

**Concurrent Special Meeting
Community Development Committee and
Cities and Towns Advisory Committee**

September 18th, 2024



Ground Rules

- ▶ Please be respectful and hold your comments until it is your turn to speak.
- ▶ Please be mindful of what you say.
- ▶ **Hate speech, derogatory remarks, deliberate disruptions and other forms of behavior designed to intimidate others or incite violence will not be tolerated.**

Meeting Agenda (Summarized)

1. Call to Order & Roll Call
2. Public Comment on Non-Agenda Items
3. Approval of Prior Meeting Minutes
4. Executive Director's Report
5. Public Hearing: Consolidated Annual Performance Evaluation Report (CAPER)
6. Funding Recommendations: HOME – American Rescue Plan (HOME-ARP)
CTAC Adjourns – Remaining Items are CD Committee Only
7. Funding Recommendations: County Fund for Housing (CFH) and Permanent Local Housing Allocation (PLHA)
8. Adjournment

1. Call to Order & Roll Call

- ▶ Roll Call:

1. Community Development Committee
2. Cities and Towns Advisory Committee

2. Public Comment – Non-Agenda Items

Members of the Public

- ▶ If you would like to comment on items that are not on the agenda, please fill out a comment card and give it to Matthew Burns. The meeting chair will invite you to speak once it is your turn.

NOTE: All comments should relate to **non-agenda items**. Further public comment will be facilitated during the meeting after each item has been presented.

3. Approval of Prior Meeting Minutes

Each Committee:

- ▶ Committee Questions/Corrections
- ▶ Public Comment
- ▶ Motion
- ▶ Roll Call Vote

Recommended Action: Approve meeting minutes as drafted by staff

4. Executive Director's Report

- ▶ Relevant business information and/or updates from the Executive Director.
- ▶ Questions/Comments from each committee.
- ▶ Public Comment
- ▶ Information only – No Action Item

Presented by Michelle Whitman, Executive Director

5. Public Hearing: FY 2023-24 Consolidated Annual Performance Evaluation Report (CAPER)

- ▶ Staff Presentation
- ▶ Committee Questions
- ▶ Open Public Hearing
- ▶ Hear Public Comment
- ▶ Close Public Hearing
- ▶ Committee Discussion

Recommended Action: Accept the CAPER as drafted by staff

Presented by Valerie Johnson, Community Development Associate

FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

Background

- Each year, the Community Development Commission (Commission) is required to submit a CAPER to the U.S. Department of Housing and Urban Development (HUD).
- The CAPER includes narrative and quantitative accomplishments made using funding from HUD programs:
 - Community Development Block Grant (CDBG)
 - HOME Investments Partnership Program (HOME)
 - Emergency Solutions Grant (ESG)
 - Competitive McKinney-Vento Homeless Assistance Act

FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

Background

- The CAPER includes the annual accomplishments towards the achievement of goals identified in the One-Year Action Plan (Action Plan) and 5-Year Consolidated Plan (Con Plan).
- Accomplishments are categorized by three strategic primary Con Plan goals:
 - Affordable housing
 - Homelessness
 - Non-housing community development

FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

Report Elements

- Accomplishments reported must have occurred within the Action Plan fiscal year:
 - Services provided
 - Units built/rehabilitated
 - Capital projects completed (e.g., accessibility improvements, infrastructure, etc.)

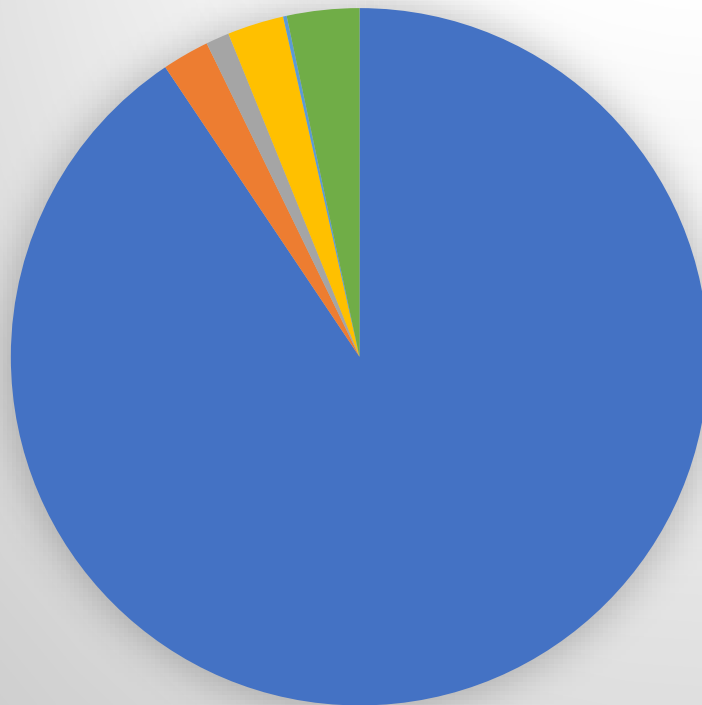
FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

Report Elements

- Households served are delineated by:
 - Race and ethnicity
 - Household income
 - Types of units (e.g., affordable rental)
 - Individuals with special needs
 - Persons experiencing homelessness
- Other Data
 - Funds expended
 - Funds leveraged

FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

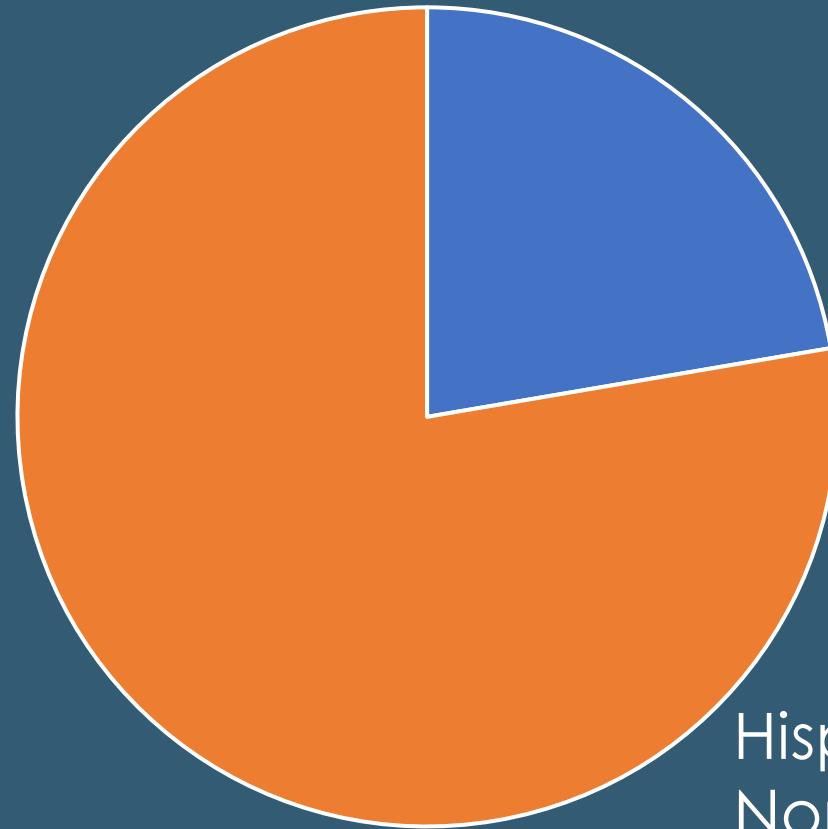
Assistance by Race and Ethnicity



- White, 6,512, 91%
- Black or African American, 157, 2%
- Asian, 78, 1%
- American Indian or Alaskan Native, 188, 3%
- Native Hawaiian or Other Pacific Islander, 12, less than 1%
- Other, 241, 3%

FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

Assistance – Hispanic VS Non-Hispanic



Hispanic (BLUE): 22%
Non-Hispanic (ORANGE): 78%

■ Hispanic 22% ■ Not Hispanic 78%

FY 2023-24 Consolidated Annual Performance Evaluation Review (CAPER)

Source of Funds	FY 2023-2024 Amount Expended
CDBG	\$1,459,062
HOME	\$673,486
ESG	\$144,476
Competitive McKinney-Vento Homeless Assistance Act	\$3,231,130
Section 8	\$46,461,984

FY 2023-24 CAPER: Affordable Housing Accomplishments

- Three housing rehabilitation and two housing accessibility modification projects were completed.
- 3,100+ households received housing assistance from tenant-based rental assistance.
- During FY 23-24, 90 project-based voucher units came into service; 82 of these are serving extremely low-income households who are coming out of homelessness. At the end of calendar year 2024, it is expected that the Sonoma County Housing Authority will have spent all available rental assistance dollars and all reserves. Additional funding will be made available through HUD's Shortfall Prevention program, ensuring that all currently housed households can remain stably housed.
- 197 households received security deposit assistance using HOME funding

FY 2023-24 CAPER: Homelessness Accomplishments

- Federal ESG funded homeless programs served 70 households.
- 2,252 households assisted through Coordinated Entry.
- 127 were placed into shelter.
- 673 were permanently housed.

FY 2023-24 CAPER: Non-Housing Community Development Accomplishments

- 3 capital improvement projects were completed – Accessibility improvements in Sebastopol, Healdsburg, and Sonoma.
- 1 capital project is currently underway in Sebastopol.
- Fair Housing Program - Fair Housing Advocates of Northern California and Legal Aid of Sonoma County assisted 564 Sonoma County individuals using CDBG and CDBG-CV funding.
- 513 individuals were assisted with public service activities using CDBG-CV.

Goals: Affordable Housing	5 Year Goal	2020 Completed	2021 Completed	2022 Completed	2023 Completed	% Achieved	Notes
Rental units constructed	100	0	1	0	0	1%	Many projects are in progress, accomplishments will be reported in future years.
Rental units rehabilitated	100	22	22	0	0	44%	Additional projects in progress.
Homeowner housing rehabilitated	50	7	5	2	5	38%	CDC administered rehab programs.
Tenant Based Rental Assistance/Rapid Rehousing	3,000	17	35	17	205	9%	Initial quantitative goal entered incorrectly as 3,000 and should have been 300 (cannot be adjusted). Additional activities in progress.
Housing for homeless	10	0	0	2	0	20%	Additional projects in progress.

Goals: Homelessness	5 Year Goal	2020 Completed	2021 Completed	2022 Completed	2023 Completed	% Achieved	Notes
Tenant Based Rental Assistance/Rapid Rehousing	160	28	0	0	0	17.5%	Activities are currently in progress, accomplishments will be reported in future years.
Homeless persons provided with overnight shelter	2,000	243	240	0	27	25.5%	Initial quantitative goal entered incorrectly and should have been 500 (cannot be adjusted). This activity is being funded with other non-federal sources.
Homelessness prevention	50	134	0	0	27	322%	Other non-federal fund sources were used after 2020.

Goals: Non-Housing Community Development	5 Year Goal	2020 Completed	2021 Completed	2022 Completed	2023 Completed	% Achieved	Notes
Public Facility or Infrastructure activities	50,000	31,287	11,613	1,831	5,313	100.09%	3 activities completed.
Public Service activities other than Low/Moderate Income Housing	3,400	579	909	631	1,050	93.21%	Fair housing activities and CDBG-CV activities
Businesses assisted	53	0	0	0	43	81.13%	Microenterprise activity

5. Public Hearing: FY 2023-24 Consolidated Annual Performance Evaluation Report (CAPER)

- ▶ Next Steps...
 - ▶ Committee Questions
 - ▶ Open Public Hearing
 - ▶ Hear Public Comment
 - ▶ Close Public Hearing
 - ▶ Committee Discussion

Recommended Action: Accept the CAPER as drafted by staff

Presented by Valerie Johnson, Community Development Associate

6. Funding Recommendations: HOME – American Rescue Plan (HOME-ARP)

- ▶ Staff Presentation
- ▶ Committee Questions/Discussion
- ▶ Public Comment
- ▶ Motion
- ▶ Roll Call Vote

Recommended Action: Approve funding recommendations as drafted by staff

Presented by Krista Fotou, Community Development Program Coordinator

6. Background Information – Notice of Funding Availability (NOFA)

- Notice of Funding Availability (NOFA) published July 10, 2024
- Total CFH funds available **\$1,000,000**
- Total PLHA funds available **\$1,331,672**
- Total HOME-ARP funds available **\$784,482**
- Two Technical Assistance workshops were held July 23rd and 24th, 2024 and were attended by 25 individuals representing local organizations
- Applications due August 15, 2024
- 7 applications received for projects throughout Sonoma County

6. Application Evaluation Criteria

- Funding recommendations are based on the following criteria:
 - Projects demonstrating the creation or preservation of the greatest number of affordable housing units, affordable to the lowest-income populations
 - Projects that demonstrate CFH, PLHA, and/or HOME-ARP funds will be leveraged against total development costs at least 7:1
 - Projects demonstrating advanced readiness via entitlements, financing commitments, and permits

6. NOFA - Application Evaluation Criteria

- o Funding recommendations are based on the following criteria:
 - Project developers who can demonstrate previous success in the development of affordable housing within the last 7 years
 - **HOME-ARP funds only**: Compliance with federal regulations applicable to HOME-ARP program and consistency with the Federal Funding Policies

6. Spectrum Affordable Housing Corporation Redwood Glen Apartments

- HOME-ARP funds requested: \$1,000,000
- 42 units: 16 units for households earning below 30% AMI, 11 units below 40% AMI, and 15 units below 50% AMI
- Unit Sizes: 1-BR, 2-BR, & 3-BR
- Target Population: Families with low income
- Located in Windsor
- Has received \$1,422,485 of prior Commission HOME-ARP, CDBG & PLHA funding
- Staff Recommendation: **\$784,482 HOME-ARP**

6. Funding Recommendations: HOME – American Rescue Plan (HOME-ARP)

○ Recommended Action (Both Committees):

○ Direct staff to incorporate the HOME-ARP funding recommendation in the FY 2021-2022 Action Plan and publish the draft Action Plan substantial amendment for a public comment period of 30-days; and return the Action Plan Substantial Amendment for final review and recommendation of approval at a public hearing on October 23, 2024

7. Adjournment – CTAC ONLY

Next Scheduled Meeting
(SPECIAL MEETING):

Wednesday, October 23rd, 2024



7. Funding Recommendations: County Fund for Housing (CFH) and Permanent Local Housing Allocation (PLHA)

- ▶ Staff Presentation
- ▶ Committee Questions/Discussion
- ▶ Public Comment
- ▶ Motion
- ▶ Roll Call Vote

Recommended Action: Approve funding recommendations as drafted by staff

Presented by Krista Fotou, Community Development Program Coordinator

7. BRJE Phase 3 Housing Partners, LP: Laurel at Perennial Park – Phase 3 (BHDC and Related)

- CFH and/or PLHA funds requested: \$1,000,000 total from either/combined sources
- Thirty (30) units serving seniors; 6 units below 30% area median income (AMI), 17 at or below 50% AMI, and 7 at or below 60% AMI. Awarded funds may only be used for units below 50% AMI.
- Unit sizes: 1 bedroom
- Targeted population: Seniors
- Located in Santa Rosa
- Awarded \$158,198 in prior Commission funding with PLHA funds
- Staff Recommendation: **\$681,672 PLHA**

7. Burbank Housing Development Corporation: Caritas Homes Phase 2

- CFH and/or PLHA funds requested: \$1,000,000 from either/combined sources
- 64 units: 30 units available for households earning below 20% AMI, 33 below 50% AMI
- Unit sizes: Studios, 1-BR, and 2-BR
- Target Population: Households experiencing homelessness, low-income households
- Located in Santa Rosa
- Has received \$333,727 in prior PLHA funding from Commission for Caritas Phase II
- Staff Recommendation: **\$350,000 CFH funds and \$650,000 PLHA funds**

7. Jamboree Housing Corporation

Saggio Hills – Phase I

- CFH funds requested: \$1,000,000
- 48 units:
 - 12 households earning up to 30% AMI
 - 12 households earning up to 50% AMI
 - 23 households earning up to 60% AMI (Awarded funds may only be used for units below 50% AMI)
 - 1 Manager's unit (single one-bedroom unit)
- Unit Sizes: Studio, 1-BR, 2-BR, and 3-BR
- Target Population: People with developmental disabilities and low-income households
- Located in Healdsburg
- Staff Recommendation: **\$600,000 CFH**

7. CommonSpace Community Land Trust Cooper Road ADU Project

- CFH funds requested: \$63,000 grant
- 3 units: 1 unit for households earning 50% AMI, 1 unit for households earning below 60% AMI, and one market rate unit (market rate unit not eligible for funding)
- Unit Sizes: 1-BR and 2-BR
- Target Population: low-income farmworker households
- Located in Sebastopol
- Has received \$112,489 of prior Commission funding
- Staff Recommendation: **\$50,000 CFH grant**

7. CFH and PLHA – Incomplete Applications

- Two of the seven applications received did not include information sufficient for staff to analyze and make determinations and were deemed incomplete.
- Individual meetings were held with each of these two applicants to notify them and to review the missing or incomplete information.

7. Summary – County Fund for Housing (CFH) Funding Recommendations

- **FY 2024-2025 CFH: \$1,000,000**
- Caritas Homes Phase 2 in Santa Rosa - \$350,000
- Saggio Homes Phase 1 in Healdsburg - \$600,000
- Cooper Road in Unincorporated Area - \$50,000

7. Summary – Permanent Local Housing Allocation (PLHA) Funding Recommendations

- **FY 2024-2025 PLHA: \$1,331,672**
- Laurel at Perennial Park Phase 3 in Santa Rosa - \$681,672
- Caritas Homes Phase 2 in Santa Rosa - \$650,000

7. Summary – HOME – American Rescue Plan (HOME-ARP) Funding Recommendations

- **FY 2021-2022 HOME-ARP: \$784,482**
- Redwood Glen Apartments in Town of Windsor - \$784,482

7. Funding Recommendations: County Fund for Housing (CFH) and Permanent Local Housing Allocation (PLHA)

○ Recommended Action (CD Committee Only):

○ PLHA funding recommendations: recommend approval as presented by staff to the Board of Supervisors

○ CFH funding recommendations: recommend approval as presented by staff to the Board of Commissioners

8. Adjournment – CD Committee ONLY

Next Scheduled Meeting
(SPECIAL MEETING):

Wednesday, October 23rd, 2024

