



**Annual Action Plan  
Fiscal Year 2026/2027**

DRAFT

## Executive Summary

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

#### 1. Introduction

Each year the U.S. Department of Housing and Urban Development (HUD) provides funding to the City of Santa Rosa (City) for housing and community development programs, specifically Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME). To receive these funds, the City must complete a report every three to five years called the Consolidated Plan. To align with the five-year solicitation process for homeless services funded from non-CDBG and HOME, the current Consolidated Plan covers three years, Fiscal Years 2024/2025 through 2026/2027. The purpose of the Consolidated Plan is to identify the City's housing and community development needs, priorities, goals, and strategies, and to identify how funds will be allocated to these activities over the Consolidated Plan's period.

The City's Department of Housing and Community Services (HCS) leads the development and implementation of the Consolidated Plan with input from a variety of stakeholders; comprehensive lists are included in Section AP-10 of this Action Plan. The Housing Authority of the City of Santa Rosa (Housing Authority) acts as the Public Housing Authority (PHA) for administration of the Housing Choice Voucher (HCV, sometimes known as "Section 8" or "Rental Assistance") program, and as the policy body for housing programs including loans made with CDBG, HOME, and local housing funds.

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

This third year Action Plan for Fiscal Year 2026/2027 details the activities the City and Housing Authority will undertake to address the housing and community development needs and local objectives using CDBG and HOME funds.

In the first two years of the Consolidated Plan, Fiscal Year 2024/2025 and Fiscal Year 2025/2026, the City received Housing Opportunities for People with HIV/AIDS (HOPWA) funding, however, as of June 30, 2026, the City will no longer receive this funding. The Housing Opportunity through Modernization Act of 2016 (HOTMA) and subsequent implementation notice required HUD to reassess the HOPWA eligibility of all formula jurisdictions in Fiscal Year 2026 using updated eligibility requirements. Starting federal Fiscal Year 2026, (City Fiscal Year

2026/2027) Santa Rosa does not meet the 2,000 HIV/AIDS case eligibility threshold; the Santa Rosa Metropolitan Statistical Area (MSA) is reported to have 1,275 HIV/AIDS cases as of December 31, 2024. Santa Rosa staff worked with State and local partners to transition the funding to the State Department of Health Services, so that Santa Rosa and surrounding area residents living with HIV/AIDS will continue to receive services.

## **2. Summarize the objectives and outcomes identified in the Action Plan**

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

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

The City has identified nine goals to address its housing, homelessness, and non-housing community development needs between 2024 and 2027; the implementation of these goals is mainly administered by HCS and the Housing Authority:

- Increase the supply of affordable rental housing for the City's lowest income households;
- Preserve existing affordable housing stock;
- Provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families;
- Provide housing and services to special needs populations;
- Increase access to home ownership opportunities for City residents;
- Provide funding for public facilities and improvements;
- Promote economic development activities in the City;
- Assist the City's lowest-income households through rent subsidies partially funded by HOME in the form of Tenant-Based Rental Assistance (TBRA); and
- Provide Community Housing Development Organizations (CHDOs) Seed Money Loans, or funds for Operating Expenses.

In Fiscal Year 2026/2027, the City's CDBG allocation is estimated at \$1,286,368, the amount from the prior year, until we receive the Fiscal Year 2026/2027 allocation. CDBG program funds are used for Public Services, housing activities, and administrative costs, with an emphasis on providing decent housing and a suitable living environment, principally for low- and moderate-income households. Funds can be used for activities including housing rehabilitation, home ownership assistance, lead-based paint detection/removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, Public Services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

The City's Fiscal Year 2026/2027 HOME allocation is estimated at \$634,999, also the amount from the prior year until we receive the Fiscal Year 2026/2027 allocation. HOME program funds are used for TBRA, CHDOs, and administrative costs. Funds can be used for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. Activities include building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, and homebuyer assistance. Through HUD regulations, 15% of the funds must be allocated to CHDOs. HOME funds may also be used to assist with CHDO operating expenses.

As noted above, the City will no longer receive HOPWA funding.

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

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

At the close of each fiscal year, the City prepares a Consolidated Annual Performance and Evaluation Report (CAPER). The report outlines how the City and Housing Authority met the needs and objectives listed in the most recent Consolidated Plan and Annual Action Plans and are due to HUD by September 30 of each year.

#### **Evaluation of Past Performance Continued**

Based on the goals and objectives outlined in the Action Plan, the City continues to prioritize its CDBG, HOME, and a variety of local funds for affordable housing purposes and homeless services. The City and Housing Authority continue to respond to increasingly competitive and costly housing issues by allocating funds to the production, preservation, and rehabilitation of affordable housing. The City expects to see the results of these funding efforts upon completion of multiple projects, to be reported in future CAPERs. The present demand for affordable

housing and Public Services far exceeds the available resources, which influences the City and Housing Authority to continue funding these top priorities.

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

##### ***Summary from citizen participation section of plan.***

The City held a virtual public meeting on February 11, 2026, to provide an overview of the Public Services application and the process for preparing the Action Plan. The Action Plan was available for public review for a 30-day public comment period between March 20, 2026, and April 20, 2026 electronically at <http://srcity.org/767/State-Federal-Reports>, and the public was encouraged to submit comments in email to staff. Hard copies were also made available at the HCS office located in the City Hall Annex at 90 Santa Rosa Avenue; the City Manager's Office located in City Hall, 100 Santa Rosa Avenue, Room 10; and the Main Branch of the Sonoma County Public Library, downtown at 211 E St. The Santa Rosa City Council will hold a public hearing on April 21, 2026 to allow the public to provide input on the Action Plan. To promote the public meetings, notices were posted at City Hall, on the City's website, Santa Rosa Press Democrat, and La Voz Bilingual Newspaper (online and print).

#### **5. Summary of public comments**

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

Public comments received on this Action Plan will be included as Appendix 1.

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

Public comments received on this Action Plan will be included as Appendix 1.

#### **7. Summary**

- Santa Rosa's population increased from 172,065 to 178,127 between the preparation of the 2020-2024 Consolidated Plan and the 2024 – 2027 Consolidated Plan, accounting for an increase of 3.5%.
- The median age of Santa Rosa's residents in 2020 was 39.6, 2.9 years less than the Sonoma County average.

- According to the 2020 Decennial Census, 62.3% of Santa Rosa’s population is White, 34% of Santa Rosa’s population is Hispanic or Latinx, 5.9% are Asian, and 2% are Black or African American.
- Of 66,580 household units, 13% earned 0 – 30% of AMI, 11% earned 30% - 50% of AMI, 19% earned 50% - 80% of AMI, 12% earned 80% - 100% AMI, and 45% earned greater than the Area Median.
- A total of 1,952 individuals were counted in Sonoma County’s 2025 Point-in-Time Count, 58% of whom were unsheltered. Most were individuals in households without children, and in the 2025 Homeless Survey, the most commonly cited obstacle to obtaining permanent housing was that the housing process is too difficult (18%), followed by inability to afford rent (11%).
- There are 11 facilities in Santa Rosa providing 563 emergency shelter beds. Two facilities provide a majority of these beds, the Samuel L. Jones Hall Homeless Shelter (213 beds for single adults) and the Caritas Family Center (192 beds for families). Santa Rosa’s inventory also includes beds for specialized populations, including veterans, survivors of domestic violence, and individuals needing respite care, as well as transitional and permanent supportive housing discussed in greater detail in the Market Analysis section of the Consolidated Plan.
- Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness. These individuals may include the elderly, persons with physical, mental, or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. In Santa Rosa and throughout the MSA, there are a wide variety of programs and services available for special needs populations.

## PR-05 Lead and Responsible Agencies – 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	SANTA ROSA	Housing and Community Services
HOME Administrator	SANTA ROSA	Housing and Community Services

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City has delegated the responsibility for administering its housing programs to the Housing Authority, which is staffed by HCS. The purpose of the Housing Authority is to ensure adequate, decent, safe, and sanitary housing for qualified households within Santa Rosa, consistent with federal, state, and local laws. HCS administers a variety of programs to revitalize blighted and economically disadvantaged areas; manages the distribution of Federal rental subsidies to low-income residents (the HCV Program); collaborates with other local government and nonprofit agencies to provide services to homeless residents; and develops and administers a variety of affordable housing programs. Key program areas include Rental Assistance, Mobilehome Rent Control, Homeless Services, and the Santa Rosa Housing Trust. The Housing Trust administers the City's housing production and preservation programs, broken into four broad funding categories:

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

The City and Housing Authority have supported the development and compliance monitoring of more than 6,500 affordable rental and ownership units, including 545 single-family homes, 2,699 multifamily residences, and 1,162 units serving seniors and individuals with special needs; as well as administering the Mobilehome Rent Control Ordinance which includes 2,154 homes across 16 mobilehome parks. The Housing Trust's asset management and compliance portfolio exceeds \$200 million and includes over 500 contracts and loans.

## Action Plan Public Contact Information

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

### **1. Introduction**

In preparing this Action Plan, the City consulted with the community and with various organizations located in the MSA that provide services to the residents of Santa Rosa and the rest of the MSA. In many instances, these consultations are part of ongoing interactions between HCS or the City and the agency or group described. Organizations consulted during the Action Plan preparation include housing agencies, civic and business leadership, agencies that provide health, nonprofits, broadband providers, social and fair housing services, agencies that provide services: to children, elderly persons, persons with disabilities, persons with HIV/AIDS, fair housing, veterans, and persons experiencing homelessness. Additionally, the City consulted with adjacent governments and the Sonoma County Homeless Coalition, Sonoma County's Continuum of Care (CoC).

It should be noted that most of the entities listed in the table below in Section AP-10 serve residents of the entire MSA rather than just serving residents of Santa Rosa, therefore, all agencies are regional organizations.

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

- City Council of the City of Santa Rosa: Conducts a Public Hearing, usually in April, and authorizes the submittal of the final Consolidated Plan and the associated Annual Action Plan(s) to HUD.
- City of Santa Rosa Planning and Economic Development Department (PED): Reviews CDBG and HOME-funded development projects to determine whether proposed development activities comply with the Santa Rosa General Plan 2050 (General Plan) and Zoning Code; drafted the General Plan, including the Housing Element of the Santa Rosa General Plan 2023 – 2031 (Housing Element), adopted February 14, 2023, with the Revision Adopted June 3, 2025. PED also serves as the primary liaison to private industry, businesses, and developers.
- Housing Authority: Addresses the housing needs of lower-income residents in the City through a variety of programs including the HCV Program. The Housing Authority serves as the policy board for HCS in partnership with the City Council for some affordable housing policies and is the City's PHA.

- inRESPONSE Mental Health Support Team: A crisis response team launched in January 2022 designed to respond to Santa Rosa Police Department calls for service when individuals are experiencing a mental health crisis and are unarmed with a mental health first approach. The response team includes a licensed mental health clinician, a paramedic, a homeless outreach specialist, and is supported by a wrap-around support services provider.
- Sonoma County Community Development Commission (CDC): Coordinates the County's CDBG, HOME, and Emergency Shelter Grant (ESG) funding for the unincorporated areas and non-entitlement cities in the MSA; provides staff support to the Sonoma County Housing Authority; and assists with the development and preservation of affordable housing by providing regulatory incentives and financing.
- Sonoma County Departments of Health Services (DHS, includes Public Health, Behavioral Health, and Homelessness Services divisions): Contracts with community agencies for services designed to achieve a healthy community. Agencies include, but are not limited to, Center Point Drug Abuse Alternatives Center (DAAC), Buckelew Programs, Community Support Network, and Progress Foundation. In collaboration with the Sheriff's Department, Probation, and the Santa Rosa Police Department, DHS operates a Forensic Assertive Community Treatment program to engage mentally ill offenders in treatment and provides discharge planning to avoid re-entry into homelessness. Acts as lead agency for the Sonoma County Homeless Coalition (CoC) and provides funding to various associated programs throughout the MSA including the City-owned Samuel L. Jones Homeless Shelter located in Santa Rosa.
- Permit Sonoma: Develops the Sonoma County General Plan Housing Element for unincorporated areas of the MSA and collaborates with the CDC to implement incentive programs to encourage development of new affordable housing units in the unincorporated areas and the non-entitlement jurisdictions (for example: Cloverdale, Cotati, Guerneville, and Rohnert Park).
- City of Petaluma: As one of the three entitlement jurisdictions, Petaluma participates with Santa Rosa and the County of Sonoma in the CoC planning process and collaborated with the City and the County of Sonoma to complete the updated Countywide Assessment of Fair Housing (AFH) in 2024 which addresses fair housing issues throughout the MSA. Petaluma administers its CDBG allocation within its jurisdictional boundaries.

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

The Sonoma County DHS is the lead agency for the Sonoma County Homeless Coalition (CoC) and hosts its planning process. The City, the County of Sonoma, and the City of Petaluma, the three HUD entitlement jurisdictions in Sonoma County, have designated seats on the Sonoma County Homeless Coalition's Board, which includes representation from the nonprofit, governmental, service provider, housing development, law enforcement, faith-based, business, homeless, and general communities. The Sonoma County 5 Year Strategic Plan to Prevent and End Homelessness and its annual submissions to HUD reflect the demographics, needs, and available shelter, housing, and services in all three HUD entitlement jurisdictions to provide a cohesive shelter system throughout the MSA. DHS is responsible for the implementation of the Strategic Plan under the oversight of the Sonoma County Homeless Coalition Board.

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

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

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

It should be noted that most of the entities listed in the following table serve residents of the entire MSA rather than just serving residents of Santa Rosa, therefore, all agencies are regional organizations.

1	<b>Agency/Group/Organization</b>	CALIFORNIA HUMAN DEVELOPMENT CORPORATION
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Education Services-Employment Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committing to improving the quality of life for Sonoma County residents.
2	<b>Agency/Group/Organization</b>	CALIFORNIA PROGRAMS FOR THE AUTISTIC
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Planning organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to enhancing the lives of adults in Sonoma County with autism and developmental delays.
3	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES OF NORTHWEST CALIFORNIA (formerly Catholic Charities of the Diocese of Santa Rosa)

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to increasing quality of the lives of adults and children in Sonoma County.
4	<b>Agency/Group/Organization</b>	CENTER POINT DRUG ABUSE ALTERNATIVES CENTER (DAAC)
	<b>Agency/Group/Organization Type</b>	Services-Health Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing healthy alternatives for persons with substance abuse challenges.
5	<b>Agency/Group/Organization</b>	COMMITTEE ON THE SHELTERLESS (COTS)

	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing shelter to homeless persons and families.
6	<b>Agency/Group/Organization</b>	COMMUNITY SUPPORT NETWORK
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health Services-Education Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to improving the quality of life for individuals with behavioral health challenges.
7	<b>Agency/Group/Organization</b>	COUNTY OF SONOMA EMERGENCY MANAGEMENT
	<b>Agency/Group/Organization Type</b>	Agency - Emergency Management Other government - County Regional organization

	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall Plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to coordinating emergency services.
8	<b>Agency/Group/Organization</b>	DISABILITY SERVICES AND LEGAL CENTER
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing education, community partnerships and advocacy for persons with disabilities.
9	<b>Agency/Group/Organization</b>	FACE TO FACE - SONOMA COUNTY AIDS NETWORK
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with HIV/AIDS Regional Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to enhancing the lives of persons with HIV/AIDS in Sonoma County.

10	<b>Agency/Group/Organization</b>	FAIR HOUSING ADVOCATES OF NORTHERN CALIFORNIA
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to eliminating housing discrimination in Sonoma County.
11	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
12	<b>Agency/Group/Organization</b>	HOUSING LAND TRUST OF SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Services - Housing Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
13	<b>Agency/Group/Organization</b>	INDIVIDUAL AND FAMILY SUPPORT NETWORK
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing shelter to homeless persons and families.
14	<b>Agency/Group/Organization</b>	LEGAL AID OF SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness.
15	<b>Agency/Group/Organization</b>	NATION'S FINEST

	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Services-Employment Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness, providing housing, and offering counseling to Vietnam-era Veterans.
16	<b>Agency/Group/Organization</b>	PETALUMA ECUMENICAL PROPERTIES (PEP)
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to increasing the supply of quality affordable housing in Sonoma County.
17	<b>Agency/Group/Organization</b>	PETALUMA PEOPLE SERVICES CENTER

	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-homeless Services-Education Service-Fair Housing Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to improving the quality of life of Sonoma County residents.
18	<b>Agency/Group/Organization</b>	SONIC.NET SANTA ROSA
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with an organization committed to improving the quality of life for MSA residents. This organization was consulted as part of the annual broadband outreach.
19	<b>Agency/Group/Organization</b>	SONOMA COMMUNITY ACTION NETWORK

	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization committed to helping low-income families and individuals achieve economic and social stability.
20	<b>Agency/Group/Organization</b>	SONOMA COUNTY HOMELESS COALITION - COC
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Other government - County Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization and its 30-member agencies were invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to coordinating housing and services funding for homeless families and individuals.
21	<b>Agency/Group/Organization</b>	THE LIVING ROOM, INC.
	<b>Agency/Group/Organization Type</b>	Services-homeless Planning organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness.
22	<b>Agency/Group/Organization</b>	WOMEN'S RECOVERY SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-Health Services-Education Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to preventing homelessness and providing housing to women with children.
23	<b>Agency/Group/Organization</b>	YWCA SONOMA COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Regional organization
	<b>What section of the Action Plan was addressed by Consultation?</b>	Overall plan
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a regional organization dedicated to providing affordable housing for female victims of domestic violence.

**Table 2 – Agencies**

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

Multiple efforts were made to contact all required organizations for consultation to inform the development of the City’s Annual Action Plan. However, despite multiple attempts, not all of the agencies/organizations/groups that were contacted responded to the request for consultation. All groups were either consulted or invited to participate in the Action Plan process. No groups were excluded.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Sonoma County 5-Year Strategic Plan to Prevent and End Homelessness 2023-2027	Sonoma County Homeless Coalition (CoC) – Sonoma County DHS	As the largest City in Sonoma County, Santa Rosa has a seat on the CoC’s governing body ensuring coordination with the consolidated planning process.
Sonoma County Consolidated Plan	Sonoma County CDC	Sonoma County’s Consolidated Plan reflects the intended programs and funding for non-entitlement jurisdictions in Sonoma County. As the largest City in the MSA, Santa Rosa must ensure coordination with Sonoma County’s Consolidated Planning process.
City of Santa Rosa Homelessness Solution Strategic Plan 2023-2027	City of Santa Rosa	HCS oversees the development and implementation of the Consolidated Plan and the Homelessness Solutions Strategic Plan ensuring coordination with the consolidated planning process. Additionally, both plans aim to increase housing and supportive services for the City’s most vulnerable residents.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

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

Public participation in development of the Action Plan is encouraged. In addition to publishing notices in the Press Democrat, notices of public meetings/hearings were also published online in English and in Spanish by La Voz, a bilingual newspaper. Notices were distributed to a focused email list. Outreach included the organizations listed in Section AP-10 and distributed to the COC contact list. The City provides bilingual translators and signing or captioning services for the hearing impaired when requested. Public meeting/hearing sites are Americans with Disabilities (ADA)-compliant and near public transportation.

Information about many programs and activities is available in Spanish. The Executive Summary of the Consolidated Plan can be provided in Spanish upon request. Additionally, the City offers auxiliary aids and services for individuals with hearing, sight, or speech impairments, ensuring they can participate in City programs and activities. The City's website is available in 19 languages, and there is an ongoing requirement that agencies receiving funds from the City utilize a variety of methods to reach the broadest population possible. A full discussion of the City's Accessibility Policy is located at <https://www.srcity.org/200/Americans-With-Disabilities-Act>.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Residents of Public and Assisted Housing	The City hosted a virtual public meeting on February 11, 2026, to solicit Public Services funding applications and provide an overview of the Fiscal Year 2026/2027 Action Plan process	No Comments received.		www.srcity.org
2	Public Hearing	Non-targeted/broad community	The City is holding a public hearing at the April 21, 2026 City Council meeting to allow the public to provide input on the proposed use of funds in the Fiscal Year 2026/2027 Action Plan and to authorize the submission to HUD.	Any Comments received will be included as Appendix 1.		www.srcity.org

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Notices for the February 11, 2026, community meeting were posted in the Press Democrat and the City's website. A public notice for Action Plan Comment period and notice of meeting will be posted in the Press Democrat, La Voz Bilingual Newspaper (English/Spanish) and the City's website. The Action Plan was available for public review electronically at <a href="http://srcity.org/767/State-Federal-Reports">http://srcity.org/767/State-Federal-Reports</a> for the 30-day public comment period from March 20, 2026, until April 20, 2026.</p>	<p>Any Comments received will be included as Appendix 1.</p>		<p><a href="http://www.srcity.org">www.srcity.org</a></p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Notices of the Community meeting (in English and Spanish) were posted to the City's website, and the La Voz website. News items were added to the HCS and City homepages, and an article requesting public comment will be published in the City Connections newsletter.</p>	<p>Any Comments received will be included as Appendix 1.</p>		<p>www.srcity.org</p>
5	Email	<p>Non-targeted/broad community</p>	<p>The notice of the Action Plan availability was distributed via email to the Sonoma County Homeless Coalition (CoC, 40+ agencies); Housing Authority; various neighborhood associations, and social service agencies, individuals, and affordable housing developers.</p>	<p>Any Comments received will be included as Appendix 1.</p>		<p>www.srcity.org</p>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

Fiscal Year 2026/2027 is the third and final year of the City's three-year Consolidated Plan. The City is estimated to receive \$1,286,368 in CDBG entitlement funding, expects to receive \$60,000 in program income (loan repayments) and has \$294,877 remaining from prior fiscal years, including \$114,359 (15% of program income) that will be used for Public Services. CDBG is used for Public Services, housing activities and administrative costs. The City is estimated to receive \$634,999 in HOME entitlement funding, expects \$60,000 of program income (loan repayments) and has \$222,695 remaining from prior years. HOME funds will be used for TBRA and administrative costs; 15% of HOME funding is allocated to CHDOs. The table below provides a breakdown of these anticipated resources.

If additional allocations are made by HUD, the City will complete amendments to the appropriate plans to incorporate the funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,286,368	\$60,000	\$294,877	\$1,641,245	\$1,641,245	Expected Resources based on 2025/26 entitlement + anticipated program income. Prior year resources based on actual amount of loan repayments (program income) available at 6/30/25, + 15% of program income received through 1/31/26.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$634,999	\$60,000	\$222,695	\$917,694	\$917,694	Expected Resources are based on 2025/26 entitlement + anticipated program income. Prior year resources based on actual amount of loan repayments (program income) available at 6/30/25.

**Table 5 - Expected Resources – Priority Table**

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

CDBG and HOME funds are often coupled with local funds to allow projects to compete for additional funding provided by tax credits, bonds, or state financing programs. An investment from the City makes projects more competitive for these funding sources. As in the past, the City will be as creative as possible in finding other sources of funding from local, state, federal, and private sources to develop and deliver efficient and cost-effective projects, while balancing the need for HOME funds to augment the City's rental assistance programs through their use as TBRA.

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

The City currently owns two sites that have been declared surplus pursuant to the California Surplus Land Act. The first site is located at 730 3rd Street and is currently developed as a 58,370 square foot municipal parking lot known as the White House Site. The second site, Garage 5, is located at 625 3rd Street and is currently developed as a 27,878 square foot 3-level parking garage.

**Discussion**

The City is presently in negotiations with a selected developer for the Whitehouse site for a proposed housing development. It is not anticipated at this time that the site will be receiving federal funds from the City for development.

Separately, the Garage 5 Site has been issued for public solicitation via a Request for Proposals (RFP). The RFP process is intended to invite qualified development teams to submit comprehensive proposals for the site's future development, consistent with the City's planning objectives and community goals.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	1.0	Goal Outcome Indicator
1	Production of Affordable Housing – Including Land Acquisition for Affordable Housing	2026	2027	Affordable Housing, Homeless, Non-homeless Special Needs	Citywide	Affordable Housing, Homelessness	\$662,466 CDBG \$0 HOME	Rental units constructed: 20 Household Housing Units
2	Preservation of Affordable Housing	2026	2027	Affordable Housing, Homeless, Non-Homeless Special Needs	Citywide	Affordable Housing, Homelessness	\$662,466 CDBG	Rental units rehabilitated: 30 Household Housing Units
3	Provide housing and services to special needs populations	2026	2027	Affordable Housing, Homeless, Non-homeless Special Needs, Non-Housing Community Development	Citywide	Affordable Housing, Homelessness, Non-Housing Community Development	\$316,314 CDBG	Public Service activities other than Low/Moderate Income Housing Benefit: 2,800 Persons Assisted
4	Homeownership	2026	2027	Affordable Housing	N/A	Affordable Housing	\$0 CDBG \$0 HOME	Homeowner Housing Added: 0 Household Housing Units
5	Public Facilities and Improvements	2026	2027	Non-Housing Community Development	N/A	Non-Housing Community Development	\$0 CDBG \$0 HOME	Public Facility or Infrastructure Activities Other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
6	Economic Development	2026	2027	Non-Housing Community Development	N/A	Non-Housing Community Development	\$0 CDBG \$0 HOME	Jobs created/ Retained: 0

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	1.0	Goal Outcome Indicator
7	Tenant-Based Rental Assistance (TBRA)	2026	2027	Affordable Housing, Homeless, Non-Homeless Special Needs	Citywide	Affordable Housing, Homelessness	\$822,444 HOME	Tenant-based rental assistance / RRH: 30 Households Assisted.
8	CHDO Seed Money Loans, Preserve and/or produce	2026	2027	Affordable Housing, Homeless, Non-Homeless Special Needs	Citywide	Affordable Housing, Homelessness	\$95,250 HOME CHDO	Rental units constructed: 1 Household Housing Unit; Rental units rehabilitated:  1 Household Housing Unit; Other- Funds Committed

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

**Table 6 – Goals Summary**

**Goal Descriptions**

As many affordable units will be produced as feasible given the resources available to the City. The City estimates assisting approximately 50 affordable units per year through the production and preservation of affordable housing using CDBG resources coupled with local resources.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

As discussed in AP-20, the City has identified nine goals to address housing and community development needs during the Consolidated Plan period of 2024 – 2027. Below are the proposed goals for Fiscal Year 2026/2027. Wherever possible, the City has identified specific projects. Projects selected throughout the course of the program year that have not been identified herein will fall into categories 3 – 5, and 8- 12, broad funding categories that align with the goals discussed in AP-20 and the Consolidated Plan.

#### Projects

#	Project Name
1	HOME Administration
2	CDBG Administration
3	Production of Affordable Housing (HOME and CDBG)
4	Preservation of Affordable Housing (CDBG)
5	Community Housing Development Organizations (CHDOs)
6	Homeownership
7	Public Facilities and Improvements
8	Economic Development
9	Public Services – Homeless Services
10	Public Services – Homeless Families
11	Tenant-Based Rental Assistance (TBRA) (HOME)
12	Public Services- Homeless Outreach
13	Public Services- Homeless Shelter

**Table 7 - Project Information**

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

Priority is assigned based on the level of need that is demonstrated by the data collected during the preparation of the 2024-2027 Consolidated Plan, specifically in the Needs Assessment and Market Analysis, the information gathered during the consultation and citizen participation process, and the availability of resources to address these needs. Based on these components, housing needs are given the highest priority followed by homelessness and non-housing community development needs (more specifically discussed in the Strategic Plan section of the 2024-2027 Consolidated Plan). One of the primary obstacles to meeting the underserved needs of residents is the availability of funding. Santa Rosa's ability to assist lower-priority projects (e.g., public facilities and improvements, homeownership, and economic development) for Fiscal Year 2026/2027 depends on the availability of additional resources.

DRAFT

**AP-38 Project Summary**

**Project Summary Information**

<b>1</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Preservation of affordable housing, Tenant-Based Rental Assistance, CHDO Seed Money Loans, Preservation or Production
	<b>Needs Addressed</b>	Affordable Housing; Homeless; Non-Homeless Special Needs
	<b>Funding</b>	HOME \$63,500
	<b>Description</b>	Administration of the HOME Program (10% of HOME Allocation)
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	See Description Above.
<b>2</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Production of affordable housing including land acquisition for affordable housing, Preservation of affordable housing, housing and services to special needs populations

	<b>Needs Addressed</b>	Affordable Housing; Homeless
	<b>Funding</b>	CDBG \$257,274
	<b>Description</b>	Administration of the CDBG Program (20% of CDBG Allocation)
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	See Description.
<b>3</b>	<b>Project Name</b>	Production of Affordable Housing – Including Land Acquisition for Affordable Housing
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Production of affordable housing- including land acquisition
	<b>Needs Addressed</b>	Affordable Housing; Homeless
	<b>Funding</b>	HOME and CDBG \$533,829
	<b>Description</b>	Production of housing affordable via acquisition to households at or below 80% AMI
	<b>Target Date</b>	6/30/2027

	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	The City estimates producing approximately 20 affordable units annually, and as many units as possible will be produced given the available resources. CDBG resources will be used for land acquisition only.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	See Description.
<b>4</b>	<b>Project Name</b>	Preservation of Affordable Housing
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Preservation of affordable housing
	<b>Needs Addressed</b>	Affordable Housing; Homeless.
	<b>Funding</b>	CDBG \$533,829
	<b>Description</b>	Preservation of affordable housing through the rehabilitation of existing units, extension of affordable restrictions, or conversion of market-rate units
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	The City estimates assisting approximately 30 affordable units per year through the preservation of affordable housing, and as many affordable units will be preserved, converted, or rehabilitated as possible given the available resources.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	See Description.
<b>5</b>	<b>Project Name</b>	Community Housing Development Organizations (CHDOs)
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	CHDO Seed money loans, Preserve and/or Production
	<b>Needs Addressed</b>	Affordable Housing; Homeless.
	<b>Funding</b>	HOME CHDO \$95,250
	<b>Description</b>	15% CHDO Reserve requirement. Increase supply of affordable rental housing for the City's lowest income households, preserve affordable housing stock, provide housing and other services to special needs populations
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	The City will work with a CHDO to assist as many qualifying households as possible.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	See Description.
<b>6</b>	<b>Project Name</b>	Homeownership
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Homeownership

	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	\$0
	<b>Description</b>	There is currently no funding available for this project.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	There is no funding available for this project, therefore Santa Rosa does not have an estimate of the number of families who would benefit from the project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	None.
<b>7</b>	<b>Project Name</b>	Public Facilities and Improvements
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Non-Housing community development.
	<b>Funding</b>	\$0
	<b>Description</b>	There is currently no funding available for this project.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	There is no funding available for this project, therefore Santa Rosa does not have an estimate of the number of people who would benefit from the project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	None.
<b>8</b>	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Non-Housing Community Development.
	<b>Funding</b>	\$0
	<b>Description</b>	There is currently no funding available for this project.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	There is no funding available for this project, therefore Santa Rosa does not have an estimate of the number of people who would benefit from the project.
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	None.
<b>9</b>	<b>Project Name</b>	Public Services – Homeless Services
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Housing and services to special needs populations.
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG \$123,455
	<b>Description</b>	Caritas Drop-In Center- Operation of a homeless day facility that provides showers, laundry, outreach, medical referrals, and intake for emergency shelters. Clients can also use the facility to receive mail and phone messages.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	1,100 homeless individuals will benefit from this activity.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	See Description.	
<b>10</b>	<b>Project Name</b>	Public Services – Homeless Families
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Housing and services to special needs populations

	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	CDBG \$104,700
	<b>Description</b>	Caritas Family Center- Provide homeless families with services, including but not limited to emergency shelter, food, clothing, children’s activities, medical and dental care, and client-focused family action plans to overcome homelessness
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	500 homeless families will benefit from this activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	See Description.
<b>11</b>	<b>Project Name</b>	Tenant-Based Rental Assistance (TBRA)
	<b>Target Area</b>	No target areas have been defined for the Annual Action Plan.
	<b>Goals Supported</b>	Tenant-Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing; Homeless.
	<b>Funding</b>	HOME: \$758,944
	<b>Description</b>	Rental Assistance utilizing the TBRA Program as per 24 CFR 92.209
	<b>Target Date</b>	6/30/2027

	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	30 very low- and low-income households could benefit from this activity.
	<b>Location Description</b>	Citywide
12	<b>Project Name</b>	Public Services- Homeless Outreach
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Housing and services to special needs populations.
	<b>Needs Addressed</b>	Homeless
	<b>Funding</b>	\$32,300
	<b>Description</b>	Homeless Outreach Services Team (HOST)- Street outreach to people experiencing homelessness to engage them into services, shelter and housing in conjunction with City Encampment team.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	600 unsheltered people via outreach services will benefit from this activity.
	<b>Location Description</b>	Within Santa Rosa City limits
13	<b>Project Name</b>	Public Services- Homeless Shelter

<b>Target Area</b>	City-wide
<b>Goals Supported</b>	Housing and services to special needs populations.
<b>Needs Addressed</b>	Homeless
<b>Funding</b>	\$55,859
<b>Description</b>	Samuel L. Jones Hall Homeless Shelter- Operation of the City owned 213-bed emergency shelter with access to basic services and wrap-around services to transition people experiencing homelessness into housing as rapidly as possible.
<b>Target Date</b>	6/30/2027
<b>Estimate the Number and Type of Families that Will Benefit from the Proposed Activities</b>	600 people will be sheltered and receive housing navigation and stabilization services and case management.
<b>Location Description</b>	City-wide

**Table 8 – Project Summary**

**AP-50 Geographic Distribution – 91.220(f)**

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

Santa Rosa’s federal funds are available citywide with no priority assigned to geographic regions. Instead, funds are allocated to organizations that provide lower-income households with housing and supportive services. Every year the City prioritizes use of CDBG and HOME funds for the development of affordable housing, including preservation and conservation, and to addressing homelessness.

**Geographic Distribution**

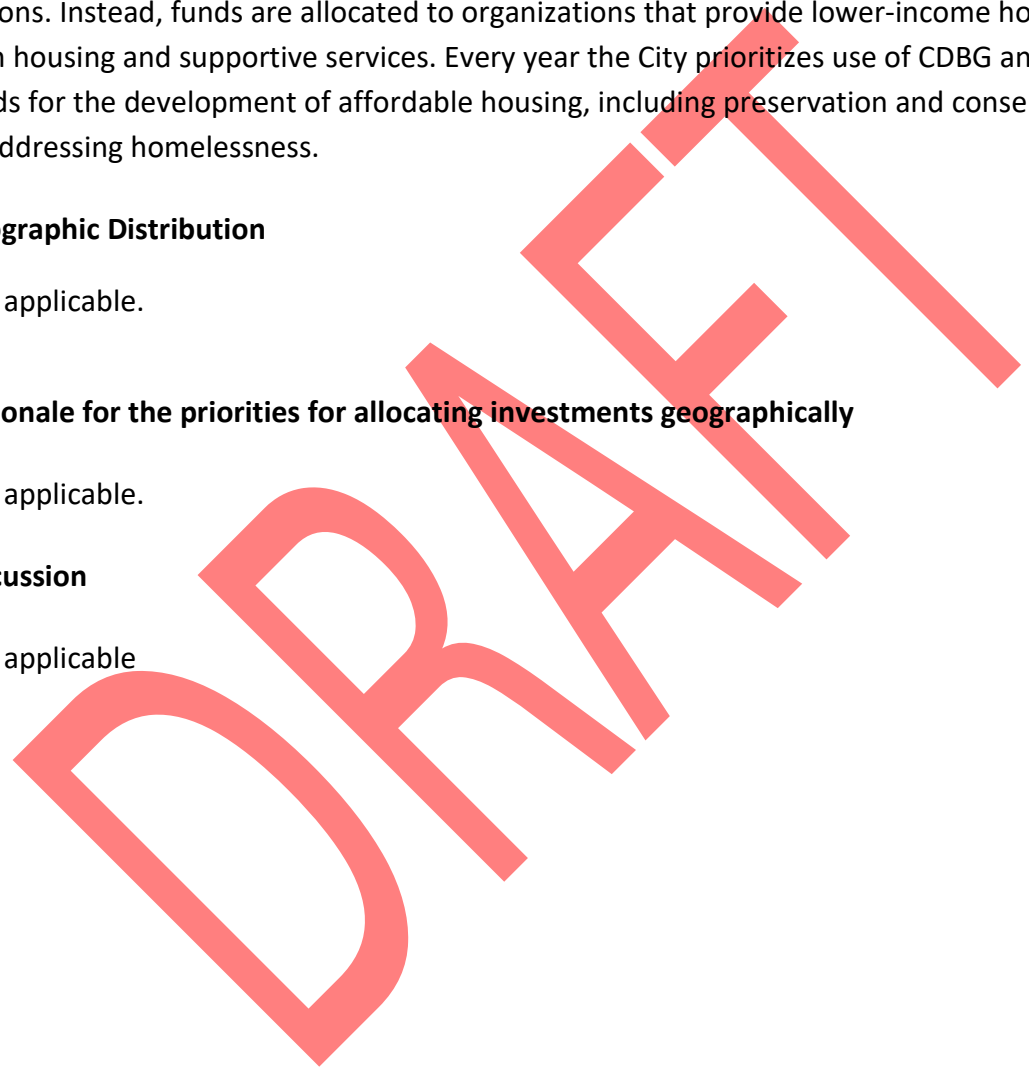
Not applicable.

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

Not applicable.

**Discussion**

Not applicable



# Affordable Housing

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

### Introduction

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

The City has sponsored the development of more than 6,500 affordable rental and home ownership units that include single-family and multi-family residences, senior housing, and housing for persons with special needs. The Housing Trust’s asset management and compliance portfolio exceeds \$200 million and includes over 500 active contracts and loans. Units are targeted to extremely low, very low, low, and moderate-income households. The City prioritizes CDBG, HOME funds, and some local funding sources for affordable housing purposes. HOME-CHDO funds have often been combined with local resources to provide housing to special needs populations. When prioritizing the income levels to be assisted by new affordable housing units, the City uses the Association of Bay Area Governments (ABAG) Regional Housing Needs Allocation (RHNA) as a gauge. In response to Santa Rosa’s shortage of all types of housing in general and affordable housing in particular, the City Council adopted its Housing Action Plan in 2016 to address ongoing unmet housing needs. The Housing Action Plan consists of five active

program areas:

- Increase inclusionary affordable housing;
- Achieve affordability by design in market-rate projects;
- Assemble and offer public land for housing development;
- Improve development readiness; and
- Increase affordable housing investment and partnerships.

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

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

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

The real estate market has become increasingly unaffordable and difficult for lower income homebuyers due to a variety of factors including a limited inventory of available homes; competitive buyers bidding on the same house; and higher interest rates that have made it difficult for many potential homebuyers. Despite these challenges, in 2023 the City launched a Down Payment Assistance Loan (DPAL) program, funded from local sources, to assist eligible first-time Santa Rosa homebuyers with up to \$75,000 in downpayment assistance. The City collaborated with Burbank Housing Development Corporation in the launch of DPAL simultaneously with their downpayment assistance program so that, combined, eligible residents could access up to \$175,000 in downpayment assistance to aid in the purchase of their first home. The City was able to assist nine (9) households with home purchases in Santa

Rosa prior to concluding the program. On October 27, 2025, the City was awarded \$836,753 from the California Department of Housing and Community Development (HCD) for first time homebuyer mortgage assistance. The City anticipates providing up to \$200,000 in downpayment assistance to approximately 4 to 6 households.

The tables in this section provide estimates on the number of homeless, non-homeless, and special needs households to be provided affordable housing during Fiscal Year 2026/2027 and the number of affordable units to be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	40
Special-Needs	40
Total	80

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	30
The Production of New Units	20
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	80

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

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

### **Introduction**

Santa Rosa does not own or operate public housing.

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

Not applicable.

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

To encourage input from HCV program participants, a Resident Advisory Board is elected annually that is made up of Tenant Commissioner members of the Housing Authority who participate in the development of Housing Authority policies and activities throughout the year. The Housing Authority provides homeownership resources to participants in the HCV Program. The Family Self-Sufficiency (FSS) Program has established partnerships with a variety of community resources to refer participants for services including pre- and post-secondary education, health care, childcare, employment development, supported employment, and small business development including microloans. FSS also encourages families to participate in financial wellness programs, including financing literacy and credit repair, with an emphasis on long-term financial stability for the purposes of homeownership.

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

The PHA is not designated as troubled; in fact, the Housing Authority has been designated as a High Performing Agency, most recently in 2025.

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

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The City participates in the Sonoma County Homeless Coalition, Sonoma County’s CoC, which includes the three HUD entitlement jurisdictions (cities of Santa Rosa and Petaluma, and the County of Sonoma). The goal is to achieve “functional zero” homelessness in Sonoma County through a Housing First Strategy.

The Sonoma County Homeless Coalition is designed to accomplish the following:

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

In November 2022, the City adopted a five-year strategic plan to address homelessness in Santa Rosa. The Homelessness Solutions Strategic Plan (2023-2027) provides key strategies and actions to improve the City’s response to homelessness in alignment with the regional system of care, the Sonoma County Homeless Coalition, with the ambitious goal of achieving “Functional Zero” homelessness in Santa Rosa by 2027. The Homelessness Solutions Strategic Plan outlines a set of strategies, five-year goals, and performance targets the City will implement to reduce homelessness and was developed in coordination with Sonoma County’s 5 Year Strategic Plan to Prevent and End Homelessness. The Homelessness Solutions Implementation Plan (2026) – Prioritizes Year Four action items aimed at implementing key strategies outlined in the Strategic Plan, including Tier 1 and Tier 2 priorities, regional initiatives, and a timeline to be updated monthly.

The 2025 Sonoma County Point In Time Homeless Count (PIT Count) identified 1,952 individuals experiencing homelessness, a 22% decrease from 2024 (2,522), but an 11% increase from 2023 (2,266). The City is actively working with its partners to develop short- and long-term solutions to address the needs of persons experiencing homelessness in Santa Rosa and beyond, outlined throughout this section, including alignment with regional efforts through the Sonoma County

Homeless Coalition.

During Fiscal Year 2025/2026, the City allocated State Encampment Resolution Funds (ERF) and local funds to continue funding the Homeless Outreach Services Team (HOST), a multi-disciplinary street outreach team that works to engage unsheltered persons into services and, ultimately, housing as part of the Housing First Model. The City and County jointly fund the program, which is administered by Catholic Charities of Northwest California (Catholic Charities), formerly Catholic Charities of the Diocese of Santa Rosa. HOST utilizes evidence-based screening tools, including Coordinated Entry and the new Combined Assessment (replacing the Vulnerability Index-Service Prioritization Decision Assistance Tool, VI-SPDAT) to prioritize resources to persons with the most acute health needs and the longest periods of homelessness.

HOST works in coordination with the City's Encampment Team (Encampment Team) and also provides designated outreach workers and services for the downtown Santa Rosa area. The Encampment Team was formed in 2022 to proactively address the health, safety, and shelter needs of persons living in encampments and to ease impacts to the surrounding communities. Ongoing weekly engagements by HOST and the Encampment Team have resulted in increased acceptance of services and housing outcomes. In Fiscal Year 2024/2025, the most recently completed fiscal year for which a full year of data is available, HOST engaged 1,105 unsheltered persons in ongoing services (36% increase from prior fiscal year), provided access to safe shelter for 334 persons (106% increase from prior fiscal year), and permanently housed 309 persons (63% increase from prior fiscal year).

During Fiscal Year 2025/2026, the City allocated ERF and local funds to continue funding the Safe Parking Program (Safe Parking). Safe Parking is a housing-focused, low-barrier site providing up to 52 parking spaces in alignment with the City's Homelessness Solutions Strategic Plan. The overarching goal of Safe Parking is to provide members of the community who are experiencing vehicular homelessness a place to safely park their vehicle or RV with direct access to basic services as well as wrap-around services targeted at ending their homelessness. During its first three years of operations, Safe Parking provided services and shelter to 307 individuals: 86 of which exited the program into permanent housing.

Funding has been identified to continue these programs in Fiscal Year 2026/2027. The City anticipates funding HOST with local and CDBG funds allocated for the Public Services Program. For Safe Parking, the City was awarded funds from the County of Sonoma to continue the program in Fiscal Year 2026/2027.

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

The City uses a portion of the CDBG allocation for the Public Services Program and are discussed each year in the CAPER published after each fiscal year end.

Each year the City's CDBG funds support two programs that have been managed by Catholic Charities: the Caritas Drop-In Center (CDIC, formerly the Homeless Services Center), a multi-service day center offering showers, laundry, telephone service, mail, information, and referrals, including access to Sonoma County's Coordinated Entry System; and the Caritas Family Center (CFC, formerly the Family Support Center), a 192-bed family shelter providing meals, clothing, a fully supportive children's program, employment services, and case management. In Fiscal Year 2024/2025, CFC and CDIC served 1,656 individuals.

In addition to CDIC and CFC, the City administers an annual funding agreement with Catholic Charities for operation of the City-owned Samuel L. Jones Homeless Shelter (SJH), a 213-bed year-round shelter serving approximately 600 single adults annually. Shelter operations and services are funded by the City, the Community Foundation Sonoma County, and the County of Sonoma. In Fiscal Year 2025/2026, the City contributed \$1,878,742 in local funds towards shelter operations. In Fiscal Year 2026/2027, the City anticipates supporting shelter operations with local and CDBG funds allocated for the Public Services Program.

In Fiscal Year 2024/2025, CDBG funds also supported homeless services for an organization serving homeless women, The Living Room (TLR). This program, established in 1993, serves homeless women and their children and provides hot meals, pet food, hygiene products, information services, and counseling. The mission of TLR is to ease adversity and promote stability, dignity and self-reliance for women and children who are homeless, or at-risk of homelessness, in Sonoma County. In Fiscal Year 2024/2025, TLR served a total of 737 persons. In Fiscal Year 2025/2026, the City replaced CDBG funds for TLR with local funds, contributing a total of \$35,000.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

One of the greatest barriers to preventing and ending homelessness in Santa Rosa is the shortage of affordable housing and the low vacancy rate for rental units throughout Sonoma County. The City has prioritized its CDBG and HOME funds, as well as a variety of local resources

for affordable housing purposes. The City's efforts also include allocating funds to support the HOST program discussed above. The HOST Program combines rapid rehousing resources with case management to overcome homelessness and support housing retention. These resources are also available to participants at the CDIC, CFC, and SJH; these programs are all supported by the City.

A critical function of all programs seeking to place people experiencing homelessness in rental housing is the provision of housing location, navigation, and stabilization services. As vacancy rates remain low and rental rates continue to exceed the Fair Market Rent, the need for this role has become clearer. The City is providing local funding to staff positions at the SJH, CFC, and HOST program, which provide these specialized services.

In Fiscal Year 2024/2025, the City took the lead on implementing a \$3.9 million countywide homelessness prevention pilot program, Keep People Housed (KPH) – Sonoma, in collaboration with the County of Sonoma, City of Petaluma, and All Home, a bay area non-profit organization. The regionally coordinated KPH system pairs short term, rapid flexible financial assistance with housing stabilization services and legal aid referrals for people facing eviction. The online application platform analyzes evidence-based research to score applicants, ensuring those with a higher risk of homelessness are prioritized for assistance. In its first year, KPH received 1,857 applications and provided direct financial assistance to 245 households, helping 610 individuals, including 254 children and 356 adults stay in their homes.

**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 Sonoma County Homeless Coalition's discharge planning efforts are outlined in its annual application to HUD and include foster care, health care, mental health, and corrections. A detailed discussion on these efforts is included in the Consolidated Plan and summarized below.

**Foster Youth:** Sonoma County Division of Family, Youth and Children Services (FYC) is the lead agency responsible for ensuring foster youth are not routinely discharged into homelessness. FYC partners with Sonoma County Juvenile Probation to ensure foster youth in the criminal justice system have equal access to AB12-funded services (AB12 is a California law that extends foster care to age 21 in California); and works with community-based organizations such as VOICES Sonoma, the Hanna Center, and TLC Children's Services to implement programs that

divert foster youth from the street.

**Health Care:** The Sonoma County Homeless Coalition has worked with a grassroots Health Care for the Homeless Collaborative (HCHC), staffed by St. Joseph's Healthcare, to improve protocols for discharging homeless patients. Hospitals are now legally responsible for ensuring persons discharged from their care are not routinely discharged into homelessness. In Santa Rosa, these include Santa Rosa Memorial Hospital, Sutter Medical Center, and Kaiser Hospital. The three larger hospitals fund recuperative beds operated by Catholic Charities; the 13-bed Nightingale respite facility and Santa Rosa Community Health Center's (SRCHC) drop-in Health Center co-located at the new Caritas Center serving homeless individuals. SRCHC's Care Transitions program provides nursing visits and links patients to a medical home and housing.

**Mental Health:** The discharge policies developed by the Sonoma County Homeless Coalition with Sonoma County Behavioral Health (SCBH) represent a negotiated agreement that evolves over time and is supported by the County's culture of strong interdepartmental cooperative relationships and problem solving. SCBH has launched a Mobile Support Team that provides mental health support at law enforcement request. Santa Rosa Memorial Hospital's Emergency Department and many Sonoma County Homeless Coalition partners have participated in planning for a chronic inebriate program in consultation with hospitals, psychiatric emergency services, detox, emergency medical transport, and police. The City in collaboration with the County of Sonoma and local service providers launched inRESPONSE Mental Health Response Team (inRESPONSE), a crisis response team designed to respond for calls for service with a mental health first approach. The team is comprised of a licensed mental health clinician, a paramedic, a homeless outreach specialist, and supported by a wrap-around support service provider. The inRESPONSE team is trained in de-escalation and social work interventions as well as physical and mental health evaluations. While inRESPONSE works in partnership with the Santa Rosa Police Department, the inRESPONSE team is unarmed and best equipped to support and provide mental health resources to individuals and families experiencing a crisis. Additionally, HOME Investment Partnerships - American Rescue Plan (HOME-ARP) funds continue to be utilized by the City for HOME-ARP Supportive Services programs administered by Catholic Charities which provide mental health services for people experiencing homelessness, at risk of homelessness, and people fleeing or attempting to flee domestic/dating violence and human trafficking.

**Corrections:** In 2011 California enacted Public Safety Realignment legislation that passed responsibility for low- to medium-risk offenders to County Probation Departments. Some of these probationers are housed with California Department of Corrections funds. As part of Sonoma County's strategy of Upstream Investments to reduce corrections costs, the County opened a Day Reporting Center. Additionally, with funding from the Sonoma County

Community Corrections Partnership (CCP) and Measure O, the Sonoma County Department of Probation contracts with Individual and Family Support Network (IFSN), a non-profit organization, to provide linkages to transitional housing for justice involved individuals to avoid unnecessary incarceration and jail discharges to homelessness.

**Supportive Services:** HOME-ARP Supportive Services programs continue to be administered in the City by Catholic Charities to help prevent and end episodes of homelessness for Santa Rosa’s most vulnerable adults and families with children, including those fleeing or attempting to flee domestic/dating violence and human trafficking. The programs help prevent and end episodes of homelessness through outreach, urgent assistance, case management, and temporary financial assistance. Individuals and families experiencing or at-risk of homelessness are supported with their mental health as a key contributor to the ability to secure and retain housing. Individuals and families experiencing homelessness in their journey to permanent housing are also provided nutritional support as a key factor in reducing the impacts of homelessness and supporting stability. Financial assistance is also available to eligible low-income families and individuals through KPH-Sonoma, previously noted in this section.

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

### **Introduction:**

**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**

Potential constraints to housing development in Santa Rosa vary by area but generally include infrastructure, development fees, application processing, land use controls (including development standards, permitting requirements, design review, and building codes, for example), and resource preservation. An analysis of these potential barriers is detailed in the Housing Element. The following is a summary of the detailed analysis provided in the Housing Element.

Infrastructure: Wastewater treatment, reuse, disposal capacity, and water supply are not expected to constrain housing development during the Housing Element period. According to the General Plan, the City has adopted policies to ensure that projects with affordable housing units shall receive priority sewer and water service should capacity be limited.

Development Fees: The City Council updated its fee schedule in January 2014 with phased implementation over five years, and the City continues to update its development fees periodically to ensure they reflect the cost of processing development applications. The fees are considered reasonable since they cover these processing costs. The City recognizes that fees can affect the cost of construction and continues to offer fee deferrals for affordable housing projects. In 2019, the Council updated housing impact fees through a Residential Impact Fee Nexus and Feasibility Study, which revised the City's affordable housing fee and inclusionary housing requirements on new development projects. In November 2024, the City adopted an Affordable Housing Capital Facilities Fee Pilot Program reducing fees for certain deed-restricted affordable residential unit types to encourage near-term development of specific affordable housing units to comply with the RHNA.

Processing: The City is committed to efficient development application processing and has adopted policies related to expedited housing application review and processing. Housing projects are given high processing priority, while affordable housing projects are given an even higher priority over market-rate housing projects.

Land Use Controls: Residential land use control mechanisms used by the City include the General Plan, Zoning Code, Design Review, Building Code, Growth Management Program, and

the Housing Allocation Plan.

Zoning Code: The Santa Rosa Zoning Code implements the General Plan. The Zoning Code includes no unusual or onerous provisions which impede the production of housing for any population group as proven by the consistent production of new housing in the community. According to the General Plan, the City may waive certain zoning standards for some affordable housing projects to improve project feasibility.

Design Review: Santa Rosa has guidelines that implement the design objectives of the General Plan. General design policies require proposed projects to be compatible with and sensitive to surrounding land uses, and offer a complete design concept where architecture, materials, and landscaping are of an appropriate scale and provide human interest. New proposals are not subject to unusual or especially restrictive conditions.

Building Codes: Santa Rosa uses the California Building Code which is based on the International Building Code and does not impose any unusual or unique constraints on housing.

Green Building Ordinance: A mandatory Green Building Ordinance took effect in 2008. Analysis concluded that the incremental cost increase relates mostly to greater energy efficiency and is not viewed as a constraint to housing development. Housing units built to green standards cost less to heat, cool, and maintain. This is particularly important for those residents with low or fixed incomes.

Growth Management: The City's Growth Management Program regulates residential growth by limiting the number of annual allotments. For the period 2021-2035, 800-850 allotments are available annually. The annual allotments exceed the City's average annual RHNA, of 586 units per year from 2023-2031. Santa Rosa's growth management program has not prevented a developer from building a project in any given year. The housing need can be accommodated with the Growth Management Program currently in effect. A decline in the number of new units built is more likely a result of market conditions. Santa Rosa has an Urban Growth Boundary (UGB) in effect through 2035.

Housing Allocation Plan (HAP): The HAP was originally adopted by the City Council in 1992 to promote the development of affordable housing in Santa Rosa. The City most recently amended the HAP in Fiscal Year 2019/2020. The key amendments (1) revised the inclusionary (on-site) affordable units percentage requirement, (2) modified the Housing Impact Fee (HIF) structure, (3) reduced the inclusionary percentage and HIF for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, and (4) established a new Commercial Linkage Fee to increase affordable housing development

within Santa Rosa.

The HAP applies to all residential development in Santa Rosa. While the HIF or provision of onsite units adds to the cost of new development, the fees are an essential source of funding for affordable housing in the City.

Natural Resources: According to General Plan, natural resources such as rare and endangered plant and animal species and habitats, coincide geographically with areas that are designated for housing development, particularly in the northwest and southwest areas of Santa Rosa. Most of these areas are designated for lower densities or low density/open space, recognizing the location of natural resources. These land use designations do not typically accommodate affordable housing projects. The California Tiger Salamander and its habitat are listed as endangered; the habitat generally corresponds to northwest and southwest Santa Rosa. The northwest and southwest are also the areas of Santa Rosa that currently have the highest percentage of developable land. However, Santa Rosa developed criteria for mitigation banking and this process is common to the development review process in Santa Rosa today.

Land Availability: The General Plan indicates that land availability does not prevent the City from meeting its housing needs. An inventory that includes some of the available land for housing development is listed in the Housing Element. The City limits currently contain adequate land for future housing development.

Land Costs, Construction, and Financing: Land, construction, and financing costs represent a significant constraint to residential development because land costs can be high and construction costs continue to increase. Developers of affordable housing can face challenges in securing financing due to the limited possible return from rents or sales prices of affordable units. Additional funding and subsidies for affordable housing are necessary and are generally available from the Housing Authority, which can provide funds to increase the feasibility of affordable housing project. The Housing Authority makes funds available through its Notices of Funding Availability (NOFAs); the resources available include federal funding sources like CDBG, HOME, and local sources including the HIF and Real Property Transfer Tax (RPTT) to name a few.

Fair Housing Issues: In Fiscal Year 2023/2024, the City and the Housing Authority, the County of Sonoma, and the City of Petaluma (the other entitlement jurisdictions in Sonoma County) collaborated on the preparation of an updated Countywide Assessment of Fair Housing (AFH), also called the 2024 Fair Housing Plan. The Fair Housing Plan was submitted with the City's

## 2024 – 2027 Consolidated Plan.

The AFH's goals include:

- Identifying the nature and extent of barriers to fair housing and disparities in access to opportunity throughout the MSA;
- Creation of an inventory of program, procedure, policy, and communication changes within the three entitlement jurisdictions that may be required to reduce barriers to fair housing; and
- Setting measurable short- and long-term goals to track progress.

The AFH outlines goals and strategies (summarized below) to address contributing factors that includes segregation, lack of access to opportunities, and lack of fair housing which were identified in consultation with stakeholders, research, and data analysis:

- Increase the supply of affordable housing in higher opportunity areas and areas with ongoing or threatened displacements;
- Meet the housing and services needs of migrant and year-round farmworkers;
- Reduce zoning and land use barriers to the development of housing that is affordable to low-income households, including low-income people of color and low-income persons with disabilities;
- Increase access to opportunity for HCV families;
- Prevent displacement by preserving affordable housing and protecting tenant's rights;
- Reduce homelessness by expanding the supply of permanent supportive housing; and
- Increase support for Fair Housing enforcement, education, and outreach.

The City is engaged in a number of activities to implement the AFH's recommended goals and strategies, noted in this Action Plan. Specifically, the City's fair housing provider (Fair Housing Advocate of North California), in Fiscal Year 2024/2025, reported serving 270 households, of which 154 were Extremely Low-Income. They trained 17 new Testers and administered 15 reasonable accommodation requests. During the fiscal year, FHANC conducted 4 total investigations, including one in the fourth quarter that tested for discrimination based on sexual orientation and source of income and revealed some potential evidence of discrimination.

In the implementation of the recommendations made in the AFH, the City and Housing Authority, Sonoma County, and the City of Petaluma will continue their past collaboration. The AFH will guide the three jurisdictions through further identification of and attempts at resolving

fair housing issues and related contributing factors and will inform the setting and prioritization of goals in the coming planning periods.

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

### **Introduction:**

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

One of the primary obstacles to meeting residents' underserved needs is the lack of funding availability. Positive changes in potential funding availability have been made to California's tax credit set-asides and the apportionment methodology which redefined the geographic areas; rather than a large "Capital and Northern Region" that included 11 northern California counties, there are now two separate regions. Santa Rosa is part of the new Northern Region, which reduced the competition for tax credits against larger metropolitan areas like the East Bay Area that includes Oakland, amongst other municipalities in Alameda and Contra Costa counties. While the City actively seeks additional funding opportunities and will continue to do so, its ability to address needs depends largely on the availability of additional competitive resources.

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

As stated throughout this Action Plan and the 2024 – 2027 Consolidated Plan, housing is a high priority for the City. Accordingly, the City prioritizes the use of CDBG and HOME funding to addressing homelessness, and for the development of affordable housing that serves low-income households, including preservation, conservation, and TBRA. Over the course of Fiscal Year 2026/2027, the City anticipates providing financial assistance to approximately 80 affordable housing units and/or low-income families using HOME and CDBG funds and other resources available to the City.

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

The City addresses the issue of lead-based paint (LBP) hazards by providing notices to landlords and tenants that participate in the HCV Program (Section 8), and participants in other programs, warning them of the hazards of LBP. All rental units that are rehabilitated with CDBG and HOME funds are subject to LBP compliance requirements. Through the creation of new affordable housing units, households reside in units that are free of LBP hazards. In Fiscal Year 2026/2027, the City will prioritize its HOME funding and a majority of its CDBG funding for affordable housing programs. Thus, the units will be free of LBP.

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

The City hopes to reduce the number of poverty-level families and individuals by targeting CDBG, HOME, and local funds to projects that will provide affordable housing units and related services to foster self-sufficiency. The City does not have the resources or the capacity to

increase the incomes of poverty-level persons, although it does act to reduce housing costs for these individuals through the HCV Program, including the FSS program; CDBG- and HOME-funded rental units; and City-sponsored affordable housing units. The City also uses its Code Enforcement Division to improve living conditions and quality of life throughout the City.

The City of Santa Rosa's local minimum wage ordinance, first implemented on July 1, 2020 to advance the community ahead of the state's wage schedule, requires annual adjustments based on the Bay Area Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). In accordance with this ordinance, the minimum wage for all employers—regardless of size—increased to \$18.21 per hour effective January 1, 2026.

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

Affordable housing activities are administered by HCS; specifically, the Housing Trust is responsible for coordinating CDBG, HOME, and conducting program compliance. HCS continues to collaborate with PED to achieve the outcomes stated herein. The Housing Authority, staffed by HCS, provides policy guidance and administers the City's various housing programs.

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

The importance of public, private, and social service agencies is highlighted in the Consolidated Plan and in the City's Housing Element and Housing Action Plan. Several of the objectives include plans to increase partnerships with local agencies, developers of modular housing, landlords, developers, and other groups.

The City relies on private nonprofit organizations and for-profit developers to acquire, develop, build, and rehabilitate affordable units. The Housing Authority, through the Housing Trust, collaborates with these entities to ensure that as many new affordable units are produced as possible. The City also relies on the nonprofit service sector to provide much of its homeless services, including operation of emergency shelters, safe parking, day services, street outreach, and the provision of rental assistance, legal services, and other supportive services for people experiencing or at-risk of homelessness, all further described in AP-10.

These partners include Burbank Housing Development Corporation, MidPen Housing, Freebird Development Company, Related California, Eden Housing, Catholic Charities, USA Properties, PEP Housing, FHANC, and Disability Services and Legal Center, administrator of the City's

Housing Accessibility Modification grant program, which allows disabled tenants to have accessibility modifications made to their rental units at no cost to themselves or the landlord.

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## Program Specific Requirements

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

**Introduction:**

As previously discussed in this Action Plan, the City has nine goals to address housing and community development needs in Fiscal Year 2026/2027. Allocations for CDBG and HOME funds and the planned use of these funds is outlined in their respective sections (AP-05, AP-15, AP-38). The City uses 100% of HOME funds and 85% of CDBG funds to support affordable housing programs. Per HUD requirements, up to 15% of CDBG funds are set aside for Public Services. The City utilizes local funds for the administration of a federally mandated Fair Housing program. The City does not plan to limit beneficiaries or give preferences to a segment of the low-income population.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

**Table 12 – CDBG Funds**

#### Other CDBG Requirements

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

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70.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

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

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

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

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

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

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

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

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

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

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

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

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

There are no current or anticipated preferences for HOME TBRA activities.

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

There are no current or anticipated preferences for HOME TBRA activities.

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

In the past, preferences for homeless, veterans, seniors, and/or those with disabilities/mental illnesses were implemented for HOME-funded projects including Benton Veterans House (IDIS Activity #518), Henry House (IDIS Activity #503), and McMinn Avenue (IDIS Activity #484).

Future preferences may include: homeless, veterans, seniors, those with disabilities, and youth.

## Appendix 1 – Public Comments

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