

ATTACHMENT 1 - PROJECT DESCRIPTION AND SCOPE OF WORK

**City of Santa Rosa Department of Housing and Community Services
Funding Application for Hearn House Emergency Bathroom Repairs
2149 West Hearn Avenue, Santa Rosa
Applicant: Community Housing Sonoma County
January 2021**

- B. Project Narrative:
- o Project Description

Community Housing Sonoma County (CHSC) owns Hearn House, a 15-bed transitional housing facility for homeless veterans seeking drug and alcohol treatment. Hearn House is located at 2149 West Hearn Avenue in Southwest Santa Rosa. It was developed and placed in service in 2012.

Nation's Finest provides property management, direct services, and services coordination, which it pays for through its own grants, and has been operating Hearn House successfully for 8 years. Veteran program participants pay no fees. The program includes a variety of direct supportive services based on individual needs. Nation's Finest is well known throughout the community as the first-line provider of services to veterans, whether homeless or not, and has an excellent reputation for conducting programs in a caring and holistic manner.

In 2012, when Hearn House was developed, the Sonoma County 10-Year Homeless Action Plan identified veteran transitional housing as a high priority, specifically calling for 116 transitional housing units for homeless veterans with disabilities, such as mental or physical disability or substance abuse.

Today, the need for Hearn House continues. The City has identified housing and programs for persons with special needs, including persons experiencing homelessness, as priorities in its 2035 General Plan Housing Element, and in 2016, the Santa Rosa City Council proclaimed a local homeless emergency. The situation was exacerbated by the 2017 wildfires and the City Council has approved extensions to the proclamation on a regular basis ever since. The latest proclamation extension was approved November 10, 2020.

We are requesting these funds from the City of Santa Rosa to finance needed emergency bathroom repairs. The main bathroom at Hearn House developed a leak under the shower floor that has led to damaged flooring under the showers and surrounding area. The subfloor has rotted compromising the integrity of the flooring and making the showers unsafe to use. The funds requested with this application will allow the bathroom to be repaired, enabling the continued safe operation of the Hearn

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House program. All residents have been relocated by Nation's Finest until the bathroom is repaired.

- CTCAC 9% Tax Credits Tie Breaker Score, if applicable

No tax credit financing, so not applicable

- Project Benefits

Continued safe and sanitary use of transitional housing program facility for homeless veterans seeking drug/alcohol treatment.

- Project Constraints and/or Issues

No constraints. Nation's Finest, the program operator, has moved the residents to other housing, so Hearn House is unoccupied and will remain unoccupied for the repairs. One potential issue: dry rot more extensive than anticipated – the budget includes a hard cost contingency to assist with costs, if this issue arises.

- Summary of Experience and Qualifications of the Applicant and Development Team

Community Housing Sonoma County ("CHSC") has been developing permanent supportive housing in Sonoma County for 26 years, including rehab and new construction. At CHSC, they believe HOME is for everyone. CHSC puts that belief to work by creating housing opportunities for veterans, people living with disabilities, and individuals experiencing homelessness. CHSC is a local leader in the development of supportive housing communities where people find not only a home, but also access to services to assist them in living meaningful, healthier lives in a supportive environment.

Since 1994, CHSC has helped create affordable housing for over 365 people, supportive housing for 203 people, leveraging over \$85 million in financing from local, state, and federal sources. CHSC works collaboratively to identify and respond to the changing needs of the community. Each project they develop is unique, creating different types of rental housing environments, serving a variety of people with special needs, using a wide array of financing tools. CHSC's work impacts individual lives, families, and our community infrastructure, health, and safety.

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- Summary of Financing Status (i.e., schedule of secured and needed funding, including VASH and/or Section 8 Project Based Vouchers)

The funds requested in this application are for emergency bathroom repairs and the request is intended to cover all costs.

- Summary of Entitlement Status
 - Discretionary Approvals Obtained and Date
 - Discretionary Approvals Needed and Date Anticipated

Not applicable – no entitlements required for bathroom repair.

- Environmental Summary
 - Environmental Review Status (CEQA, and NEPA, if applicable)

Not applicable – no federal funds and no entitlements requiring CEQA review

- Presence of Wetlands (including Vernal Pools), Protected Plant and/or Animal Species

Not applicable – bathroom repair work is limited to existing structure

- Subject to Flooding? FEMA Flood Map Designation

FEMA Flood Map Panel Number 06097C0736F

Effective Date of October 16, 2012

Flood Hazard Area Designation X - Insurance purchase is not required in these zones.

(Note: bathroom repair work is limited to existing structure)

- Phase I Environmental Study, other Environmental Studies

Not applicable - bathroom repair work is limited to existing structure

- Attach Completed Environmental Studies (electronic only)

Not applicable - bathroom repair work is limited to existing structure