



## **2019/2020 Annual Action Plan Executive Summary**

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# 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. 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 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, amended in 2018 (Amended Consolidated Plan), covers the four-year period from 2016 – 2020. The City's Housing and Community Services Department (HCS) was the lead agency in developing the Amended Consolidated Plan and the subsequent Annual Action Plans.

The Amended Consolidated Plan and this Annual Action Plan (Action Plan) have been 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 the Integrated Disbursement and Information System (IDIS).

This fourth 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 2019/2020 consistent with the goals outlined in the Amended 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 collected during

preparation of the Amended 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 considered a high priority followed by homelessness and non-housing community development needs.

The City has seven goals to address these needs:

- 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 2019/2020, the City anticipates receiving an allocation of approximately \$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.

This action plan is for the City's CDBG entitlement directly from HUD. This action plan does not contain disaster recovery funds (CDBG-DR).

The City expects to receive an annual allocation of approximately \$500,000 in HOME funding for Fiscal Year 2019/2020. HOME provides funds for the development and rehabilitation of affordable

rental and ownership housing for low- and moderate-income households, and can be used for activities that include:

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

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

The City expects to receive an annual allocation of approximately \$400,000 in HOPWA funding. HOPWA provides housing assistance and related supportive services to 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.

### **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 a Consolidated Annual Performance and Evaluation Report (CAPER) which outlines how the City met the needs and objectives outlined in the Amended Consolidated Plan and the prior year's Action Plan. The City will report on its 2018/2019 accomplishments in its

2018/2019 CAPER, which is due to HUD in September 2019. The City's prior CAPERs can be found on its website.

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

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

The Plan process involved the housing and community development organizations in the City, nonprofit providers of affordable housing, service providers to the City's low-income and special needs populations, advocates, and others. Community meetings were held to present applicable findings and solicit public input on the draft 2019/2020 Action Plan on January 23, 2019, February 6, 2019, and February 27, 2019. To enhance public accessibility and participation, the February 6 meeting was held in a centrally-located community facility, the Person Senior Wing of the Finley Community Center.

Outreach was conducted to promote the February 6 meeting and the May 7 Public Hearing, including posting the bilingual (English/Spanish) notice to the City's website and Community Engagement Facebook page; in the Press Democrat and La Voz Bilingual Newspaper (online and print); email or mail distribution to the Sonoma County Continuum of Care, Community Advisory Board, various neighborhood associations, local businesses and social services agencies, individuals, and affordable housing developers. Consultation and citizen participation are discussed in greater detail in the Process section of this Plan.

#### **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 will be added here as they are received.

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

Any public comments and any reasons for not accepting them will be added if necessary.

#### **7. Summary**

- The City's population increased from 150,188 to 167,815 residents (approximately 14%) between the preparation of the 2009 - 2014 Consolidated Plan and the 2016 - 2020 Plan. According to the American Community Survey 2016 Population Estimate, the City's population was likely to increase to 175,155 in 2016. This estimate does not include residents who, rather than rebuild after the October 2017 fires, chose to sell the sites of their former homes and relocate out of the area.
- According to the American Community Survey 2012 – 2016 5-Year Estimates, 69.8% of Santa Rosans were White, 2.2% were Black/African American, 1.7% were American Indian and Alaska Native, 5.2% were Asian, 0.57% were Native Hawaiian/Other Pacific Islander. Additionally, 31% of Santa Rosa's population was Hispanic or Latino, and 13% were Some Other Race alone.
- Of the approximately 62,070 households, 24% were considered very-low income (this figure also includes the extremely-low income category), 17% low-income, 10% moderate income, and 49% above moderate income. Income categories are defined in the Needs Assessment.
- The City has sponsored the development of more than 4,000 affordable rental and homeownership units, including single family and multi-family residences, and housing for seniors and persons with special needs. Between July 1, 2016 and January 31, 2019, the period to date covered by the current Amended Consolidated Plan, the City provided more than \$8.9 million in financing for the development of 55 units which are in varying stages of development, including 48 home ownership units and seven units of housing for persons with special needs.
- A total of 2,996 homeless individuals were counted as part of Sonoma County's 2018 point-in-time count, 64% of whom were unsheltered. The majority (97%) of the homeless population was comprised of people in households without children. 72% of the homeless population stated that the main obstacle to obtaining permanent housing was that they couldn't afford rent, while 31% said the main obstacle was the lack of housing availability (*Source: Sonoma County 2018 Homeless Census & Survey Comprehensive Report*).
- In Santa Rosa, there are a total of 11 facilities for the homeless 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).

- Many non-homeless individuals need supportive housing and services to enable them to live independently and avoid homelessness or institutionalization. These populations include the elderly, persons with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. In Santa Rosa and throughout Sonoma County, there are a wide variety of programs and services available to special needs populations.

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## 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
Grantee – CDBG, HOME, 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) which is 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 law. 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 non-profit 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:

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

The City and the Housing Authority have 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 \$119 million and includes 500 contracts and loans. More than 4,000 units are actively monitored for regulatory compliance annually.

The funding levels shown in this Plan are estimated amounts. When actual funding amounts are announced by HUD, all proposed activities' budgets will be proportionally increased or decreased from the estimated funding levels to match actual allocation amounts.

***Action Plan Public Contact Information***

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