



Review of 2022 Housing Authority Planning Day

Housing Authority Meeting
January 23, 2023

Housing Authority Mission

The purpose of the Housing Authority is to ensure adequate, decent, safe and sanitary housing for qualified people within Santa Rosa consistent with federal, state and local laws.

Housing Authority Roles and Responsibilities

Key objectives include:

- Set funding priorities for affordable housing production and preservation.
- Set policy for rental assistance to approximately 2,000 families with the funds allocated by HUD.
- Oversee monitoring of affordable housing units within Santa Rosa.

Planning for the Future

- Ideas on where the future emphasis should be in respect to adding to or improving the city's housing inventory.
 - a. Identify needs of community and align funding sources versus funding sources driving decisions.
 - b. Improve neighborhoods to help them thrive, while being proactive and preserving housing.
 - c. Study conditions in Santa Rosa and analyze need for additional housing. Goal is to incorporate a data driven approach to best use funds.
 - d. Diversify the types of housing for people that can maximize. What are new types of technology, affordability, and/or viable options?
 - e. Housing Affordability – Learn more about assisting those between 80-120% AMI.
 - f. More acquisition/rehabilitations of housing to add to housing stock

Planning for the Future

- Distribution of assisted housing throughout the community.
 - a. Assistance for people needing to get back on their feet.
 - b. Distribution of affordable housing around the community so there isn't an overconcentration.
 - c. Be strategic and identify funding to purchase land and then solicit proposals to build, rather than to only respond to proposals.
 - d. Understand existing properties and identify opportunities for future development.

Planning for the Future

- Overview of housing types needed (families, seniors, homeless, veterans, people with disabilities, etc.).
 - a. Doesn't have to be done individually, focus on mixed affordability projects.
 - i. New market rate downtown will test theory.
 - ii. Need smaller units to keep rent costs lower.
 - iii. More creativity about how to mix different populations
 - b. Encourage diversity in subpopulation housing and housing types.
 - i. Use data to help guide decisions about how best to use resources.
 - ii. Create financing opportunities for homeownership.

Planning for the Future

- Solicitation process for funding resources.
 - a. Analyze where the focus should be for funding to preserve housing versus new construction – looking at 3-5 years.
 - b. Identify subsidies and grants to help narrow income disparity.
 - c. Re-engage banks to finance affordable housing, Community Reinvestment.

Planning for the Future

○ Other Factors

a. Regional Housing Needs Allocation (RHNA)

- i. The City's RHNA between 2023 and 2031 is 4,685 units
 - i. 1,218 – Very low (<50% of AMI)
 - ii. 701 – Low Income (50-80% of AMI)
 - iii. 771 – Moderate Income (80-120% of AMI)
 - iv. 1,995 – Above Moderate (>120% of AMI)

b. Homelessness Solutions Strategic Plan

- i. Identifies need to provide 1,409 units of permanent housing to address Santa Rosa's homeless population.

Next Steps/Direction