, fisheries and forestry occupations	2,889
Service	26,794
Sales and office	28,875
Construction, extraction, maintenance and repair	11,727
Production, transportation and material moving	12,372

Table 39 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	90,323	68%
30-59 Minutes	29,222	22%
60 or More Minutes	13,283	10%
Total	132,828	100%

Table 40 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	11,475	949	5,568

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	19,263	1,341	7,166
Some college or Associate's degree	36,811	1,990	10,631
Bachelor's degree or higher	36,677	1,640	7,601

Table 41 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	354	1,502	2,220	5,067	2,409
9th to 12th grade, no diploma	2,424	2,958	2,120	4,125	1,861
High school graduate, GED, or alternative	7,753	7,115	6,313	14,356	9,740
Some college, no degree	11,224	8,095	7,707	19,594	12,128
Associate's degree	1,483	2,775	2,928	8,586	4,170
Bachelor's degree	1,932	7,190	6,486	17,561	11,165
Graduate or professional degree	25	1,752	2,811	10,187	8,696

Table 42 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,291
High school graduate (includes equivalency)	31,759
Some college or Associate's degree	40,471
Bachelor's degree	51,976
Graduate or professional degree	68,001

Table 43 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, the four largest business sectors in terms of both workers and jobs are “Education and Health Care Services,” “Professional, scientific, and management,” “Retail trade,” and Arts, Entertainment, Accommodations.” “Arts, Entertainment and Accommodations,” and “Manufacturing,” have more jobs than workers, meaning that there may be a need for workforce training for both of these industries or more affordable living situations for entry-level laborers. An article from the Press Democrat published May 13, 2017, stated in response to the labor shortage in hospitality, construction, and manufacturing positions that “Some leaders note that only about a quarter of county households can afford a home here priced at the \$639,000 median.”

“Professional, scientific, and management,” and “Retail,” have more workers than jobs, meaning that there may be a need for job creation strategies in these sectors.

Describe the workforce and infrastructure needs of the business community:

Workforce training and affordable housing are the most immediate needs for the well-being of Sonoma County’s business community. According to the Sonoma County Economic Development Board’s Fall 2019 Economic Report, projections show that 25% of the county’s residents will be 65 years or over by 2030. However, unemployment remains low at 3%. The Tubbs fire and worsening housing affordability led to a significant loss in population for the first time since 2005. As more people retire and immigration to the County slows down, the labor market is growing tighter, especially for lower-paying jobs. Still, the Employment Development Department (EDD) anticipates that Sonoma County will add 28,600 jobs by 2024, with the most growth in Education and Health Care, Leisure and Hospitality, Business, and Construction.

The 2017 fires destroyed more than 5,300 homes in Sonoma County, disrupted hundreds of businesses, and impacted the lives of countless residents –especially those most economically and socially vulnerable. The fires also brought some perennial issues into sharp focus. Notably, a pre-existing lack of housing to support residents was severely compounded by the significant loss of homes to the fires. In February 2018, Avalanche Consulting assisted the Sonoma County Economic Development Board in preparing an Economic Recovery Plan in response to the fires. The greatest immediate need remains to construct housing –both rebuilding homes destroyed by the fires and creating enough housing to match additional unmet needs. All told, this number totals 30,000 or more housing units. Until this challenge is met, Sonoma County remains at risk of losing residents who cannot find or afford a place to live. In turn, it will be difficult for businesses and other organizations to operate –from manufacturers and growers to nonprofits, hospitals, government agencies, and schools.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the 2018 Education & Workforce Development Progress Report, Sonoma County anticipated seeing a seven percent increase in the number of job openings between 2017 and 2022. This equates to 15,680 new jobs within the next five years. Continued rebuilding efforts, the aging and retiring of the baby boomer generation, and the net decline in overall population are likely to keep unemployment rates low and stimulate a need for workforce development. The future expansion of the SMART train and continued growth of the regulated cannabis industry will also likely create more temporary and permanent jobs for the County. However, as this report was being drafted, Sonoma County's economy was also significantly impacted by the global COVID-19 pandemic, which resulted in many businesses to close for several months and lay off or furlough most, if not all, of their employees. Approximately 15.6 times the number of unemployment claims were submitted in February 2020 than in January, and one early report suggests that Sonoma County's unemployment rate could skyrocket to 18% due to the vast numbers of restaurant, hospitality, and retail businesses that have been shuttered under the shelter-in-place orders.⁷

In addition to the challenges of finding and maintaining employees, the high potential of future disasters and PG&E-sponsored public safety power shutoff events is likely to have significant economic impact on the County. The four shut-offs and Kincadee fire in October 2019 is estimated to have cost the County upwards of \$10 billion and impacted the hospitality and food industry significantly through damage to property and significant loss of inventory. The potential for more power shutoffs over the next 10 years could pose a considerable challenge for wineries and small businesses in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to a 2018 Education and Workforce Development Progress report published by the Economic Development Board, there are some significant gaps in the skills and education of the workforce and the employment opportunities in Sonoma County. According to the report, 83% of Sonoma County employers reported difficulty hiring, with 61% citing lack of relevant work experience as the cause. Employers also cited insufficient number of applicants (73%) and unwillingness for accepting offered wages (40%) as challenges to finding employees. The

⁷ Press Democrat, "Coronavirus pandemic causing Sonoma County housing market to sputter," April 9, 2020 <https://www.pressdemocrat.com/business/10879729-181/coronavirus-pandemic-causing-sonoma-county>

sectors anticipated to add the most jobs by 2022 are Healthcare and Social Assistance, Accommodation and Food Services, and Retail. The EDB report stated: “...the job opportunities that will be available in 2022 suggest that those students who do pursue a Bachelor’s degree will be vastly over-qualified. With many jobs being created in the retail and food and beverage serving sectors, many individuals may find themselves having to take positions with low hourly rates of pay and requiring little-to-no prior experience. The salaries associated with these careers alone are not enough to sustain a life in Sonoma County, and again, residents may be forced to look outside of the county for work and housing.”

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Investment Board received a grant from the California Employment Development Department to help train residents for in-demand construction jobs after the October wildfires. Before the fires, the North Bay Construction Corps (NBCC) was established through a partnership of the North Coast Builders Exchange, CTE Foundation of Sonoma County, Sonoma County Office of Education. The NBCC is a five-month after school training program for high school seniors interested in construction and the trades. As most of the need is centered on housing creation, these training programs will coincide well with the goals of the Consolidated Plan by increasing the number of skilled workers to create housing while also providing sustainable, better-paying jobs. The Workforce Investment Board has also convened industry sector partnerships in Manufacturing and Health Care. These partnerships allow local employers to access support services offered by the County and educational institutions. These programs complement the Consolidated Plan by creating living-wage jobs and strengthening the link between the skills of the up-and-coming workforce and the needs of the community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2018, the County published a three-part CEDS as a collaborative effort by county agencies, local businesses, institutions of higher learning, unions, city staff, nonprofits, and residents. The Sonoma County Community Development Commission helped to author the housing portion of the plan. The three parts included an assessment of the current socio-economic conditions, a report on a cluster of industries supporting the community goals related to

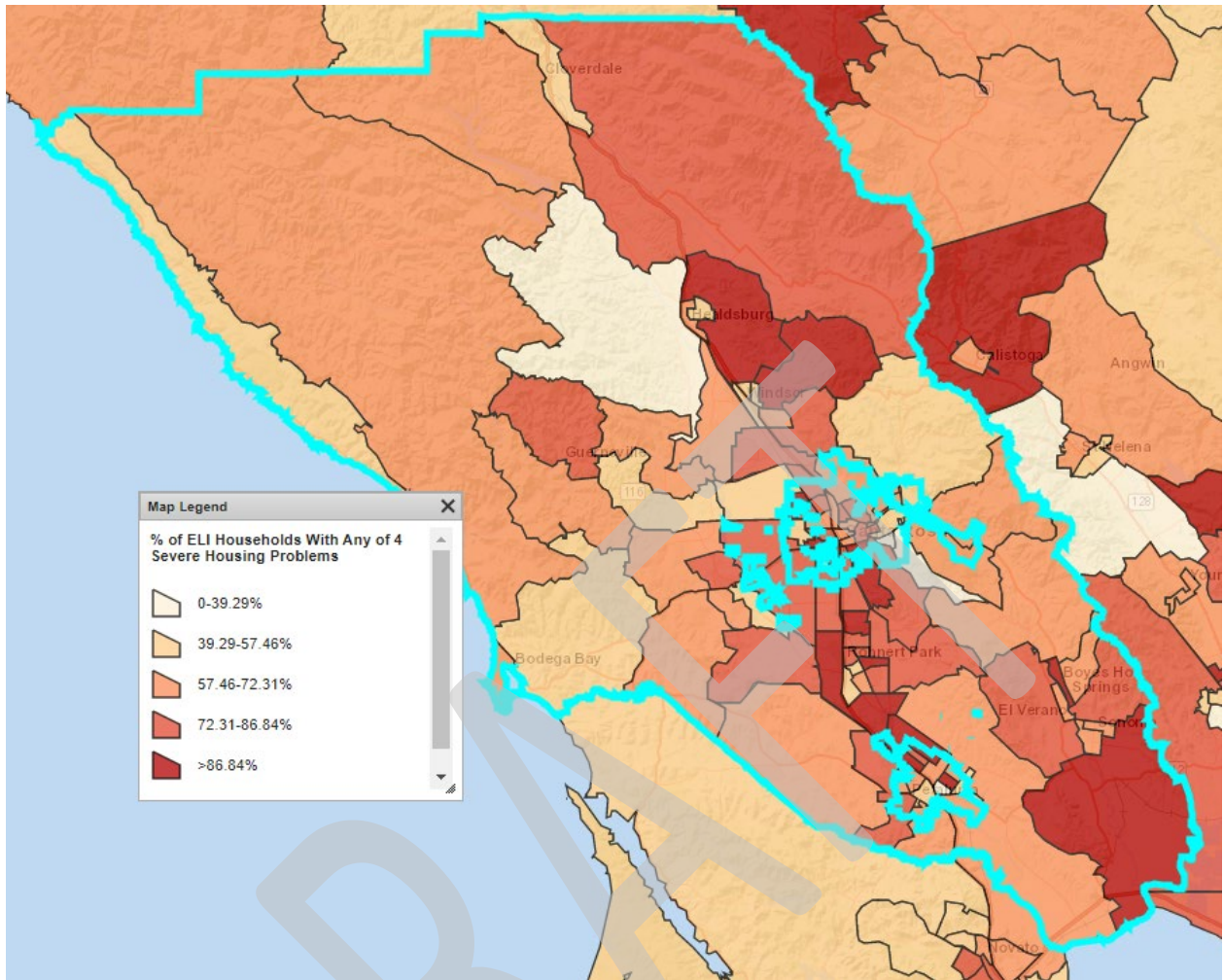
economic inclusion, and an action plan outlining strategic priorities around fire recovery, housing, workforce and education, business diversification, sustainability, and transportation. The Commission is actively working towards accomplishing the CEDS' goal of "Build necessary housing."

MA-50 Needs and Market Analysis Discussion

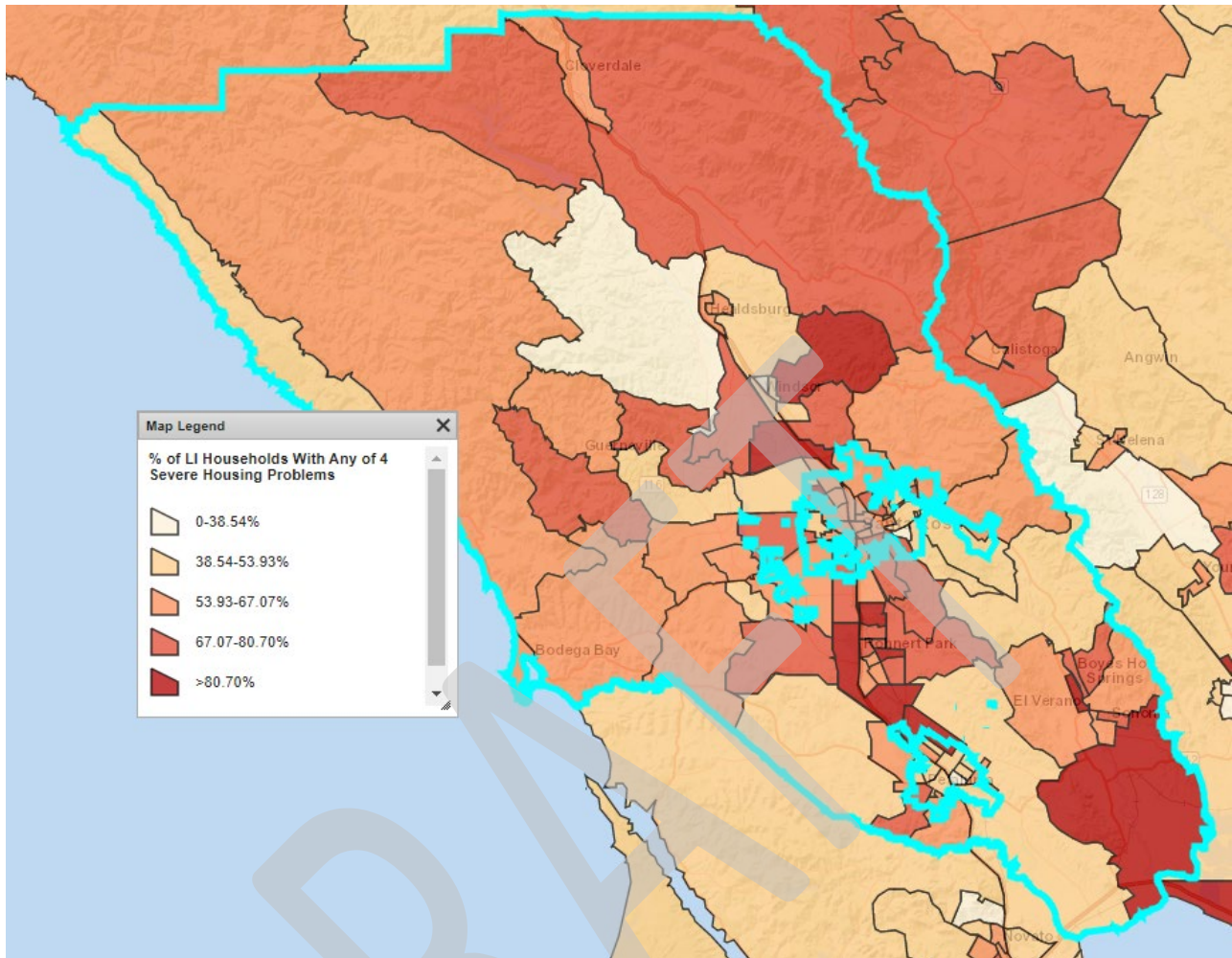
Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For this Consolidated Plan, a "concentration" is considered a census tract where more than 70% of a particular income group is experiencing one or more housing problems. The attached maps provided by the HUD Office of Community Planning and Development show the percentage of Extremely Low- and Low-Income Households with Any of Four Severe Housing Problems. As illustrated on the first map, there are approximately 18 census tracts in the Urban County in which more than 72.31% of the Extremely Low-Income population experiences one of four severe housing problems. As illustrated on the second map, there are approximately 18 census tracts, many the same as the first, in the Urban County, in which more than 72.31% of the Low-Income population experiences one of four severe housing problems.

Percentage of Extremely Low Income Households with Any of Four Severe Housing Problems.



Percentage of Low Income Households with Any of Four Severe Housing Problems.



As demonstrated by the maps, the census tracts where severe housing problems affect low-income households are scattered throughout the Urban County. The Urban County does not allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services. During each funding cycle, if an applicant applies for funds for a community project or program, a determination is made as to whether the project or program meets federal, state, and local objectives.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For this Consolidated Plan, "area of minority concentration" is defined as census tracts in which 51% or more of the population is of minority race or ethnicity. According to the HUD-generated CPD maps, only one census tract in unincorporated Sonoma County has more than 50% of a race or ethnicity other than white. Census tract 1503.05 in Sonoma Springs is composed of 70.36% Hispanic residents. No census tracts in the Urban County have a concentration of low-

income families; however, at least eight census tracts have a concentration of households experiencing housing cost burden.

What are the characteristics of the market in these areas/neighborhoods?

According to the census reporter, within the census tract with concentrations of racial and ethnic minorities and concentrations of low-income households, the housing units occupied by renters is 54%, compared to 39% for Sonoma County as a whole (inclusive of Santa Rosa and Petaluma). The inverse is true for housing units occupied by owners: 46% within the identified census tract and 61% for the County as a whole are occupied by owners. In terms of earning potential, the median income for the identified census tracts is \$59,320, which is only 75% of the County median; 66.8% of residents are high school graduates compared to 88.8 percent for the County; and only 18.4% of residents have at least a bachelor’s degree, compared to 36.1% in the County on average.

Are there any community assets in these areas/neighborhoods?

The Springs in the Sonoma Valley is a designated redevelopment area under California Redevelopment Law. In a nearby community, the Commission acquired Village Green II in 2014 as part of the winding down of the City of Sonoma Community Development Agency. The property provides 34 units of housing affordable to low-income seniors. La Luz Bilingual Center is a community based non-profit that offers a day labor assistance program, various family services, provides job training, and supports cultural events. In 2017, the Commission-funded Fetter’s Apartments was completed, providing 60 low income one, two, and three-bedroom apartments, and in late 2019, the Celestina Garden Apartments added 40 affordable units to the Fetters’ complex for seniors. The day labor service is funded in part by the Sonoma County Board of Supervisors, who recognized a lack of resources for day laborers in the area. Also within the area are two elementary schools, a small public park, a public pool, affordable family apartments, and a mobile home park. There are also a few small retail establishments and restaurants.

Are there other strategic opportunities in any of these areas?

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

As a general rule, the further a residence or business is located from the US 101 “spine” that runs through Sonoma County, the fewer broadband choices will be available. In these areas broadband speeds become slower and in some cases broadband essentially will be unavailable or unaffordable. According to the Sonoma County Broadband Strategic Plan, households in rural areas have the most barriers to obtaining broadband wiring. The many hills, valleys, rivers, and other topographic features of the County make it challenging to serve out-of-reach areas with telecommunications. The rugged terrain can make buried fiber for high-speed broadband very costly and make cost effective fixed wireless deployments depending on line of sight also very complicated and costly, while creating “dead spots” for mobile wireless networking and signals. Scenic roads have narrow or non-existent shoulders and narrow rights-of-way, which are not conducive to placement of buried fiber – much of the telecommunications plant is aerial. Therefore, the further one is from the US 101 corridor that bisects Sonoma County, fiber-based broadband service, and other competitive broadband options become less readily available. Costly upgrades and expansions are implied to meet growing needs for bandwidth. Finally, providing for public safety communications, particularly in the rural areas and West County is presently limited by significant connectivity issues, though it is becoming increasingly necessary due to the increased frequency of natural disasters and need for emergency notifications. Many of the tracts with little access to broadband in North and West County have high concentrations of low and moderate income housing.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

In addition to the incumbent telephone and cable companies (AT&T, Frontier, and Comcast, respectively), Sonic entered the market following the Telecommunications Act of 1996. Sonic has recently begun deploying Fiber to the homes in Sebastopol, in addition to San Francisco and Brentwood. Sonic uses its own fiber infrastructure to serve residences in small quantities today and to serve enterprise customers in the US 101 corridor. For areas not yet reached by fiber, Sonic provides service to homes and businesses using existing AT&T telephone lines and is subject to the same reach limitations.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Sonoma County Board of Supervisors declared a Climate Emergency on September 17, 2019, and directed the Office of Recovery and Resiliency to coordinate with County Counsel and County departments to explore actions that the County could take to mitigate climate impacts.

Massive fires fueled by drier winters and strong winds are becoming a more frequent occurrence in Sonoma County and neighboring jurisdictions. The local utility company, Pacific Gas & Electric (PG&E), has promised to respond with widespread controlled blackouts to prevent fires for the next ten years. Each of these events has demonstrable negative impacts on moderate and low-income families and local businesses.

In 2017, the Sonoma Complex fires demonstrated that even neighborhoods and jurisdictions well outside the Wildland-Urban Interface (WUI) boundaries could still be subjected to the impacts of natural disasters. The loss of over 5,297 homes continues to create burdens for those trying to live in Sonoma County. In October and November 2019, the Kincade Fire became the largest fire in County history, and destroyed 174 homes and 200 buildings. Though the number of buildings destroyed was far less, the economic impact was significant. Combined with four PG&E Public Safety Power Shutoffs throughout the month and the mass evacuation of over 180,000 people, the Kincade fire event cost the county approximately \$725 million in losses, equating to about 3% of the county's economic output. Nearly 262,694 customers were without power from two and a half to five days.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

When a disaster strikes, lower-income residents are disparately impacted by the negative social and economic toll of the disaster, response, and recovery process. These populations have little or no ability to evacuate, shelter in place, or stockpile resources such as food and medication. Sonoma County has experienced two major fires and a flood disaster in the course of two years and anticipates that it will see more disasters at the same scale of magnitude in the years to come. These events affect residents beyond those who lose homes by forcing many to evacuate en masse and leaving many vulnerable to public safety power outages, which disproportionately impact low-income residents who already have to choose between housing and food insecurity.

Community Action Partnership staff and housing advocates, Legal Aid, saw at least 300 individuals facing eviction in the months following the fires. The 2019 Homeless Count and Community-Wide Telephone Survey illuminated that 21,725 people in the community are

unstably housed, meaning doubled up or otherwise in a temporary living situation. Approximately 52% of respondents indicated that the event leading to their housing instability was either their own home burning down or the economic impacts of the 2017 fires.

DRAFT

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Urban County eight-jurisdiction partnership consists of the unincorporated County and seven incorporated municipalities. Two advisory committees, made up of representatives from each jurisdiction and the County supervisory districts, make recommendations for funding to ensure distribution throughout the region.

Because Sonoma County is such a high-cost area in which to build housing and to rent, with a very low vacancy rate and a high rate of homelessness compared to other similar regions, the priority needs within the Urban County are expanding affordable rental housing stock and ending and preventing new homelessness.

The Sonoma County Community Development Commission functions as the responsible entity for distributing, managing, reporting, and monitoring of HOME, CDBG, and ESG funds. If funding remains level, the Commission anticipates \$14.7 million in these funds over the five year planning period. These funds will be leveraged with state, local, and private dollars to maximize use of federal dollars.

The Urban County has established the following goals for the planning period:

1. Affordable Housing: Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, 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 county-wide.
3. Non-Housing Community Development: a) 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 b) Promote the well-being and economic integration of lower income persons through non-housing services, self-sufficiency programs, job training, and economic development assistance for micro-enterprises to increase job opportunities in the Urban County.

SP-10 Geographic Priorities – 91.215 (a)(1)

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Urban County eight-jurisdiction partnership consists of the unincorporated County and seven incorporated jurisdictions, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. Thus, the Urban County service area is all 1,500 square miles of Sonoma County less the areas within the city limits of Petaluma and Santa Rosa, each of which is a separate HUD-entitlement jurisdiction. The funding allocation processes are formulated to serve this vast area.

Annually, the two advisory committees charged with shaping funding recommendations for approval by the Sonoma County Board of Supervisors are the Cities & Towns Advisory Committee (CTAC) and the Community Development Committee (CD Committee). The CTAC consists of a representative from each of the seven incorporated jurisdictions. In September 2018, local policy was updated to place all of the capital project applications into a single competitive category, and awards would be made based on the highest and best use of funds, with emphasis on creation or preservation of housing and infrastructure and public facilities in support of housing. Instead of having separate allocations for each jurisdiction each year, the Commission has allocated an estimated amount for each jurisdiction based on the percentage of Low/Moderate Income population to be awarded throughout a six-year planning time period. Each jurisdiction will be awarded in a given year based on their demonstrated need and the readiness of their projects. This changed distribution methodology allows each jurisdiction to plan ahead for its share of available funding and ensure that applicants do not apply for funds until a project is truly ready to proceed while preserving geographic equity in distribution to all areas of the urban County.

The Community Development Committee has eight members. One is an *ex officio* member appointed by the Director of County Human Services, five are appointed to represent the five Supervisorial Districts, and the final two are tenant representatives that are Housing Choice Voucher (Section 8) participants, at least one of which is formerly homeless and at least one a senior.

The CD Committee makes recommendations for use of HOME and CDBG funds under two designated categories: Unincorporated and County-wide Projects, and Public Services. The 65% of CDBG funds for Unincorporated and County-wide capital projects is designated in a method

that proportions funds roughly to each jurisdiction based on the approximate number of low/mod income and people with disabilities in each area. Projects that provide new affordable housing are considered provision of a Countywide service.

Within the CDBG program, up to 15 percent of funds can be obligated for public service activities. In recent years, the Commission has used its public services set aside for a combination of homeless services and fair housing services. In FY 2020-2021, given the substantial investment from the State of California in ending homelessness, and the recognition by the Commission of the need to build a robust Fair Housing and Housing Justice Program, the Commission will use 100% of the CDBG Public Services Set-aside to fund its Fair Housing and Housing Justice Program. ESG will continue to be used to leverage other state sources specifically for rapid rehousing and homeless prevention programs.

This funding allocation process utilizing two committees representing all Districts and cities and towns within the entitlement jurisdiction helps assure that funds support projects and programs throughout the 1,500 square miles making up Sonoma County. The Urban County's CDBG administration does not utilize Target Areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 44 – Priority Needs Summary

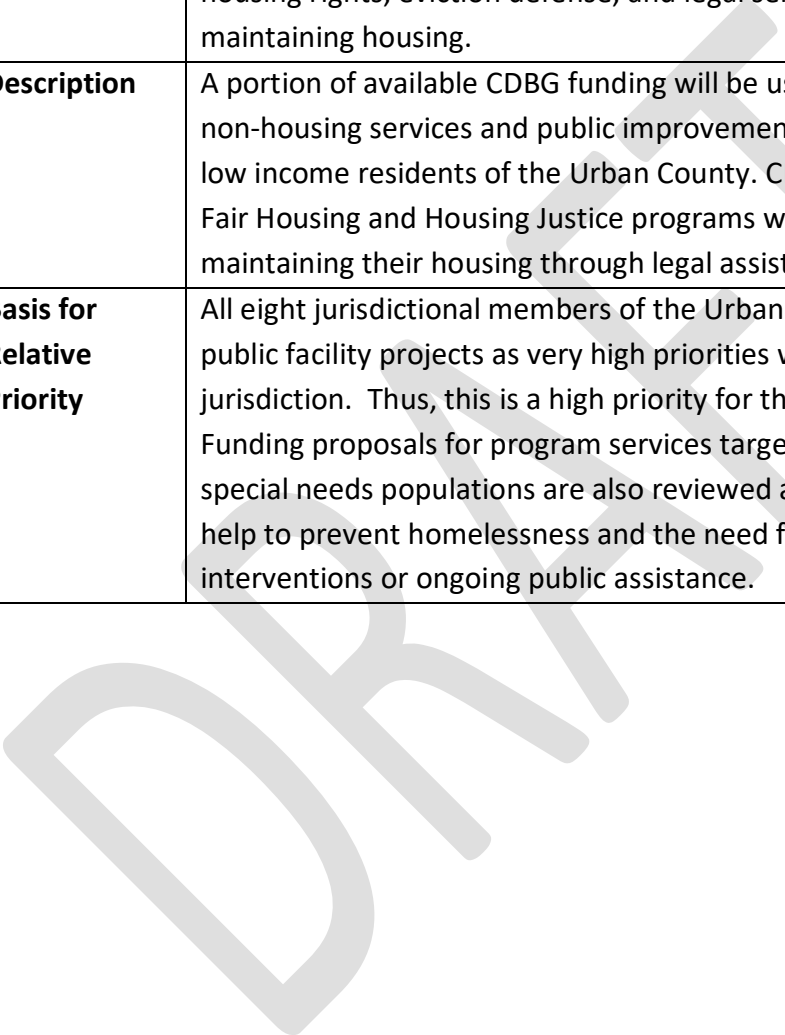
1	Priority Need Name	Affordable Housing
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	All
Associated Goals	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.

	<p>Description</p> <p>The Urban County will use all of the HOME funding and a portion of the annual allocation of CDBG funding to support affordable rental housing projects and programs. Assisted activities will include new development and tenant-based rental assistance (HOME funds only).</p> <p>The Urban County will continue to direct the vast majority of CDBG program income and reprogrammed funds to the Housing Rehabilitation program that serves the entire Urban County. Additionally, the Commission will continue to pursue and secure non-federal funding to operate and sustain the Housing Rehabilitation program, which has rehabilitated thousands of units since its inception in the 1970's. The program focus shall remain to provide deferred-payment loans and construction management assistance to low-income owner-occupants residing in single-family and mobile homes. Investor-owned units will remain eligible provided the owner will execute long-term affordability covenants as detailed in the Housing Rehabilitation program policies.</p>
	<p>Basis for Relative Priority</p> <p>Based on data provided in needs assessment and the public input received, the need for an increase in affordable rental housing stock, in particular, is a top priority. Expanding the availability of affordable rental housing will help alleviate and prevent homelessness and relieve economic stress on lower-income households.</p> <p>The housing rehabilitation program provides below-market interest rate loans and grants, and no-cost, wrap-around construction management services to low-income owner-occupants to assist them in staying in a safe and affordable home. In the absence of this program, these households would likely either reside in unsafe or unhealthy homes or be forced to try and secure a new home in an extremely challenging housing market. The vast majority of the clients served are elderly, disabled, or both. For these reasons, this is classified as a high need.</p>
2	<p>Priority Need Name</p> <p>Homelessness</p>
	<p>Priority Level</p> <p>High</p>

	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	All
	Associated Goals	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
	Description	The Urban County will prioritize the use of CDBG Public Services funding and the ESG award for homelessness and affordable housing purposes as eligible. This includes 92.5% of the ESG award and funds from State of California Homeless Emergency Aid Program (HEAP), California Emergency Solutions and Housing (CESH), State Homeless Housing Assistance Program (HHAP), and an allocation of the State of California’s Emergency Solutions Grant (ESG) funding for the cities of Santa Rosa and Petaluma. For fiscal year 2020-21, for illustration purposes, the total Homeless Services investment will be approximately 4,715,000.
	Basis for Relative Priority	Sonoma County has one of the highest known rates of homelessness in the nation (5.97 homeless persons per 1,000 residents) and thus, this is a top priority for the community, as reflected in public input commentary and data in the homelessness section of this document.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	High
	Population	Low Non-housing Community Development

Geographic Areas Affected	All
Associated Goals	a) 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 b) Provide counseling for low-income and disabled tenants on their fair housing rights, eviction defense, and legal services to assist clients in maintaining housing.
Description	A portion of available CDBG funding will be used to support a range of non-housing services and public improvements targeting and benefiting low income residents of the Urban County. CDBG funds will also support Fair Housing and Housing Justice programs which supports clients in maintaining their housing through legal assistance.
Basis for Relative Priority	All eight jurisdictional members of the Urban County have ADA-retrofit public facility projects as very high priorities within their own jurisdiction. Thus, this is a high priority for the Urban County as a whole. Funding proposals for program services targeting disabled and other special needs populations are also reviewed as high priorities as they help to prevent homelessness and the need for more expensive interventions or ongoing public assistance.



Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	The Urban County has a long history of using HOME funds for TBRA. As noted throughout this document, rental housing affordability is a key and critical community concern and Urban County priority. Thus, TBRA services will most likely continue to assist both homeless households and non-homeless households in achieving rental housing affordability.
TBRA for Non-Homeless Special Needs	The Urban County has a long history of using HOME funds for TBRA. As noted throughout this document, rental housing affordability is a key and critical community concern and Urban County priority. Thus, TBRA services will most likely continue to assist both homeless households and non-homeless households in achieving rental housing affordability.
New Unit Production	As detailed in the Needs Assessment and Market Analysis sections of this document, the need for new rental housing stock throughout Sonoma County, especially affordable units, is acute. As discussed in the needs assessment section, the Association of Bay Area Governments (ABAG) has calculated that the Urban County needs to produce almost 3400 new housing units in the 2015-2023 time period to meet the projected housing needs of the community. The California Housing Partnership estimates an even higher need for low and very low-income residents, approximating in 2019 that Sonoma County needs 16,296 more affordable rental homes to balance the market and attain a healthy vacancy rate for low-income units.
Rehabilitation	Given the shortage of housing units described in the preceding paragraph, preserving existing stock is crucial. The housing rehabilitation program is a mechanism to achieve this for low-income households who do not possess the money to make needed health, safety, accessibility, and other needed improvements to their homes in the absence of this program and financial assistance.
Acquisition, including preservation	As noted above in "New Unit Production," the expansion of housing stock, particularly affordable rental stock, is a top community need. Real estate transactions are inherently opportunistic, that is, properties will only be available for sale at certain times given the owner's interest and market conditions. Thus, while new production is a clear top priority, opportunities may arise to acquire existing properties and convert them to affordable units or preserve existing affordable stock that is subject to converting to market rate. In these instances, strong consideration will be given to intercede to sustain affordable housing stock. The Commission has also practiced purchasing vacant residential property to sell to developers at a lower rate in exchange for deeper affordability of units created.

Table 45 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of CDBG, HOME, and ESG funds expected annually is approximately \$2.9 million. Based on consistent historical trends, these funds are expected to leverage many times this amount in other, non-federal funds, each year.

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 Housing Public Improvement Fair Housing	\$1,855,469	\$200,000	\$1,861,440	\$1,855,469	\$7,421,876	CDBG will be used for a variety of purposes including housing and capital projects and programs, ADA retrofit and other public facility/improvement projects and non-housing services
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$896,007		\$806,709	\$896,007	\$3,584,028	HOME funds will be used to finance affordable rental housing development and preservation, and to provide tenant-based rental assistance

ESG	Public-Federal	Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services	\$163,560	--	\$157,759	\$163,560	\$654,240	ESG funds will be used almost entirely for rapid re-housing programs for homeless persons. A small portion of funds may continue to be used to support shelter operations as may be permitted by regulations.
McKinney Vento competitive Homeless Assistance (Continuum of Care) funds	Public-federal	Admin and Planning Permanent supportive housing Rapid Re-Housing Homeless Management Information System Coordinated Entry System	\$3,976,409			\$3,976,409	\$15,905,636	CoC funds will be used almost entirely for permanent supportive housing projects that currently serve 261 homeless persons, almost entirely dedicated to chronically homeless populations, and a small amount of rapid re-housing funding for victims of domestic violence. 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.
Section 8	Public-federal	Rental assistance	\$36,492,099			\$36,492,099	\$145,968,396	Section 8 funds are used for tenant based and project based vouchers and are administered by the Sonoma County Housing Authority.
CDBG-DR	Public-federal	Housing Rehab	\$2,349,404	0	0	\$2,349,404	\$2,349,405	CDBG-DR funds will be used for the development of new rental housing and reconstruction or rehabilitation of rental homes, particularly for those displaced during the 2017 Sonoma Complex Fires

Table 46 - Anticipated Resources

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

Generally speaking, based on consistent historical trends for nearly all affordable housing projects, HOME and CDBG funds can be expected to leverage 3-30 times the amount of funding making up the capital development budget. The funding leveraged includes tax credit equity investment, 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, and state ESG program funds, and significant new State initiatives begun in 2018. CDBG-funded fair housing and ADA retrofit projects tends to leverage less, in practice, and in some instances, CDBG is the sole source of funding. The funding application process utilized by the Commission requests applicants describe and quantify leveraged funding and the funding policies encourage leveraging by making it an evaluation criteria. Through the funding contract administration process, all awardees are required to rigorously document the amounts and sources of leveraged funds.

HOME Match Requirement: The HOME regulations require a 25% match for all HOME funds used, excluding HOME funds used for CHDO operational expense, and general program administration. The Sonoma County Community Development Commission estimates that the leveraged funds will generate match sufficient 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 and rent, 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

In general and historically, local government has frequently provided land for many affordable housing projects. The Commission currently owns a 6 acre parcel in the former Roseland

Redevelopment Area, and another 7 acre property purchased in 2016 which served as the former Sonoma County Water Agency. The County’s department of General Services maintains a list of underutilized County properties as the discussion around utilizing publicly owned land continues.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Sonoma County Community Development Commission	Other	Affordable Housing – ownership Affordable Housing – rental Economic Development Homelessness Non-homeless special needs Planning Public Housing Neighborhood improvements Public facilities Public services	Jurisdiction
City of Cloverdale	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
City of Cotati	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
City of Healdsburg	Government	Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction

City of Rohnert Park	Government	Economic Development Non-homeless special needs Ownership Rental Neighborhood improvements Public facilities Public services	Jurisdiction
City of Sebastopol	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
City of Sonoma	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
Town of Windsor	Government	Economic Development Non-homeless special needs Neighborhood improvements Public facilities Public services	Jurisdiction
Burbank Housing Development Corporation	Nonprofit organization	Affordable Housing – ownership Affordable Housing – rental	Region
Community Housing Sonoma County	Nonprofit organization	Affordable Housing – Rental Homelessness	Region
MidPen Housing Corporation	Nonprofit organization	Affordable Housing – Rental	Region
EAH, Inc.	Nonprofit organization	Affordable Housing – Rental	Region
PEP Housing	Nonprofit organization	Affordable Housing – Rental Seniors	Region
Satellite Affordable Housing Associates	Nonprofit organization	Affordable Housing – Rental	Region
Catholic Charities	Nonprofit organization	Homelessness Non-homeless special needs	Region

Cloverdale Community Outreach Committee	Nonprofit organization	Homelessness Non-homeless special needs	Region
Committee on the Shelterless	Nonprofit organization	Homelessness Non-homeless special needs	Region
Community Action Partnership	Nonprofit organization	Homelessness Non-homeless special needs	Region
Community Support Network	Nonprofit organization	Homelessness Non-homeless special needs	Region
Fair Housing Advocates of Northern California	Nonprofit organization	Public Services Non-Homeless Special Needs	Region
Legal Aid of Sonoma County	Nonprofit organization	Homelessness Non-homeless special needs	Region
Social Advocates for Youth	Nonprofit organization	Homelessness Non-homeless special needs	Region
Sonoma Overnight Support	Nonprofit organization	Homelessness	Region
The Living Room	Nonprofit organization	Homelessness	Region
Reach for Home	Nonprofit organization	Homelessness	Region
SHARE Sonoma County	Nonprofit organization	Affordable Housing – Rental Homelessness	Region
Russian Riverkeeper/Clean River Alliance	Nonprofit organization	Homelessness	Region
St. Vincent de Paul Society – Santa Rosa	Nonprofit organization	Homelessness Non-homeless special needs	Region
TLC Child & Family Services	Nonprofit organization	Homelessness Non-homeless special needs	Region
West County Community Services	Nonprofit Organization	Homelessness Non-homeless special needs	Region

BRIDGE Housing	Private Industry	Affordable Housing Rental	Region
Danco Communities	Private Industry	Affordable Housing Rental Homeless	Region

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

CDBG and HOME funds received by the Urban County are administered by the Sonoma County Community Development Commission (Commission).

The Commission relies on private, non-profit organizations as well as for-profit developers to build new, affordable units and rehabilitate existing housing units. The Commission will continue to work closely with these entities to ensure that each year as many new, affordable units are produced as possible.

The Commission relies on other public entities to carry out public facility, and public improvements, and will continue to support these types of projects over the term of this Plan. The Commission also relies on the non-profit service sector to provide emergency shelter, rapid re-housing and permanent supportive housing, as well as street outreach, homeless prevention services and Coordinated Entry services. The Commission will continue to support these organizations and their activities to the fullest extent possible.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

For over 40 years, nonprofit housing and service agencies, the County Departments delivering health care, social services and housing, the cities of Santa Rosa and Petaluma, and increasingly other cities, have built a homeless assistance network comprised of more than 90 housing and service programs. Beginning in 1997, the Sonoma County Continuum of Care (now Home Sonoma County) has provided a backbone infrastructure to lead the system of care towards ending homelessness. In 2019, Sonoma County providers helped 1,179 people to exit homelessness to permanent housing and 87% of these retained housing. The number of homeless families with children on any given night dropped 43% from a height of 152 households (in 2013, the aftermath of the Great Recession) to 87 households in 2019. Those who are able to access homeless housing receive comprehensive needs assessment to ensure appropriate services; housing search assistance; case management; health, mental health and substance abuse treatment; life skills training; transportation; child care; employment services; and more.

Sonoma County’s 10-Year Homeless Action Plan 2014 Update is the most recent long term planning document. It included the following key strategies which are summarized below:

- 1) Increase Sonoma County’s permanent affordable housing for homeless persons, to meet the documented need. As of 2019, the remaining need was calculated as capacity to serve 422 households with rapid re-housing resources, and 1,306 units of permanent supportive housing.
- 2) Increase incomes through work readiness activities and implementation of SOAR (SSI/SSDI Outreach, Access, and Recovery) best practices.
- 3) Ensure access to integrated health care, by establishing health coverage and healthcare homes, and ensuring access to behavioral health care.

After a lengthy planning effort, in 2018 Home Sonoma County was established to provide improved governance to Sonoma County's homeless system of care. Home Sonoma County includes a 9-member Leadership Council as well as a Technical Advisory Committee made up of several working groups to support key goals, and engage national technical assistance to bring best practices to local providers. In FY 2019-20, a new strategic planning effort was initiated to inform Home Sonoma County's goals and priorities in its mandate to end homelessness in Sonoma County.

Families with Children: Home Sonoma County continues this community's longtime commitment to functional zero family homelessness, with a resulting 17% drop in this subpopulation in the 2019 PIT Count. The Coordinated Entry Operator, the County Office of Education's McKinney-Vento Homeless Liaisons and HOST street outreach team all identify families experiencing homelessness. In FY19, 125 families (37%) experiencing homelessness with first time entries to HMIS were rehoused within 30 days. Strategies to rapidly rehouse families include identification, assessment, and prioritization of families in Coordinated Entry, and targeting State Homeless Emergency Aid Program funding for at risk families. The Coordinated Entry System prioritizes services to families with children 0-5 years old, families that are literally unsheltered, and families with involvement with law enforcement or child protective services, along with length of time homeless, disabilities, and vulnerability to victimization. Monthly coordination meetings with Child Welfare, both public housing agencies, and Home Sonoma County staff are held to identify families at imminent risk of homelessness. Targeted Housing services include State funded rapid rehousing for CalWORKS families and families in reunification; utilization of low-barrier Continuum of Care-funded rapid rehousing for families fleeing domestic violence; Family Unification Program vouchers with the Sonoma County Housing Authority; and new State Bringing Families Home Initiative funding providing rapid rehousing for homeless families with active Child Protective Service cases. Stabilization services are provided for up to six months, depending on need, to ensure housing retention. Home Sonoma County staff meets quarterly with Housing Authority Staff, Child Welfare, and local providers to review outcome data for families housed to ensure housing is maintained.

Veterans: A Homeless Veterans Committee (including Home Sonoma County, the U.S. Department of Veterans Affairs (VA) VA-funded programs, individual veteran activists and others) use a by-name list to identify and place all veterans experiencing homelessness in the community. This longstanding group is actively working to achieve the benchmarks and criteria for ending veteran homelessness, but does not yet have sufficient resources to ensure each veteran experiencing homelessness is assisted to quickly move into permanent housing. Home Sonoma County gives a preference in local scoring for new Continuum of Care projects that serve homeless veterans ineligible for VA benefits or serving chronically homeless transition age youth. Lastly, for more than a decade the Homeless Veterans Committee has sponsored Vet Connect, a weekly drop-in program that provides access to veteran resources.

Youth: The 2019 Point in time Count recorded 657 transition-aged youth and unaccompanied children, a 29% increase from 2018 and the first increase since a peak count of 1,128 in 2013. This large due to secondary impacts of the loss of 5,000 units of housing in the 2017 Sonoma

Complex wildfires, following which youth have reported more difficulty securing housing due to lack of rental history. The vast majority of homeless youth are unsheltered (93%), and funding and services are prioritized for unsheltered youth. A Homeless Youth Task Force and Youth Action Board (100% made up of homeless and formerly homeless youth) offered the following recommendations for the FY 18-19 consolidated funding round (which included state, local, and ESG funds): engage housing providers to dedicate PSH beds for chronically homeless youth in existing and new projects; advocate for affordable housing developers to set aside units for homeless youth in developments; enhance partnerships between Federally Qualified Health Centers (FQHCs) and youth providers for intensive case management and wrap-around services; and provide technical assistance to agencies not yet working with youth regarding best practices in working with homeless youth. As a result of these recommendations, three times the minimum State Homeless Emergency Aid funding was recommended for new youth projects. In addition to increased funding for youth shelter, rapid rehousing and permanent supportive housing, a funding for street outreach to youth was expanded and a new Homeless Prevention project was established. Other key strategies include a robust Coordinated Entry Access Point for youth and utilization of peer-based services. Specific risk factors used to assess youth include family instability, lack of social relationships, and length of time homeless/unsheltered.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Sonoma County's service delivery system benefits from a culture of cooperation between nonprofit agencies, increasing experience with collaborative efforts and deepening trust between agencies, and agencies with a culture of excellence. The creation of Home Sonoma County has helped alleviate the impacts of a fragmented homeless system of care, and led to a high level of collaborative functioning and understanding of requirements of homeless services funding streams and development of reliable data upon which to base planning efforts. Through its decade-old Upstream Investments Initiative, the County of Sonoma has cultivated a system-wide commitment to evidence-based practice and alignment with other collective impact initiatives. In the last several years, the County initiated ACCESS Sonoma to identify and streamline the provision of services to the most vulnerable Sonoma County residents, leading to improved collaboration between multiple County agencies and the homeless system of care.

Recent information from the Point-in-Time Homeless Count identifies the following significant gaps in the system of care's capacity to address the needs of persons experiencing homelessness:

1. Sonoma County's current homeless population has been homeless longer, and is more medically compromised, than in the past. Two-thirds of the homeless population experienced one or more serious medical conditions, and/or disabling conditions. Many report the vulnerability risk factors that most commonly lead to death on the street (homeless for more than 6 months and experiencing a range of serious medical conditions – or simply being over the age of 60). There is a great unmet need for integrated health care, including substance

abuse and mental health treatment, and for case management in permanent supportive housing. Although the Affordable Care Act has introduced new options for providing these services, these resources are not yet available in Sonoma County.

2. The homeless population under the age of 25 increased in 2019. These include unaccompanied teens, transition-age youth (18-24), young parents, and children who are homeless with their parents—more than 657 persons under the age of 25. People who have experienced trauma at a young age (including homelessness) often require intensive services to stabilize in housing. This expertise exists in Sonoma County, but the housing capacity in which to provide these services is severely lacking. Between 2018 and 2019, the number of homeless transitional-age youth and unaccompanied children increased by 17%.

3. The number of homeless veterans remains high. 218 homeless veterans were found in 2019, which represents a decline from years prior. Still, the vast majority (68%) of homeless veterans are unsheltered. The need for assistance far outstrips the sizeable VA Supportive Housing program.

4. As noted throughout this Plan, Sonoma County has a severe shortage of affordable housing. More than half of Sonoma County households spend over 30% of their income on housing; nearly 83% spend more than 45% of their income on housing and transportation combined. The extremely low vacancy rates of recent years have led to extended periods of homelessness while people search for an apartment—even for those with rental assistance.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Sonoma County Community Development Commission is the lead agency for Home Sonoma County (acting as the Continuum of Care) and hosts its planning efforts. Through Home Sonoma County, the Commission works with the cities of Santa Rosa and Petaluma, to ensure compatibility between the Home Sonoma County planning process and related Consolidated Plans, Housing Authority Agency Plans, Housing Elements and related policies. The membership of Home Sonoma County Task Groups includes the widest possible representation from the non-profit, governmental, service provider, housing development, law enforcement, lived experience, faith-based, business, homeless and general communities. In addition, the Home Sonoma County community meets quarterly to share information, discuss emerging issues, and develop the annual CoC funding submission. Home Sonoma County is governed by a 9-member Leadership Council, which addresses policy issues and organizational structure. The Home Sonoma County Leadership Council is engaged in a strategic planning effort with the assistance of Focus Strategies, a consulting group dedicated to using the power of analytics to design and implement housing-focused, equity-informed, and person-centered solutions that reduce homelessness.

Until the Home Sonoma County Strategic Plan is completed later in 2020, the Commission and the Home Sonoma County Leadership Council rely on the prior Continuum of Care's 10-Year Plan 2014 Update. That document identified three key goals to overcome the gaps in Sonoma County's service delivery system: Housing + Health + Income.

HOUSING: Increase permanent affordable housing to meet the need, estimated as of 2019 to require Rapid Re-Housing assistance for 422 households; and 1,300 units of Permanent Supportive Housing (calculations from the County of Sonoma's No Place Like Home Plan).

HEALTH: Ensure access to integrated health care, involving enrolling the vast majority of homeless persons in health coverage and establishing healthcare homes. Partnerships with clinics and County Departments of Health Services and Human Services are essential to ensure that homeless persons may access primary and behavioral health care.

INCOME: Increase incomes through workforce readiness and disability income initiatives, to address the vast majority of homeless adults who have no income.

As noted above, now that the new governance structure for the Continuum of Care, Home Sonoma County, has been established, its Leadership Council has embarked on a new strategic planning effort facilitated by Focus Strategies, to guide development of the Sonoma County homeless system of care for the coming years. The strategic plan is anticipated to be completed later in 2020.

SP-45 Goals Summary – 91.215(a)(4)

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	County-wide	Development of new affordable rental housing units Preservation of existing affordable housing stock Assist affordable ownership housing	CDBG: \$2,033,000 HOME: \$4,396,000 Section 8: \$182,000,000 CDBG-DR: 2,349,404	Rental units constructed: 100 Household Housing Units Housing for Homeless added: 10 Household Housing Unit Rental units rehabilitated: 100 Household Housing Units Homeowner Housing Added: 10 Housing Units Homeowner Housing Rehabilitated: 50 Household Housing Units Tenant-based rental Assistance: 3000 households assisted

2	Homelessness	2020	2025	Homelessness	County-wide	Homelessness Interventions Homelessness Prevention	ESG: \$817,800 HOME: \$0 CDBG: \$0 McKinney-Vento Homeless Assistance: \$19,500,000	Tenant-based rental assistance / Rapid Rehousing: 160 Households Assisted Homeless Person Overnight Shelter: 2000 Persons Assisted Homelessness Prevention: 50 Persons Assisted
3	Non-Housing Community Development	2015	2020	Non-Housing Community Development	County-wide	Public facilities and infrastructure serving low-income communities Projects and Programs Serving Disabled Persons	CDBG: \$5,696,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 3,400 Households Assisted

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2	Goal Name	Homelessness
	Goal Description	Promote effective and proven strategies for homelessness prevention and intervention county-wide.

3	Goal Name	Non-Housing Community Development
	Goal Description	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 b) Promote the well-being and economic integration of lower income persons.

DRAFT

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Based on Goal 1 – “Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness,” the Commission plans to produce at least 110 new units and preserve 150 units of rental housing during the planning period. The Commission prioritizes affordability to extremely low- and very low-income households, as these are the households whose needs are not met in the housing market, therefore, at least 10 of the units will be affordable to extremely low-income households. These numbers include only permanent housing, not rapid re-housing funds or transitional housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Sonoma County Housing Authority was not required to increase the number of Accessible units under the Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not Applicable. The Sonoma County Housing Authority has been designated as a High Performing Agency for 19 consecutive years.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Potential constraints to housing development in the Urban County vary by area, but generally may include infrastructure, residential development fees, land use controls, development

standards, development and building permit application processing times, and resource preservation.

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 be updated every 8 years. Links to the most recent Housing Elements are provided below:

County of Sonoma, 2014 Housing Element Update, Adopted:

http://www.sonoma-county.org/prmd/docs/housing_update/

City of Cloverdale Housing Element, 2015-2023 Public Review Draft:

<http://www.cloverdale.net/DocumentCenter/View/1613>

City of Cotati Housing Element, 2015 Housing Element, Adopted:

http://www.cotaticity.org/UserFiles/Servers/Server_9669113/File/CotatiHousingElement.pdf

City of Healdsburg Housing Element, 2015-2023 Public Review Draft:

<http://www.ci.healdsburg.ca.us/modules/showdocument.aspx?documentid=14062>

City of Rohnert Park Housing Element, 2014 Housing Element, Adopted

https://www.rpcity.org/city_hall/departments/development_services/planning/_general_plan___special_area_plans/general_plan_2020

City of Sebastopol Housing Element, 2015 Housing Element, Adopted

http://sebastopol.generalplan.org/sites/default/files/Final%20Housing%20Element_Sebastopol_4-1-15.pdf

City of Sonoma Housing Element, 2015-2023 Draft:

http://www.sonomacity.org/uploading/Housing_Element_PC_Review_Draft.pdf

Town of Windsor Housing Element, 2015-2023 Adopted:

http://www.windsor2040.com/wp-content/uploads/2015/02/TWHE_Final_2015-2-12_web.pdf

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Potential constraints to housing development in the Urban County vary by jurisdiction and area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. 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.
- 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 its partners to expand support for affordable housing programs.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Home Sonoma County, its developing strategic plan, and the Commission’s 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.

Since 2015, the Commission has contracted with Catholic Charities to operate a Homeless Outreach Services Team (HOST) street outreach program to engage unsheltered persons living along waterways and in parks, assess their needs with an evidence-based assessment tool, and place people into housing as quickly as possible. As the system of care shifted its focus to the most vulnerable unsheltered persons, especially with the advent of Coordinated Entry throughout the county geography, a County Integrated Multi-Disciplinary Team (now rebranded as HEART) has significantly increased county-wide engagement efforts to difficult-to-serve populations. Additional street outreach teams with local knowledge have been launched in each region of the county, and all outreach teams work collaboratively. Street outreach teams work closely with the Coordinated Entry System, which provides standardized assessment and housing placement for all homeless populations.

Addressing the emergency 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.

- 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 to stabilize and reduce returns to homelessness.
- Implement a SOAR Disability Income Initiative to assist disabled participants to establish income.
- Expand economic stability programming, by coordinating services with local employment training agencies and by offering 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.
- Creation of a multi-site “indoor/outdoor” shelter and Housing Navigation Center operated by experienced services providers and designed to help transition people living outside into permanent housing.
- Purchase and master-leasing of group homes for vulnerable populations.

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.

Home Sonoma County staff estimates that 422 units of rapid re-housing are needed to effectively shorten the period of time that individuals and families experience homelessness, and to help them transition to permanent housing and independent living. Based on rapid re-housing costs to date, as of FY 2019-20 adequate resources exist in Sonoma County to assist approximately 300 households with rapid re-housing assistance (including about 50 veteran households through a Supportive Services for Veteran Families grant). In addition to dedicating most Emergency Solutions Grant (ESG) funding to rapid re-housing, the Sonoma County Community Development Commission will continue to expand these services by allocating local Low-Mod Income Housing Asset Funds for rapid re-housing to the extent allowable by California law, and to pursue additional funding for rapid re-housing such as Balance of State ESG funding (for programs located in Santa Rosa and Petaluma), CalWORKS, and new Supportive Services for Veteran Families funding.

Families with Children: Home Sonoma County continues this community’s longtime commitment to functional zero family homelessness, with a resulting 17% drop in this

subpopulation in the 2019 PIT Count. The Coordinated Entry Operator, the County Office of Education's McKinney-Vento Homeless Liaisons and HOST street outreach team all identify families experiencing homelessness. In FY19-20, 125 families (37%) experiencing homelessness with first time entries to HMIS were rehoused within 30 days. Strategies to rapidly rehouse families include identification, assessment, and prioritization of families in Coordinated Entry, and targeting State Homeless Emergency Aid Program funding for at risk families. The Coordinated Entry System prioritizes services to families with children 0-5 years old, families that are literally unsheltered, and families with involvement with law enforcement or child protective services, along with length of time homeless, disabilities, and vulnerability to victimization. Monthly coordination meetings with Child Welfare, both public housing agencies, and Home Sonoma County staff are held to identify families at imminent risk of homelessness. Targeted Housing services include State funded rapid rehousing for CalWORKS families and families in reunification; utilization of low-barrier Continuum of Care-funded rapid rehousing for families fleeing domestic violence; Family Unification Program vouchers with the Sonoma County Housing Authority; and new State Bringing Families Home Initiative funding providing rapid rehousing for homeless families with active Child Protective Service cases. Stabilization services are provided for up to six months, depending on need, to ensure housing retention. Home Sonoma County staff meets quarterly with Housing Authority Staff, Child Welfare, and local providers to review outcome data for families housed to ensure housing is maintained.

All families with children in the homeless services system, and those seeking to enter it, are screened with the evidence-based VI-SPDAT screening tool in use by Coordinated Entry. Households scoring in the 5-9 range are referred into rapid re-housing programs pending a full needs assessment. 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 in particular, it is also being 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.

One critical function of all programs seeking to place homeless persons in rental housing is that of a housing locator. As vacancy rates dropped and rental prices soared well above the Fair Market Rent in the past two years, the need for this role at the program level has become ever clearer.

In March 2018 the Housing Authority instituted a referral program providing streamlined accessibility to households registered with Sonoma County Coordinated Entry. Households referred by Coordinated Entry for this program are provided an opportunity to receive a Housing Choice Voucher.

In July 2018 the Housing Authority instituted a move-on program to free up beds in permanent supportive housing (PSH) facilities. The people who are “moved-on” are given a Housing Choice Voucher, freeing up a PSH bed for another chronically homeless individual or family in need of supportive services.

Finally, the Housing Authority initiated a new Continuum of Care funded permanent supportive housing program targeting homeless individuals with chronic health conditions.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Several kinds of homeless prevention programs are offered in Sonoma County, including HOPWA-funded Short Term Rental, Mortgage & Utility assistance (STRMU), Supportive Services for Veteran Families (SSVF), several privately funded programs, and ESG-funded homelessness prevention assistance. Homeless prevention programs target at least 20% of services to persons considered to be the most likely to become homeless—that is, households that already meet the federal Homeless definitions 2, 3 or 4 at program intake, but which are ineligible for rapid re-housing assistance. The attached Prevention/Diversion program standards describe system-wide efforts to impact housing stability for at-risk households. In addition, the Coordinated Entry System uses a Diversion protocol to investigate whether any other solution is available to individuals and families seeking to enter homeless services.

As noted in MA-35, Special Needs Facilities and Services, the Commission has worked through Home Sonoma County 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 persons discharged from their care are not routinely discharged into homelessness. The three larger hospitals and St Joseph Health Systems fund recuperative beds operated by Catholic Charities (13-bed Nightingale respite facility and 13 respite beds at Samuel Jones Hall) and COTS (6 recuperative care beds at the Mary Isaak Center with nursing support from Petaluma Health Center). 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. A Homeless Youth Task Force had developed annual housing needs estimates for homeless youth, and participated in planning for California's AB12 Fostering Connections After 18 Act in 2012. These efforts have sparked development of a number of new housing options for youth exiting foster care

As a member of the national Stepping Up Initiative, the Sonoma County Probation Department has accessed this Initiative's broad-based technical assistance to reduce the prevalence of people with mental illnesses in jails, including a Sequential Intercept Mapping project that identified system gaps that hamper delivery of services and reintegration into the community. In February 2019, the Sonoma County Board of Supervisors approved projects to expand services and housing for homeless mentally ill offenders, as part of the one-time Homeless Mentally Ill Outreach and Treatment Program funding provided by the State legislature in FY2018-19.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Sonoma County Community Development Commission addresses this through proactively disseminating 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. 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 prior to 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, HOME, and ESG 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Section MA-20 contains Table 39, which uses ACS 2013-2017 data showing that in the Urban County, there are 36,800 owner-occupied units built before 1980 (thereby being deemed at risk for the presence of lead-based paint) and that 1,968 of those (5%) have children present. The corresponding figures for rental housing are 21,614 units built before 1980 with 2,842 containing children (13%) (2012-2016 CHAS Data, Table 13).

According to 2013-2017 ACS Data, there are several unincorporated localities within the Urban County where over fifty percent of the housing units were constructed prior to 1960 and thereby exhibit the highest probability of exposing the residents to lead-based paint hazards: Glen Ellen (56.5%), Guerneville (59.1%), Monte Rio (69.5%),

How are the actions listed above integrated into housing policies and procedures?

See discussion in first question.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In 2011, the County of Sonoma adopted an Upstream Investments strategic policy initiative. The initiative is based on the philosophy that poverty can be eliminated by investing early and wisely in collaboration across agencies in prevention-focused policies and interventions. The mission of Upstream Investments is to promote equity and reduce monetary and societal costs for all residents within a community. The Upstream Initiative has led County-funded agencies to strategically invest in prevention-oriented programs, support the adoption of evidence-based practices, and engaged all local funders in impacting poverty together. A tandem initiative was the Department of Health Service's Health Action Initiative, which focused on making Sonoma County a healthy place to live, work, and play and a place where people thrive and achieve their life potential.

In 2017, the Sonoma County "Safety Net Departments" (Health Services, Human Services, Community Development Commission, Probation, and Child Support Services) created the ACCESS Sonoma County Initiative to identify and coordinate services for the County's most vulnerable residents. Following the Sonoma Complex Fire disaster, the Safety Net Departments launched the County's first Interdepartmental Multi-Disciplinary Team (IMDT), comprised of front line staff from each of the participating departments, including case workers, eligibility workers, clinicians, probation officers and other direct service providers working with an IMDT Coordinator to establish integrated care plans for program participants. ACCESS Sonoma is the most recent iteration of longstanding County commitments to ensure that County social services efforts move in a common positive direction. Home Sonoma County (acting as the Continuum of Care) has incorporated Upstream Investments/Health Action goals and indicators of success, and ACCESS Sonoma collaborative practice wherever possible to create a unified County anti-poverty strategy.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Through the Upstream Investment and Health Action Initiatives, the County of Sonoma has had a longstanding goal of safe and healthy housing for all Sonoma County residents. Indicators of Success have included an increase in housing affordability and a decrease in homelessness. Home Sonoma County (aka the Continuum of Care), staffed by the Community Development Commission, continues to address these local anti-poverty efforts, through collaboration on expanding income strategies for homeless persons, assisting adults and youth to complete a high school education, lowering the percentage of people living below the poverty level, and increasing incomes to 300% of the poverty level.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Projects and programs that are funded with CDBG, ESG, Section 8 vouchers and HOME are subject to monitoring. All subrecipients receiving CDBG Public Services funds are monitored on a regular basis through the submittal of either monthly, quarterly, or one-time reports to Commission staff, as identified in their annual Funding Agreements. Each report provides statistics on the program participants and a narrative on the activities undertaken during the reporting period. Each subrecipient also submits an annual report at the end of the contract term summarizing their accomplishments for the year. The information that is provided to the Sonoma County Community Development Commission staff is input into HUD's Integrated Disbursement and Information System (IDIS). On either a monthly, quarterly, or one-time basis, dependent upon the Funding Agreement, the subrecipients submit reimbursement requests including proof of payment for all expenses. Commission staff reviews the financials and program records of each subrecipient annually; a selection of these reviews are done on-site, and the remainder are desktop reviews.

For all capital improvement projects, the Commission collects income and asset verifications, demographic data, verification of insurance, and ownership verification, if applicable. All projects are inspected during construction to ensure that all work is in compliance with the originally proposed scope. All construction projects receiving federal funds are subject to the National Environmental Protection Act (NEPA) review. The Commission has staff trained in NEPA compliance who conduct an Environmental Review of each project. Finally, for all capital improvement projects subject to Davis-Bacon Labor Standards, the Commission conducts in-house desk reviews and on-site interviews to ensure wage compliance of all contractors.

For organizations that receive HOME or CDBG funds for development of housing, long-term affordability controls are recorded in conjunction with the funding documents. Commission staff conducts compliance reviews as required by the program regulations or as deemed prudent. In addition, each recipient of funds is subject to federal audit requirements. The Commission has monitoring and compliance procedures in place to ensure that any deficiencies or findings are handled consistently. For rental complexes that have received funding through the CDBG or HOME programs, regular reporting and compliance monitoring is conducted by Commission staff. For HOME units, monthly reporting includes information on the number of household members; household income level; whether the household receives HCV rental

assistance; the bedroom size of the unit, the rent being charged; the maximum rent that can be charged for the unit; and the household's recertification date. HOME units are subject to regular on-site monitoring per the HOME Regulations.

The CDBG, ESG, and HOME programs' performance is evaluated by staff at the end of the Commission's fiscal year, June 30th. That review is incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

On an annual basis, the Commission submits the CDBG and HOME Minority Owned and Women Owned Business Report to HUD. The Commission encourages participation from minority and women business enterprises. This effort includes notices in bid solicitation, newspaper advertisements and contract clauses requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for minority and women business enterprises.

Expected Resources

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

Introduction

The impact of the October 2017 fires on the local housing market increased the importance of a comprehensive strategy by which Sonoma County communities rebuild lost homes, build new affordable housing, and prepare for an anticipated wave of people experiencing homelessness.

During the fires, more housing was lost in one night than had been created in the County over the 7 years prior. Of the homes destroyed, 61% were owned, and 39% were rented. At least 2,200, or 40%, of the displaced households, were low income. The impact of the fires on the rental market has put many low-income renters at risk of displacement. Approximately 2,200 renter households were directly displaced by the fires, and more than 10,400 people are currently living in precarious housing situations because they were displaced either by the fires or because of the economic impact of the fires. Renters who were displaced by the market have no access to disaster-related resources for assistance. Furthermore, the wave of the impact is ongoing, and even a year and a half after the event we have yet to see the full impact on this population. However, there are already some early indicators: Rents for surviving units rose substantially as the County experienced a simultaneous plunge in supply and influx of new demand as newly displaced residents scrambled to find vacant and affordable units. Many owners who lost their primary residence moved into another unit they owned, evicting the existing tenants and creating a second wave of displacement. In FY2020-21, the Community Development Commission will be receiving approximately \$4.7 million in CDBG-DR funds in response to the 2017 fires.

For Fiscal Year 2019-2020, HOME Sonoma County received \$12.1 million in Homeless Emergency Aid Program funds from a new State Business, Consumer Services and Housing Agency, and also had additional state funds from the California Emergency Solutions and Housing Program, private “Housing Innovation” funding from the Partnership HealthPlan of California, and one-time local funds to develop system infrastructure in the underserved Sonoma Valley. The Commission strategically leveraged these one-time funds to build core homeless services infrastructure and to increase homeless services capacity and housing supply, by adding them to the Commission’s annual consolidated funding process. Though Sonoma County received a 30% smaller one-time allocation from the State in 2020-21, staff are actively working to strategically designate sources to continue programs created by the one-time funds and leverage the dollars for additional grant and private funding.

Anticipated Resource

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 Housing Public Improvement Fair Housing	\$1,885,469	\$200,000	\$1,861,440	\$1,885,469	7,400,000	CDBG will be used for a variety of purposes including housing and capital projects and programs, ADA retrofit and other public facility/improvement projects and non-housing services
HOME	Public-Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$896,007		\$806,709	\$896,007	3,500,000	HOME funds will be used to finance affordable rental housing development and preservation, and to provide tenant-based rental assistance
ESG	Public-Federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$163,560	--	\$157,79	\$163,560	640,000	ESG funds will be used almost entirely for rapid re-housing programs for homeless persons. A small portion of funds may continue to be used to support shelter operations as may be permitted by regulations.

McKinney Vento competitive Homeless Assistance (Continuum of Care) funds	Public-federal	Admin and Planning Housing Transitional housing	3,700,000			3,700,000	14,800,000	CoC funds will be used almost entirely for permanent supportive housing projects that currently serve 234 homeless persons, and will increasingly be dedicated to chronically homeless populations. Current transitional housing projects are anticipated to be reallocated to fund new permanent supportive housing. A small portion of funds will continue to be used to support system infrastructure costs such as HMIS data systems, Coordinated Intake and CoC planning and management.
Section 8	Public-federal	Rental assistance	36,492,099			36,492,099	145,968,396	Section 8 funds are used for tenant based and project based vouchers and are administered by the Sonoma County Housing Authority.
CDBG-DR	Public-federal	Housing Rehab	\$2,349,404	0	0	\$2,349,404	\$2,349,405	CDBG-DR funds will be used for the development of new rental housing and reconstruction or rehabilitation of rental homes, particularly for those displaced during the 2017 Sonoma Complex Fires

Table 50 - 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

Federal funds will be leveraged with local, state, and private funds within individual projects and initiatives for Fiscal Year 2020-2021. The County of Sonoma has invested more than \$25,714,000 in the past four years and is expected to contribute significant funds in the final year of the plan. These resources provide gap financing for affordable rental development projects that often use federal Low Income Housing Tax Credits and a standard combination of other private debt and equity sources. Lantana Place Homes was awarded \$500,000 for an affordable homeownership opportunity for 48 low and moderate income households. Roseland Village was awarded \$2,000,000 for 48 low- and very-low income multi-family housing. Boyd Street Apartments received \$1,500,000 to help build 47 multi-family rental units. Link Lane was awarded \$200,000 to help create special needs housing for 3 individuals. Almost \$5 million in one-time Partnership HealthPlan Housing Innovation awards were made:

- COTS was awarded \$196,596 for site specific renovations;
- Reach for Home was awarded \$600,000 for acquisition of a home to serve persons who are homeless;
- West County Community Services will use \$319,000 for site specific plans and renovations; Danco Communities was approved for \$598,404 for a 51 unit homeless housing project;
- Catholic Charities was awarded \$1,000,000 for Caritas Homes a 128 unit permanent, supportive housing targeting extremely-low income households.

Approximately \$400,000 in Partnership HealthPlan of California funding was also leveraged to provide rapid re-housing to Medi-Cal participants and for capital development of new housing for homeless youth.

Local resources also help fund a variety of services designed to mitigate homelessness. For example, allocations totaling \$1,070,000 in County discretionary funds supported efforts not eligible for other funding streams, such as subrecipient administrative costs, significant expansions of the Coordinated Entry System and street outreach, permanent supportive housing operations, a homeless court program, and winter shelters.

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

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		Affordable Housing	CDBG: \$714,317 HOME: \$744,007 Section 8: \$36,492,099	Rental units constructed: 40 Household Housing Units Housing for Homeless added: 10 Household Housing Unit Homeowner Housing Added: 2 Housing units Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 6 Households Assisted Tenant-based rental Assistance: 2,820 households assisted

2	Homelessness	2020	2025	Homeless		Homelessness	CDBG: \$ HOME: \$0 ESG: \$163,560 Competitive McKinney-Vento Homeless Assistance Act: \$3,976,409 Section 8: \$0	Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted Homelessness Prevention: 250 Persons Assisted
3	Non-Housing Community Development	2020	2025	Non-Homeless Special Needs Non-Housing Community Development		Non-Housing Community Development	CDBG: \$913,740 HOME: \$0 ESG: \$0 Competitive McKinney-Vento Homeless Assistance Act: \$0 Section 8: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 13,000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 680 Households Assisted

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve the housing stock that is affordable, safe, and accessible for low-, very low-, and extremely-low families and individuals, including those with special needs and those who are homeless or at imminent risk of homelessness.
2	Goal Name	Homelessness
	Goal Description	Promote effective and proven strategies for homelessness prevention and intervention county-wide.
3	Goal Name	Non-Housing Community Development
	Goal Description	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 b) Promote the well-being and economic integration of lower income persons.

Projects

AP-35 Projects – 91.220(d)

Introduction

In FY 2020-2021, Sonoma County will receive \$1,885,469 in CDBG funds. CDBG funds will be used for housing, fair housing services, public improvements, and public facilities, all of which must be awarded for projects and programs that affirmatively further fair housing. Federal regulations impose a 15 percent maximum cap on funding to be expended for public service activities. Administrative costs are limited to 20 percent of the total CDBG funding and 20 percent of program income received.

In FY 2020-2021, Sonoma County will receive \$896,007 in HOME Program funds. HOME funds will be used for new rental construction, housing rehabilitation, and tenant-based rental assistance. Federal regulations normally require a minimum of 15 percent of each year's HOME allocation to be set-aside for projects sponsored by CHDOs, however, this set-aside requirement was waived due to the COVID-19 emergency after projects were recommended for funding.

In FY 2020-2021, Sonoma County will receive \$163,560 in ESG funds. Funding will be used primarily for Rapid Re-Housing and Shelter services.

Project Categories

#	Project Name
1.	Administration and Planning
2.	Acquisition, Disposition, Clearance, Relocation
3.	Housing
4.	Public Facilities and Infrastructure Improvements
5.	Public Services and Homeless Prevention
6.	ESG-Funded Projects

Table 52 – Project Information

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

Creation of new affordable units, preservation of existing affordable housing, and homeless prevention and intervention are the primary allocation priorities for the FY2020-21 Action Plan. The Funding Policies approved for this fiscal year also prioritized infrastructure improvements

that assisted low to moderate-income populations and those with disabilities maintain access to amenities and housing. Public services include a robust Fair Housing program as well as supplemental funds for programs operating as part of the homeless system of care. ESG funds will exclusively serve the needs of people experiencing homelessness with a particular emphasis on Rapid Rehousing programs which have demonstrated effectiveness in helping individuals find and maintain permanent housing. The greatest obstacle to meeting underserved needs is that the amount available does not meet the incredible demand for affordable housing and supportive services for people experiencing homelessness, which is why the Commission seeks to leverage federal funds with state and local dollars. In FY 2020-2021, Sonoma County will receive \$4,698,809 in CDBG-DR Funds to be awarded by the end of the calendar year 2021. Allocation priorities for this funding is new affordable rental housing to address the needs of renters who were displaced and those who lost homes due to the 2017 wildfires. Rehabilitation and reconstruction are also eligible uses of CDBG-DR.

AP-38 Project Summary

Project Summary Information

1	Project Name	Administration and Planning
	Target Area	Urban County
	Goals Supported	Affordable Housing Homelessness Non-Housing Community Development
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$417,094 (20%) ESG: \$11,832
	Description	Administration of the 2020 CDBG Program for the County of Sonoma. This will include consulting and technical assistance services as well as program planning efforts and project delivery. There is no corresponding National Objective for Administration though these efforts support the successful completion of all other projects and activities.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Countywide
	Planned Activities	Countywide administration of CDBG programs
2	Project Name	Acquisition, Disposition and Predevelopment
	Target Area	Urban County

	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$40,000
	Description	The City will utilize CDBG funds, including entitlement funds and program income, to fund housing project activities, including housing rehabilitation work, affordable housing rehabilitation, environmental reviews, and deepening affordability in existing homeowner and rental units.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Countywide benefit for individuals who qualify
	Planned Activities	Catholic Charities Caritas Center is recommended for funds to complete a NEPA Environmental Assessment.
3.	Project Name	Housing
	Target Area	Countywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$674,317 HOME: \$278,320

	Description	The County will utilize CDBG funds, including entitlement funds and program income, to fund housing project activities, including housing rehabilitation work, affordable housing rehabilitation, predevelopment on affordable housing projects, and creating affordable homeownership opportunities for low/mod residents. HOME Funds will be used to create affordable housing opportunity through construction of new units and Tenant-Based Rental Assistance for low-income individuals.
	Target Date	December 2020
	Estimate the number and type of families that will benefit from the proposed activities	20 low-income individuals and families
	Location Description	Countywide based on participant eligibility
	Planned Activities	City of Rohnert Park Essential Workforce Housing Program which will buy down affordability for two single-family homes to make them affordable forever; Sonoma County Housing Rehabilitation Program; BRIDGE Housing Cotati Station predevelopment work; and Tenant-Based Rental Assistance
4.	Project Name	CDBG: Public Facilities and Infrastructure Improvements
	Target Area	December 2020
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Non-Housing Community Development
	Funding	\$630,920

	Description	The County will utilize CDBG funds to improve public facilities and public infrastructure to meet the demands of citizens in LMI areas or to meet the needs of LMC in specific areas. This will include ADA accessibility improvements and infrastructure updates.
	Target Date	September 2021
	Estimate the number and type of families that will benefit from the proposed activities	13,000 low to moderate-income residents who reside in areas that will receive funds for infrastructure improvements.
	Location Description	Countywide
	Planned Activities	Water system improvements to increase water pressure and install fire hydrants in underserved areas, and ADA improvements for recreational/municipal facilities and sidewalks in low-moderate income areas.
5.	Project Name	Public Services and Housing Stabilization
	Target Area	Countywide
	Goals Supported	Non-Housing Community Development (Fair Housing services) Homelessness Prevention
	Needs Addressed	Homelessness Prevention (aka Housing Stabilization) Public Services
	Funding	CDBG: \$282,820
	Description	Funds will be used to support a robust Fair Housing Education program as well as legal services to provide eviction defense for residents and related housing stabilization programs.
	Target Date	June 30, 2021

	Estimate the number and type of families that will benefit from the proposed activities	680 households assisted
	Location Description	Countywide
	Planned Activities	Fair Housing Advocates of Northern California Housing Education program and Legal Aid Housing Justice Program
6.	Project Name	ESG-Funded Projects
	Target Area	Countywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness
	Funding	ESG: \$151,293
	Description	ESG funds will be used for Rapid-Rehousing and shelter services. No more than 60% of funds will go to the Catholic Charities' Family Support Center, while the remainder will go to Rapid-Rehousing programs.
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	150 households through Rapid Rehousing, and 750 individuals supported by beds at the shelter.
	Location Description	Countywide
	Planned Activities	Rapid Rehousing and emergency shelter

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 2020-2021 Action Plan, Year 1, encompasses activities undertaken by 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

Target Area	Percentage of Funds

Table 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County jurisdictions share CDBG funds for capital projects and economic development programs in rough proportion to the number of low-income residents living in each area. Particular attention has been paid to tracking the geographic distribution of these dollars, and in the 2020 Consolidated Plan, a focus on communities that have experienced historic disinvestment of public resources will be prioritized.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	143
Non-Homeless	73
Special-Needs	5
Total	221

Table 54 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	160
The Production of New Units	48
Rehab of Existing Units	11
Acquisition of Existing Units	2
Total	221

Table 55 - One Year Goals for Affordable Housing by Support Type

Discussion

Satellite Affordable Housing Associates has begun construction on Altamira Apartments in Sonoma, 47 rental homes affordable to extremely low-, and very low-income households and one manager’s unit. Sonoma County Affordable Housing, Inc. will rehabilitate Riverfield Homes in Healdsburg, 17 rental homes affordable to extremely low- and very low-income households and one manager’s unit. The City of Sebastopol will rehabilitate two rental apartments at Village Park Mobile Home Park, affordable to low-income households. At least one of the apartments will be made available to disabled persons, and both will serve homeless households. DSLC will operate a Housing Access Modification program installing ADA upgrades to 5-6 homes. The Commission in its role as the Housing Authority will provide tenant-based rental assistance to 17 vulnerable households. The Commission’s Housing Rehabilitation program will rehabilitate at least six homes for low-income seniors and residents with disabilities. ESG funds will be used to support Rapid-Rehousing programs which will serve approximately 143 persons.

AP-60 Public Housing – 91.220(h)

Introduction

Sonoma County’s 2011 Analysis of Impediments to Fair Housing Choice cited the lack of affordable housing as a barrier for low-income persons to find adequate housing. The shortage of affordable housing has only become worse since the October 2017 Sonoma Complex Fire. While the Sonoma County Housing Authority (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 persons. 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 discussed in the 2015 Consolidated Plan. The County will primarily focus resources on rental housing development and preservation. As opportunities arise, the County also will devote 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 and the Sonoma County Housing Authority) 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.

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

Introduction

The Sonoma County Community Development Commission combines ESG, California Emergency Solutions and Housing (CESH), \$3.5 million in one-time State Homeless Housing Assistance and Prevention (HHAP) program funds and other state and local funding allocations

into a consolidated funding process for Homeless Services programs. Homeless services funding priorities focus on interventions that demonstrably impact the Continuum of Care's System-wide Performance Measures.

The Commission staffs the Home Sonoma County Leadership and Technical Advisory Committees, which comprise the local Continuum of Care. In addition to the funding cycle described above, another \$3.9 million annually in Continuum of Care funding is used annually to address homelessness. As Lead Agency for Home Sonoma County and the only ESG entitlement jurisdiction in Sonoma County, the Commission has entered into an agreement with the California Department of Housing and Community Development to act as Administrative Entity for a \$219,283 allocation of Balance of State ESG funds (for the non-ESG entitlement jurisdictions of Santa Rosa and Petaluma) plus CESH, a State-funded program with eligible uses similar to ESG, currently estimated at \$457,360 for FY 2020-21.

In addition, a private donor contributes \$600,000 annually to a homeless prevention fund operated by an awardee; that single donor has contributed over \$7 million to date.

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

Since 2015, the Commission has contracted with Catholic Charities to operate a Homeless Outreach Services Team (HOST) street outreach program to engage unsheltered persons living along waterways and in parks, assess their needs with an evidence-based assessment tool, and place people into housing as quickly as possible. As the system of care shifted its focus to the most vulnerable unsheltered persons, especially with the advent of Coordinated Entry throughout the county geography, a County Integrated Multi-Disciplinary Team (now rebranded as HEART) has significantly increased county-wide engagement efforts to difficult to serve populations. Additional street outreach teams with local knowledge have been launched in each region of the county, and all outreach teams work collaboratively. Street outreach teams work closely with the Coordinated Entry System, which provides standardized assessment and housing placement for all homeless populations.

In FY 2019-20, \$220,885 in combined State and local funds have been added to the HOST project to enable the HOST Team to reach 700 unsheltered persons throughout the Urban County, including underserved areas such as the Sonoma Valley; outreach to transition age youth has been expanded to serve up to 500 unsheltered youth with \$304,217 in combined State and local funds. In addition to these investments, a combined \$200,000 has been

allocated to targeted outreach activities in rural areas of the Urban County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The focus of Sonoma County’s emergency shelter and transitional housing programs is establishing safety through trauma-informed care, to stabilize and more quickly house participants. In FY 2020-21, CDBG funds will support 332 single adults at the 100-bed Mary Isaak Center Emergency Shelter and 85 women and children at the YWCA’s 27-bed domestic violence safe house. In addition, ESG, local, and State Homeless Emergency Aid Program (HEAP) funds are allocated to support 370 children and their families at Catholic Charities’ 138-bed Family Support Center. In FY 2020-21, the Commission will use local and State funds to support 500 single adults at Catholic Charities’ 213-bed Samuel Jones Hall, 91 women and children at Community Action Partnership’s 22-bed Sloan Women’s Shelter; 33 youth at Social Advocates for Youth’s 12-bed TAY Emergency Shelter and another 81 youth at SAY’s Dream Center Emergency Shelter. In addition, the Commission will use local and State HEAP funds to support winter shelter expansions offered by Catholic Charities’ Family Support Center, COTS, Sonoma Overnight Support (City of Sonoma), Social Advocates for Youth, and West County Community Services in unincorporated Guerneville—all of which serve the Urban County. Lastly in FY 2019-20, the County of Sonoma invested new State funding in operation of an “indoor-outdoor” shelter serving 60 vulnerable individuals in tiny shelters on the grounds of a former juvenile justice facility, to mitigate the impact of unsheltered persons with significant service needs congregating in County parks. While the County undertook this effort in the midst of an emergency declaration, the availability of ongoing resources for such expansions is currently unknown.

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

Permanent supportive housing is the key service intervention for chronically homeless persons and for ensuring they do not become homeless again. Permanent supportive housing is also the Sonoma County system of care’s greatest need, and therefore the homeless services competitive funding cycle prioritizes permanent supportive housing capital development, services, and operations above all other uses, as long as these are eligible expenses. In FY 2020-21, the Community Development Commission has allocated ESG, along with local and State funds, for two Rapid Re-Housing projects (operated by Catholic Charities and COTS) that will serve up to 143 households. Local and State funds will support Rapid Re-Housing assistance for

another 270 households throughout the Urban County. Local and State HHAP funds will additionally pay for the cost of services and housing operations at eight permanent supportive housing projects serving 310 persons in Santa Rosa, Cotati, Rohnert Park, Cloverdale, and Sebastopol in Rohnert Park. The Commission will fund supportive services and housing operations provided by Catholic Charities, Community Support Network, COTS, Reach for Home, and West County Community Services. In addition, the Commission acts as collaborative applicant for \$3.9 million in Continuum of Care funding, which supports permanent supportive housing for approximately 260 formerly chronically homeless persons throughout Sonoma County.

Through partnerships with Partnership HealthPlan of California, Kaiser and St Joseph Health, 11 new permanent supportive housing beds have become available for the chronic homeless who are super utilizers of the emergency room with complex medical conditions.

In March 2018 the Housing Authority instituted a referral program providing streamlined accessibility to households registered with Sonoma County Coordinated Entry. Households referred by Coordinated Entry for this program are provided an opportunity to receive a Housing Choice Voucher.

In July 2018 the Housing Authority instituted a move-on program to free up beds in permanent supportive housing facilities. The people who are “moved-on” are provided with a Housing Choice Voucher, freeing up a PSH bed for another chronically homeless individual or family in need of supportive services.

Finally, the Housing Authority initiated a new Continuum of Care funded permanent supportive housing program targeting homeless individuals with chronic health conditions.

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, Cities and local nonprofit agencies offer a range of programs that provide financial and other assistance to those who are at-risk of becoming homeless due to financial emergencies, loss of existing dwelling units through inaccessibility by persons with mobility impairments, natural disasters, or unabated deterioration. For FY 2020-21, the Commission will use local funds and \$324,317 in CDBG funds for housing rehabilitation that will assist low-income households to stay in their homes. Through the Home Sonoma County consolidated

homeless services competition, the Commission also allocated State and local funds for the Homelessness Prevention/Diversion programs run by Catholic Charities and COTS, which both operate alongside the Coordinated Entry System, and combined will serve approximately 550 households. The Commission is also using state and local funds to support Social Advocates' for Youth Homelessness Prevention program which will serve approximately 30 transition-age youth. In addition, the Commission is allocating additional local funds for staffing for the HCA Family Fund (a rental assistance and financial education program operated by Community Action Partnership, serving 225 households annually). Lastly in this area, in FY 2020-21 the Commission will continue and expand its support for an effort to improve the housing stability of seniors by matching homeless and at risk persons with seniors who have rooms to rent (SHARE Sonoma County – projected to serve at least 425 individuals in in FY 2020-21).

In FY 2020-21, the Commission will continue its involvement in ACCESS Sonoma, a County Interagency Multi-Disciplinary Team streamlining services for shared clients, in collaboration with the County Departments of Health Services, Human Services, Child Support Services and Probation.

Discussion

The County of Sonoma endeavors to enhance the capacity of County programs and community systems to more effectively meet the changing needs of individuals, families, and communities in Sonoma County by following the concept of “*upstream investments*.” Upstream investments are defined as opportunities to provide prevention or intervention assistance before more expensive consequences develop. The Commission and Home Sonoma County are supporting this concept by prioritizing homeless and supportive housing programs and expanding the use of evidence-based practices with tools such as the Housing First Self-Assessment Tool.

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

Introduction:

Sonoma County's 2011 Analysis of Impediments to Fair Housing Choice cited the lack of affordable housing stock as a barrier to affordable housing for residents living in Sonoma County. The Commission will continue to use its CDBG and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income persons.

In a 2019 study, the California Housing Partnership Corporation found that 76% of Sonoma County's lowest-income renters are severely rent burdened, leaving little left for food,

transportation, health or other essentials. The poverty rate in Sonoma County rises from 10.3% to 17.9% when adjusted for housing costs and social benefits. The California Housing Partnership Corporation estimates that Sonoma County needs 16,296 new affordable rental homes to meet current demand. This number represents the approximate number of renter households currently living in overcrowded conditions or facing severe housing cost burdens.

As mentioned in the Market Analysis of this Consolidated Plan, the State of California requires each jurisdiction's General Plan Housing Element to identify constraints to housing development and to identify measures the jurisdiction will undertake to ameliorate those constraints. SP- 55 of the Consolidated Plan provides a list of the type of measures likely to be undertaken by one or more of the individual jurisdictions. Because the Urban County is comprised of eight different jurisdictions, seven municipalities plus the County of Sonoma, it is not possible to identify the cumulative measures planned by the eight jurisdictions for FY 2019-2020. However, each jurisdiction has a Housing Element that identifies its various programs and actions steps specific to their communities. The websites for these Housing Elements are listed in MA-40 and SP-55 of the 2020-2025 Consolidated Plan.

The Commission in partnership with the Cities of Santa Rosa and Petaluma is currently underway with an updated Analysis of Impediments/Assessment of Fair Housing that looks at barriers to fair and affordable housing and economic opportunities for marginalized communities Countywide.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Commission ensures compliance with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 for all new housing construction projects. This includes that, at a minimum, five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in § 8.32 is accessible for purposes of this section. An additional two percent of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.

In addition, the Commission requires all projects receiving HOME funds to adhere to the requirements of 24 CFR 92.351 and to follow its affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted housing

units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

Furthermore, Sonoma County Permit and Resource Management Department, known as Permit Sonoma, uses a number of tools to remove barriers to affordable housing: A Reasonable Accommodation Ordinance, in place for more than 10 years, allows exceptions and modifications to standards and policies for siting, development, and use of housing that gives persons with disabilities equal access to housing of their choice; local Density Bonuses for affordable housing and housing that incorporates Universal Design; an Affordable Housing Program that requires all new development contribute to development of new affordable housing, through on-site construction, payment of fees, or the equivalent; repeal of a Growth Management Ordinance that was hindering new affordable housing development; and streamlined provisions for accessory dwelling units and junior accessory dwelling units making it easier to build both, which will contribute to the affordable housing stock.

Over the next several months, the Urban County and Cities of Santa Rosa and Petaluma will be completing an Assessment of Fair Housing report. Part of the AI includes setting Fair Housing Goals and Priorities.

AP-85 Other Actions – 91.220(k)

Introduction:

All of the projects recommended for funding under this FY 2020-2021 Action Plan address one or more of the obstacles to meeting underserved needs delineated in the Consolidated Plan. The projects recommended for funding in FY 20-21 also take into account the impact of the 2017 and 2019 fires on vulnerable populations. Also, 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 receive approximately \$4.7 million in the 2020-21 Fiscal Year in CDBG-DR funds in response to the 2017 Federally declared disasters. Projects and programs recommended for funding demonstrate efficiencies to best utilize the decreasing amounts of 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 persons, 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. Emergency rental assistance and family self-sufficiency activities enable lower-income individuals and families 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, especially following the October 2017 fires which exacerbated an already tight rental market. The emergency shelter, transitional housing, permanent supportive housing, and 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 address obstacles to meeting underserved needs

In response to Sonoma County's overheated housing market, low vacancy rates for rental housing, high cost of home ownership, and a much higher than normal percentage of homeless residents needing housing in our jurisdiction, and the post-fire recovery needs impacting our community, the Commission has a more important charge than ever to meet the needs of those who are underserved in our community.

The 2019 Homeless Count showed that the total number of people experiencing homelessness on any given night in Sonoma County declined, despite a 6% increase in the immediate aftermath of the 2017 Sonoma Complex Fire disaster. Following the 2017 fires, the Commission's Homeless Count has included a telephone survey to learn about people who are living in unstable situations. These are people who are couch surfing or doubled up, or who have no lease. People living in these situations are the most at risk of becoming homeless. The study showed that approximately 21,725 County residents are living in these unstable situations – 7% of County households. More than half of these lost their housing as a direct result of the fires or due to the fires' economic impact. The annual homeless count, along with the new telephone survey suggest a new wave of people are already becoming homeless as they exhaust their resources following the fires. Thousands more are at risk.

In December 2019, in response to a massive encampment and public health emergency along one of the County Parks department's biking trails, the Sonoma County Board of Supervisors made a range of new investments to expand permanent supportive housing, temporary shelter, and supportive services appropriate to the needs of unsheltered and vulnerable persons. These investments represented an unprecedented collaboration between County agencies to address underserved needs. While it is currently impossible to predict County agencies' capacities to continue such projects in the aftermath of the coronavirus pandemic, collaboration will

continue to be the hallmark of the County response.

Actions planned to foster and maintain affordable housing

In response to Sonoma County's 2011 Analysis of Impediments to Fair Housing Choice report which cited the lack of affordable housing as a barrier to fair housing choice, the Community Development Commission will continue to use its CDBG, ESG, and HOME funding to support projects that increase the supply and improve the conditions of affordable housing for lower-income persons. In addition, in FY 2020-2021, the Commission has committed most of its 15% CDBG public services set-aside to a robust, fair housing program, that includes eviction defense. Staff is working with partners to ensure that the scope of contracted fair housing providers is responsive to the needs identified in the 2011 Analysis of Impediments and reflects fair housing program best practices. Furthermore, the Commission has begun its 2020 Assessment of Fair Housing to thoroughly examine fair housing issues in our community including segregation, disparate impact of local policies on protected classes, and disparate access to education, jobs, and transportation, and 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 during the next year. The anticipated outcome of this engagement will be a stronger social safety net and progress toward the alleviation of the causes and conditions of homelessness. Among the community partners are health, mental health, and service agencies who are key to fostering development of more supportive housing options throughout the County, and the nonprofit housing developers with whom they coordinate.

Under the direction of the Board of Supervisors, the Commission will spearhead 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 Sonoma County Housing Authority will strengthen the Housing Choice Voucher program's effectiveness by attracting new landlords, and by engaging participants, people on our wait lists, and community partners in a review of Housing Authority policies and practices and will build on existing relationships with local supportive service agencies to improve services offered to the Housing Authority's Family Self-Sufficiency participants. In July 2018, the Housing Authority hired a full-time Landlord Liaison who is dedicated to cultivating relationships with landlords who will provide additional housing opportunities for low-income families served through the various Housing Authority programs. The Housing Authority also received approval to use unspent administrative funds as a signing bonus and risk mitigation fund for landlords who agree to take Housing Choice Voucher tenants.

Through the Homeless System Redesign and the establishment of the Home Sonoma County,

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.

Specific goals for addressing and preventing homelessness in Sonoma County were outlined in the Continuum of Care's 10-Year Homeless Action Plan 2014 Update. The 2019 consolidated application for Continuum of Care funds also addressed the needs of homeless people in Sonoma County and can be accessed by contacting the Commission. Home Sonoma County has embarked on a new strategic planning process to establish specific goals and priorities, which will be completed later in 2020.

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 effort to conduct an Assessment of Fair Housing, the Commission will lean on local groups and service providers to do robust outreach in the community.

The Home Sonoma County Leadership Council in coordination with Commission staff will recommend improved standards for administering ESG funds under the HEARTH Act, will begin implementation of key recommendations made in an evaluation of the Coordinated Entry System, and will invite participation from all local agencies that serve Sonoma County's current and potential homeless population.

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	\$318,468
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	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$318,468

Other CDBG Requirements

1. The amount of urgent need activities

**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:

No other forms of investment will be used in the First Year Action Plan.

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:

No homebuyer activities are being funded in the First Year Action Plan with HOME funds

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:

All units that are being constructed or funded with HOME funds in the First Year Action Plan

will be required to have restrictions on the deeds to indicate that units remain affordable for at least 55 years.

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 First Year Action Plan

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

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

See Fiscal Year 2019-20 Home Sonoma County Consolidated Notice of Funding Availability (NOFA) Funding Policies attached. For FY 2020-21, the Home Sonoma County Leadership Council opted to renew current contracts for a second year with a reduction in funds available, rather than issue a new NOFA for a competitive funding process. Therefore the FY 2019-20 policies are the most recent standards. In addition, in its role as Continuum of Care, Home Sonoma County has developed the attached standards for projects operating with ESG funding.

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 Continuum of Care's Coordinated Entry System (CES) provides entry into housing via numerous access points for individuals, youth, and families experiencing homelessness with a goal of providing participants with their choice of housing, shelter or services within 60 days of program enrollment. Since January 2018, Coordinated Entry has been the primary process for assessing severity of needs and ensuring that people experiencing homelessness can receive assistance in a timely fashion. Coordinated Entry covers the entire geography of the Sonoma County Continuum of Care and is the primary access point for referrals for permanent supportive housing and rapid re-housing as well as emergency crisis services/emergency shelter. The Commission provides funding to the Coordinated Entry Operator, Catholic Charities of the Diocese of Santa Rosa. Primary oversight of the Coordinated Entry System is performed by the HOME Sonoma County Coordinated Entry/Housing First Task Group. The fully compliant Coordinated Entry Policies and Procedures adopted by the Continuum of Care Board in January 2018 are attached to this Action Plan.

In spring 2019 the Commission engaged Technical Assistance Collaborative, Inc., a HUD

technical assistance provider, to perform an evaluation of the Coordinated Entry implementation. The consultants interviewed Commission and Coordinated Entry staff at great length and held more than a dozen focus groups to learn what is working well with Coordinated Entry, and what needs to be improved. The final report from Technical Assistance Collaborative was published on July 2. The report included several recommendations for needed improvements to strengthen CE infrastructure, and work has begun on implementing those improvements.

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 Sonoma County Community Development Commission allocates ESG funds (as well as local discretionary funds and a range of State funding) through a single competitive funding process governed by the attached Funding Policies. This allocation and contract administration function is staffed by the Commission's Ending Homelessness Team, which also provides staffing to Home Sonoma County (aka the Continuum of Care) and acts as HMIS Lead Agency. Continuum of Care consultation is achieved through a rating and ranking process for all applications that are eligible for ESG funds, conducted by the Home Sonoma County Performance Measurement and Evaluation Task Group, and staffed by the Commission. HEARTH Act and Home Sonoma County policies, goals, and objectives—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.

This is not applicable. Two representatives on the Home Sonoma County Leadership Council (governing body/CoC Board) are persons with recent lived experience of homelessness. In addition one member of the Home Sonoma County Technical Advisory Committee is a person with recent lived experience of homelessness, who has agreed to lead a Consumer Advisory Committee to ensure the perspectives of lived experience are included in all policy-making and funding decisions.

5. Describe performance standards for evaluating ESG.

The Sonoma County Community Development Commission staff follows the same procedures in monitoring and evaluating all homeless services awards, including those

funded with ESG (and local CSF, LMIHAF and State ESG and other State funds). Minimally, all awardees are required to do a 'desktop monitoring' process (respond to an in-depth questionnaire); all ESG awardees 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 FY 2019-20 Funding Policies for Homeless Services required scoring of projects based on performance in the areas of temporary or permanent housing placement (for street outreach and day center projects), permanent housing placement (for shelter and rapid re-housing projects), and permanent housing retention (for permanent supportive housing projects). The policies set benchmarks for expected performance based on the 2016 System Performance Measures, broken out by program type as follows:

Street Outreach/Day Center/Coordinated Entry—placement in temporary or permanent housing: 35%

Emergency Shelters—exit to permanent housing: 21%

Rapid Re-Housing—exit to permanent housing: 90%

Permanent Supportive Housing—retention of permanent housing: 90%

Appendix - Alternate/Local Data Sources

1	Data Source Name Public Housing by Program Type
	List the name of the organization or individual who originated the data set. Sonoma County Housing Authority
	Provide a brief summary of the data set. Updated totals for # of vouchers provided by the Sonoma County Housing Authority
	What was the purpose for developing this data set? To provide more recent information than what is provided by PIH
	Provide the year (and optionally month, or month and day) for when the data was collected. March 5, 2020
	Briefly describe the methodology for the data collection. The data was collected using reports generated from the Sonoma County Housing Authority Database
	Describe the total population from which the sample was taken. The current portfolio of the Sonoma County Housing Authority

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Sonoma County Housing Authority voucher holders. The data is not a sample. It is based on 100% of the population of voucher holders.</p>
2	<p>Data Source Name</p> <p>Vacant Units</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>2013-2017 American Community Survey</p>
	<p>What was the purpose for developing this data set?</p> <p>To provide a description of Sonoma County's vacancy rates and characteristics of vacant housing units.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>U.S. Census Bureau - 2009-2013 American Community Survey, DTZ - Fourth Quarter 2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>American Community Survey: survey of a statistically significant portion of the Sonoma County Population</p> <p>Bay Area Multi-Family Snapshot: analysis of economic data</p>
	<p>Describe the total population from which the sample was taken.</p> <p>American Community Survey: the Urban County</p> <p>Bay Area Multi-Family Snapshot: Sonoma County as a whole</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>vacant housing units</p>
3	<p>Data Source Name</p> <p>2019 Homeless Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>HOME Sonoma County</p>
	<p>Provide a brief summary of the data set.</p> <p>Summary data for 2019 HUD HDX submission and raw numbers of homeless persons observed by census tract</p>

	<p>What was the purpose for developing this data set?</p> <p>Required for 2019 HUD Data Exchange submission</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 31, 2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Unsheltered: Canvassing of 100% of public geography of Sonoma County, California. Teams of 1 volunteer and 1 homeless guide were organized using Sonoma County’s 99 census tracts. Sheltered data generated through Shelter counts and Sonoma County HMIS.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Data set represents 100% of persons observed in shelters, transitional housing, and locations not intended for human habitation.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>100% of persons residing in emergency shelters or transitional housing as recorded in HMIS or comparable databases; 100% of persons observed in street canvassing of 100% of public space in 99 census tracts.</p>
4	<p>Data Source Name</p> <p>2019 Homeless Count & Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Home Sonoma County</p>
	<p>Provide a brief summary of the data set.</p> <p>Comprehensive report of 2019 Homeless Count and Survey</p>
	<p>What was the purpose for developing this data set?</p> <p>Required for 2019 HUD Data Exchange submission, 2019 and 2020 Continuum of Care Collaborative applications, and other local planning.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January – February 2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Unsheltered: Canvassing of 100% of public geography of Sonoma County, California. Teams of 1 volunteer and 1 homeless guide were organized using Sonoma County’s 99 census tracts. Sheltered data generated by Sonoma County HMIS. Qualitative data: peer-conducted surveys of 513 homeless persons following the canvass date.</p>

	<p>Describe the total population from which the sample was taken.</p> <p>Quota sample representing all geographic regions of Sonoma County and sheltered and unsheltered populations; a randomized protocol was utilized in each location.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>As a random sample using a quota to ensure all regions and homeless conditions were proportionately represented, the sample is representative of the entire homeless population of Sonoma County. 513 valid surveys were collected; responses were characterized as percentages of the surveyed universe.</p>
5	<p>Data Source Name</p> <p>2019 Telephone Survey of Unstably Housed</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Home Sonoma County</p>
	<p>Provide a brief summary of the data set.</p> <p>A random telephone survey to determine approximately how many households are unstably housed (doubled up, couch surfing, etc) that may be most at-risk of homelessness.</p>
	<p>What was the purpose for developing this data set?</p> <p>The survey has been conducted concurrently with the annual Homeless Count since the 2017 Sonoma Complex fires to find out how the fires might affect homeless count numbers over time.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>January 11-22, 2019</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>A random telephone survey of 1,132 residents. Respondents were asked if they had anyone staying with them temporarily who might otherwise be homeless or without housing. They were also asked if they themselves were staying with someone else and would themselves otherwise be homeless or without housing. Respondents were asked where they were currently residing, assessing their current housing status.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Based on a 2017 estimate by the U.S. Census Bureau of 185,825 households in Sonoma County, with a randomized survey sampling process, these 1,132 valid surveys represent a confidence interval of +/- 3% with a 95% confidence level when generalizing the results of the survey to the entire estimated population of Sonoma County.</p>

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

In 2019, 28% of county households reported that their housing situation was affected by the fires, a decrease from 34% of households in 2018. Sixty percent (60%) of these households were evacuated and allowed to return, 14% reported their home burned, 8% reported their home was damaged by smoke, and 3% reported that they could no longer afford their home after the fires. The "other" reasons reported included property damage, hosting those who were evacuated or displaced by the fires, utility shutoffs, rent increases, and housing scarcity. Respondents were asked where they were currently residing, assessing their current housing status. Forty-one (41) individuals contacted through these efforts were identified as literally homeless, 93% of whom were unsheltered. It is assumed that these individuals were included in the Homeless Census and Survey and were not included in the unstable or doubled up population estimates or the Point-in-Time Count total.