



## Fiscal Year 2017/2018 Action Plan

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 for housing and community development programs to the City of Santa Rosa (City), specifically Community Development Block Grant (CDBG), HOME Investment Partnerships Act (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) funds. In order to receive these funds, the City must complete a report every three to five years called the Consolidated Plan. The purpose of the Consolidated Plan is to identify a city's or state's housing and community development needs, priorities, goals, and strategies, and to stipulate how funds will be allocated to housing and community development activities over the period of the Consolidated Plan. The current Consolidated Plan for the City covers the four-year period from 2016 – 2020. The City's Housing & Community Services Department (HCS) was the lead agency in developing the 2016 – 2020 Consolidated Plan (Consolidated Plan) and the first-year Action Plan for 2016/2017. Both reports can be found on the City's website at [http://www.srcity.org/departments/economicdev/housing/Pages/fed\\_grant.aspx](http://www.srcity.org/departments/economicdev/housing/Pages/fed_grant.aspx). The Consolidated Plan and the Annual Action Plan are prepared in accordance with HUD's Office of Community Planning and Development (CPD) eCon Planning Suite launched in 2012, including the Consolidated Plan template in IDIS (Integrated Disbursement and Information System).

This second-year Action Plan details the activities the City will undertake to address the housing and community development needs and local objectives using CDBG, HOME and HOPWA funds received during Program Year 2017/2018 consistent with the goals outlined in the Consolidated Plan and in Section 2 below.

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

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

The City has organized its priority needs according to the structure presented in HUD regulations (24 CFR 91.215): affordable housing, homelessness, and non-housing community development. Priority is assigned based on the level of need that is demonstrated by the data that was collected during the preparation of the 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 all of these components, housing needs are considered a high priority followed by homelessness and non-housing community development needs.

The City has seven goals to address these needs between 2016 and 2020.

- Increase supply of affordable rental housing for the City's lowest income households;
- Preserve existing affordable housing stock;
- Provide housing and services to special needs populations;
- Increase access to homeownership opportunities for City residents;
- Provide funding for public facilities and improvements;
- Promote economic development activities in the City; and
- Provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families.

In Fiscal Year 2017/2018, the City will receive an estimated allocation of \$1.3 million in CDBG funding. CDBG funds are used for public services, housing activities and administrative costs. CDBG program funds are used to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income. Funds can be used for a variety of activities including:

- Housing rehabilitation;
- Homeownership assistance;
- Lead-based paint detection/removal;
- Construction/rehabilitation of public facilities and infrastructure;
- Removal of architectural barriers;
- Public services;
- Rehabilitation of commercial/industrial buildings; and
- Loans/grants to businesses.

The City expects to receive an annual allocation of approximately \$517,000 in HOME funding for Fiscal Year 2017/2018. HOME provides funds for the development and rehabilitation of affordable rental ownership housing for low- and moderate-income households, and can be used for activities including:

- Building acquisition;
- New construction and reconstruction;
- Moderate or substantial rehabilitation;
- Homebuyer assistance; and
- Tenant-based rental assistance.

15% of HOME funds are allocated to community housing development organizations (CHDOs).

The City received a HOPWA allocation for the first time in 2016/2017 in the amount of \$396,830 and anticipates receiving a similar amount in Fiscal Year 2017/2018. HOPWA was established to provide housing assistance and related supportive services for low-income persons living with HIV/AIDS and their families. Funds can be used for activities including but not limited to:

- Acquisition, rehabilitation, or new construction of affordable housing units;
- Costs for facility operations;
- Rental assistance; and
- Short-term payments to prevent homelessness.

HOPWA funds may also be used for support services such as:

- Assessment and case management;
- Substance abuse and/or mental health treatment;
- Nutritional services;
- Job training and placement assistance; and
- Assistance with daily living.

All proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels above to match actual allocation amounts.

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

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

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which outlines how the City met the needs and objectives outlined in the Consolidated Plan and Annual Action Plan. The City will report out on its first-year accomplishments under the 2016 – 2020 Consolidated Plan in its 2016/2017 CAPER, which is due to HUD in September 2017. The City's 2015/2016 CAPER can be found on its website at [http://www.srcity.org/departments/economicdev/housing/Pages/fed\\_grant.aspx](http://www.srcity.org/departments/economicdev/housing/Pages/fed_grant.aspx). The

Executive Summary to the Consolidated Plan also includes the City's key accomplishments during the 2009 – 2016 Consolidated Plan period.

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

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

The City hosted a community meeting on February 9, 2017 to receive public comments and recommendations on the priorities for the use of Fiscal Year 2017/2018 CDBG, HOME, and HOPWA funds. Notification of the meeting was published in the Press Democrat, a local newspaper, on January 25, 2017, and simultaneously on La Voz Bilingual Newspaper's social media outlets. The notice was also distributed through the Sonoma County Continuum of Care (CoC) listserv, posted on the City's website and social media channels, and provided to the City Council. The Public Services Program application materials were made available on the City's website on February 9, 2017 and sent to nonprofit service providers and the City's email outreach list through the CoC listserv on the same day. CoC membership is comprised of more than 40 agencies, nonprofit and for-profit entities, and private citizens.

On March 21, 2017, the Fiscal Year 2017/2018 Action Plan draft was made available for review and comment in the City Manager's Office at City Hall, the Housing & Community Services Department at the City Hall Annex, at the main branch of the Sonoma County Library in downtown Santa Rosa, on the City's website, and distributed through the CoC listserv.

A public hearing is scheduled for May 2, 2017, at the Santa Rosa City Council Chamber to allow residents to provide input on how the City plans to distribute CDBG, HOME, and HOPWA funds it will receive in Fiscal Year 2017/2018. Notification of the availability of the draft Fiscal Year 2017/2018 Action Plan and public hearing will be published in the Press Democrat and by La Voz on March 21 and April 18, and distributed on the CoC listserv.

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

Public comments will be added to the Action Plan as they are received.

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

All comments will be accepted and considered.

#### **7. Summary**

- According to the American Community Survey 2015 Population Estimate, the City's population will increase from 167,815 to 174,972 residents (approximately 4.3%) during the four-year Consolidated Plan period.

- As of the 2010 Census, 71% of Santa Rosa residents were White, 5% were Asian or Pacific Islander, 5% were two or more races, 2% were Black or African American, and 2% were American Indian or Alaska Native. Additionally, 29% of Santa Rosa's population was Hispanic or Latino.
- 53.5% of households are owner-occupied and 46.5% are renter-occupied. Approximately 45% of these households are overpaying for housing (paying more than 30% of household income for housing costs) and, as such, are cost burdened.

Given the tight and expensive rental market in Sonoma County, the City will continue to dedicate its CDBG, HOME, HOPWA, and local resources for affordable housing purposes and homeless services. Some of the current challenges include:

- Approximately 4,500 families currently on the City's Housing Choice Voucher Program waiting list are facing a wait of six to eight years, and, with a rental vacancy rate countywide at less than 3%, as reported by the Santa Rosa Press Democrat on December 29, 2016, voucher holders are routinely turned away by housing providers.
- A total of 2,906 homeless individuals were counted as part of Sonoma County's 2016 point-in-time count, 66% of whom were unsheltered. 94.7% of the homeless population was comprised of people in households without children, and 67% of the homeless population stated that the main obstacle to obtaining permanent housing was that they couldn't afford rent, while 24% said the main obstacle was the lack of housing availability.
- In Santa Rosa there are a total of 11 homeless facilities with 417 emergency shelter beds serving families, single adults, youth, and women with children. The City's inventory also includes 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 or institutionalization, including 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 Sonoma County, there are a wide variety of programs and services available to special needs populations.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	City of Santa Rosa	Housing & Community Services
CDBG	City of Santa Rosa	Housing & Community Services
HOME	City of Santa Rosa	Housing & Community Services
HOPWA	City of Santa Rosa	Housing & Community Services

Table 1 – Responsible Agencies

### Narrative (optional)

The City has delegated the responsibility for administering its housing programs to the Housing Authority of the City of Santa Rosa (Housing Authority), staffed by HCS. The mission of the Housing Authority is to ensure adequate, decent, safe, and sanitary housing for qualified people within Santa Rosa consistent with federal, state, and local laws. HCS administers a variety of programs to revitalize blighted and economically disadvantaged areas; manage the distribution of Federal rental subsidy to low-income residents; conduct inspections related to City building and zoning codes with an emphasis on health and safety issues; collaborate with other local government and nonprofit agencies to provide services to our homeless residents; and develop and administer a variety of affordable housing programs. Key program areas include Code Enforcement, Rental Assistance, Neighborhood Revitalization, Mobilehome Rent Control, Homeless Services, and Santa Rosa Housing Trust (Trust). The Trust administers the City's housing programs which are broken into four broad funding categories:

- 1) Affordable Housing Production;
- 2) Conversion and Preservation of Affordable Housing;
- 3) Special Needs Facilities; and
- 4) Homebuyer Finance.

The City has supported the development of more than 4,000 affordable rental and ownership units, including single- and multi-family residences and housing for seniors and persons with special needs. The Trust's asset management and compliance portfolio exceeds \$100 million, with 500 contracts and loans. More than 2,700 units are actively monitored for regulatory compliance.

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