

Sonoma County

DRAFT

2025-2029 Consolidated Plan

Sonoma County Community Development Commission

May 12, 2025

Executive Summary

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

1. Introduction

The 2025-2029 Sonoma County Consolidated Plan is a five-year plan covering Program Year (PY) 2025-2026 through PY 2029-2030. It is required by the U.S. Department of Housing and Urban Development (HUD) to receive certain federal housing, homelessness, and community development funds. Under a Joint Powers Agreement, the Sonoma County Community Development Commission (Commission) will administer these funds on behalf of the HUD-designated Urban County entitlement jurisdiction, consisting of the County of Sonoma, the Town of Windsor, and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. HUD funds received by the Urban County are Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and the Emergency Solutions Grant (ESG) program funds. Using these monies, the Commission funds programs and activities carried out either directly by the Commission or, more frequently, through funding provided to other governmental or nonprofit agencies, to benefit low-income households by addressing the goals and objectives enumerated in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan organizes community priorities for the use of CDBG, HOME, and ESG funds by the Urban County by following the structure provided by HUD regulations, by grouping priorities into five categories: affordable housing, homelessness, non-housing community development, non-homeless special needs, and planning and administration.

The Urban County's Consolidated Plan contains the following broad goals:

1. **Affordable Housing:** Increase and preserve housing stock that is affordable, safe, and accessible for low-, very low-, and extremely low households, including those with special needs and those who are homeless or at imminent risk of homelessness.
2. **Homelessness:** Promote effective and proven strategies for homelessness prevention and intervention countywide.
3. **Non-Housing Community Development:** Support the creation or improvement of infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations, support the creation or retention of jobs and provide microenterprise assistance for lower income households/businesses.

4. Non-Homeless Special Needs: Support lower income households with housing retention through public services (eviction defense and tenant landlord services).
5. Planning and Administration: Provide required planning activities to administer CDBG, HOME and ESG to meet regulatory requirements.

3. Evaluation of past performance

Over the past five years, Sonoma County has effectively leveraged federal entitlement programs—including CDBG, HOME, and ESG—to address critical housing, community development, and economic challenges, particularly in response to the regional affordable housing crisis, natural disasters, and the COVID-19 pandemic.

Given the county's significant shortage of affordable housing, the majority of CDBG and HOME funds were directed toward housing development, preservation, and rental assistance. The County also committed substantial state and local resources to support the development and preservation of affordable housing.

In response to recent disasters and the pandemic, the County successfully administered over \$35 million in federal and state emergency rental assistance to help residents maintain housing stability. It also invested several million dollars of CDBG and HOME funds in affordable housing projects, including permanent supportive housing and rental housing, and expanded the Tenant Based Rental Assistance (TBRA) program with significant HOME funding.

Additionally, CDBG funds were used to complete vital public infrastructure projects in low-income areas of west Sonoma County and to implement multiple architectural barrier removal projects. ESG funds supported emergency shelter operations, homeless outreach, and rapid rehousing initiatives. Both CDBG-CV and ESG-CV resources were mobilized to fund a broad range of COVID-19 response activities, including prevention and mitigation measures. Additional quantitative details of past performance can be found in the County's Consolidated Annual Performance and Evaluation Report (CAPER).

4. Summary of citizen participation process and consultation process

Community engagement is a critical component of the ConPlan. The ConPlan process commenced with public outreach and consultations with local stakeholders, followed by a survey. Input is solicited from to assist in determining the highest priority needs of the community. Staff held consultations with multiple stakeholder groups, attended by a variety of local organizations and service providers that work with different low-income populations throughout the County. Four public meetings were conducted, two meetings in person with Spanish translation and two remote meetings (one in English and one in Spanish). Another very successful public outreach effort was of the response to an online survey that was distributed widely throughout the County.

Community engagement is a foundational element of the Consolidated Plan (ConPlan) process. To ensure broad and meaningful participation, the County initiated the process with extensive public outreach and consultations with local stakeholders, followed by a countywide survey designed to identify the highest priority community needs.

Consultations were held with multiple stakeholder groups, including a wide range of organizations and service providers that serve diverse low-income populations across Sonoma County. These sessions provided valuable insights into the housing, economic, and service needs of vulnerable residents.

Four public meetings were conducted to encourage community input: two in-person meetings with Spanish interpretation and two virtual meetings—one in English and one in Spanish—to enhance accessibility for all residents.

A key success of the outreach process was the high response rate to the online community needs survey, which was distributed widely and promoted through various local networks and channels. A draft of the Consolidated Plan was made available to the public from May 24, 2025, through June 22, 2025. The draft is available on the Sonoma County Community Development Commission website and hard copies can be requested.

5. Summary of public comments

Public input received was focused on affordable rental housing, the needs for transitional and permanent supportive housing units, supportive services for homeless, the need for more public facilities, accessibility and microenterprise assistance. For additional information, see PR-15.

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

No comments were not accepted. For additional information, see PR-15.

7. Summary

Rental housing affordability, additional units of transitional and permanent housing, and supportive services for homeless and non-homeless, public facilities, accessibility, and microenterprise assistance are the top priorities in this 5-year Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	SONOMA COUNTY	Community Development Commission
HOME Administrator	SONOMA COUNTY	Community Development Commission
ESG Administrator	SONOMA COUNTY	Community Development Commission

Table 1 – Responsible Agencies

Narrative

The Sonoma County Community Development Commission is the lead agency responsible for the preparation of the Consolidated Plan and the administration of CDBG, HOME and ESG funding on behalf of the Urban County, through a Joint Powers Agreement partnership consisting of the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma.

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The Sonoma County Community Development Commission (CDC) hosted four community meetings that involved participation from local and County government staff, affordable housing developers, service providers, community-based organizations, and other stakeholders. One of the community meetings was promoted for solely Spanish-speaking county residents. Spanish interpretation was also made available at all four community meetings. Additionally, the CDC consulted with multiple stakeholders to gather insight on the housing, community development, and economic development needs of a variety of populations across the county. The CDC developed a resident and stakeholder survey to understand households' most pressing needs and where they would like to see federal funding prioritized. The survey was available in English and Spanish. The County held two additional public meetings for the 2025-29 Consolidated Plan and 2025-26 Action Plan on May 21, 2025 and a public hearing on June 25, 2025. Promotional materials for the community meetings and survey were available in English and Spanish. CDC staff promoted the community meetings and survey throughout the county, including distributing flyers at libraries, community centers, senior centers, non-profit organizations, schools, and small businesses. Emails in both English and Spanish were sent to thousands of stakeholders across the county to inform them about the community meetings and survey. Additionally, notifications about the community meetings and survey were posted on the County's webpage, published in the County e-news, CDC office, and NextDoor. CDC also shared promotional materials with other County, local government agencies and non-profit organizations to share with their networks. Paper copies of the survey (in English and Spanish languages) were also distributed at targeted locations around the county, including libraries and senior centers.

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)).

The CDC is a county government agency, and its staff has regular and ongoing contact with County government departments and agencies including, but not limited to, the Department of Health Services and the Human Services Department; Regional Parks; Permit Sonoma; and the Office of Recovery and Resilience. The Sonoma County Housing Authority is a component organization of the CDC. The CDC has regular and ongoing contact with the City of Santa Rosa Economic Development and Housing Department and Housing Authority. Through the Continuum of Care process, the County maintains relationships with mental health providers, homeless shelter and services providers, and other governmental agencies with specific responsibilities for homeless individuals and families. The County of Sonoma's planning, building, zoning and land use department is known as Permit Sonoma. The CDC has regular contact with Permit Sonoma to enhance affordable housing program coordination and

administer the programs of the Housing Element. A member of the Community Development Committee is member of the Human Services Department.

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 Homeless Coalition (Santa Rosa/Petaluma/Sonoma County Continuum of Care, its 5-year strategic plan, and the Department of Health Services' (CoC Lead Agency) annual CoC submissions to HUD reflect the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive homeless services system throughout the County. The goals and strategies support the entire region rather than for the Urban County alone.

As part of strategic planning efforts, the Homeless Coalition adopted a subregional street outreach model, with right-sized outreach teams funded in different geographic regions of the County. This effort was combined with the development of a By-Names-List which tracks all homeless individuals in the county. This provides in depth information about client's location, needs and preferences. These efforts are coupled with case conferencing meetings to coordinate care for homeless individuals. The Sonoma County Homeless Coalition has also developed a new assessment tool and prioritization process for the local CE system. Additionally, the local CE system has implemented a dynamic prioritization process which focuses on client's preferences and those with recent contact.

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

The CDC is responsible for ESG program administration and has regular meetings with the Sonoma County Homeless Coalition staff at DHS to coordinate the use of funds.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Santa Rosa
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission coordinates regularly with the city on the administration of housing programs. The anticipated outcome of the consultation was to ensure continued coordination and to complement the City's 5-Year Consolidated Plan
2	Agency/Group/Organization	City of Cloverdale
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
3	Agency/Group/Organization	City of Cotati
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
4	Agency/Group/Organization	City of Healdsburg
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
5	Agency/Group/Organization	CITY OF ROHNERT PARK
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
6	Agency/Group/Organization	City of Sonoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
7	Agency/Group/Organization	City of Sebastopol
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
8	Agency/Group/Organization	Town of Windsor
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact as a member of the Urban County Joint Powers Agreement partnership.
9	Agency/Group/Organization	City of Petaluma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The Commission coordinates regularly with the city on the administration of housing programs. The anticipated outcome of the consultation was to ensure continued coordination and to complement the City's 5-Year Consolidated Plan.
10	Agency/Group/Organization	Fair Housing Advocates of Northern California
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Fair Housing Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Fair Housing Advocates of Northern California is the CDBG funded Fair Housing provider for the Urban County. The agency has provided training on Fair Housing and consulted with the Commission on preparing the 2020 Assessment of Fair Housing. The anticipated outcome of the consultation was input on fair housing issues within the Urban County.
11	Agency/Group/Organization	West County Community Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
12	Agency/Group/Organization	Committee on the Shelterless
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing homeless services in the Urban County. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
13	Agency/Group/Organization	Interfaith Shelter Network
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. Agency is recognized leader in providing homeless services in the Urban County. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
14	Agency/Group/Organization	Sonoma Applied Villages Services
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
15	Agency/Group/Organization	Verity
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional domestic violence services provider.

16	Agency/Group/Organization	COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless and domestic violence services provider.
17	Agency/Group/Organization	YWCA OF SONOMA COUNTY
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional domestic violence services provider.
18	Agency/Group/Organization	The Living Room
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional women's services provider.
19	Agency/Group/Organization	Legal Aid of Sonoma County
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing justice services provider.
20	Agency/Group/Organization	Disability Services and Legal Center
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional disability and housing access services provider.
21	Agency/Group/Organization	Scopa Has a Dream, Inc dba Corazon Healdsburg
	Agency/Group/Organization Type	Services - Housing Services-Children

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
22	Agency/Group/Organization	TLC Child and Family Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional homeless services provider.
23	Agency/Group/Organization	Housing and Economic Rights Advocates
	Agency/Group/Organization Type	Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing services provider.

24	Agency/Group/Organization	Petaluma Ecumenical Properties
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional senior housing developer.
25	Agency/Group/Organization	Housing Land Trust of Sonoma County
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing land trust.
26	Agency/Group/Organization	CommonSpace Community Land Trust
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing land trust.
27	Agency/Group/Organization	Burbank Housing Development Corporation (BHDC)
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing developer.
28	Agency/Group/Organization	Midpen Housing Corporation
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Ongoing and regular contact and invited to provide Plan input through public meetings or direct communication. The anticipated outcome of the consultation was improved coordination with a regional housing developer.

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

All groups were either consulted or invited to participate in the Plan process. There was no decision to exclude any group.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Sonoma County Community Development Commission	Home Sonoma County, acting as the County's Continuum of Care, is staffed by the Community Development Commission. Staff work to ensure that plans and goals are consistent and complementary.
2020 Assessment of Fair Housing	Sonoma County Community Development Commission	The Assessment of Fair Housing illuminates where discrimination and barriers to accessing housing exist for protected class populations and serves as the framework for the Community Development Commission policy examination. Efforts to hold community meetings, focus groups and interview members of protected classes are underway inclusion of equity in all.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Sonoma County Recovery Framework	County Office of Recovery and Resiliency	The Framework was prepared by the County's Office of Recovery and Resiliency in collaboration with other County departments and agencies, cities and other jurisdictions, nonprofits, and community stakeholders in response to the 2017 Sonoma Complex Wildfires. The Framework is a culmination of input provided by community members and stakeholders during an extensive community engagement period to gather information on needs and action items for five key strategic areas: Community preparedness and infrastructure; Housing; Economy; Safety Net Services; and Natural Resources

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Sonoma County Community Development Commission (CDC) administers multiple state and federal funding programs to support housing, community development, and efforts to address homelessness. The local Continuum of Care (CoC), known as the Sonoma County Homeless Coalition, includes three HUD entitlement jurisdictions: the Urban County, the City of Santa Rosa, and the City of Petaluma. Representatives from each jurisdiction serve on the Coalition's 9-member Leadership Council (CoC Board). These jurisdictions maintain close collaboration, particularly in the development and administration of their Five-Year Consolidated Plans, sharing information and resources to ensure alignment. The CDC also partners with the Department of Health Services (DHS), which leads the CoC, to coordinate the use of federal Emergency Solutions Grant (ESG) funds. Together, they ensure these resources are deployed in line with the CoC's Strategic Plan to End Homelessness, complementing other state and federal investments.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Citizen participation outreach included public meetings of the Community Development Committee, Cities & Towns Advisory Committee, public notices, email listserv's, social media, posters and flyers, and the use of the CDC and County website, which is accessed by numerous community partners. The CDC also published a community survey available online and in hard copy, both in English and Spanish. These efforts were generated comments on the high cost of rental housing, the shortage of housing supply, the local homelessness situation, and other factors contributing to housing insecurity and homelessness in the County. This contributed to a housing-homeless focus in the Plan.

On May 21, 2025, the Sonoma County Community Development Committee (CD Committee) and Cities and Towns Advisory Committee (CTAC) will hear a presentation of the 2025-2029 Consolidated Plan and will make funding recommendations for the 2026 Annual Action Plan.

The draft 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan will be published for a 30-day public comment May 24, 2025 through June 22, 2025.

A public hearing was held on June 25, 2025 to receive public comment on the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan.

On June 25, 2025, the Sonoma County Community Development Committee (CD Committee) and Cities and Towns Advisory Committee (CTAC) are expected to recommend the Consolidated Plan and Action Plan to the Board of Supervisors for adoption.

The Sonoma County Board of Supervisors is expected to adopt the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan on July 8, 2025.

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	Non-targeted/broad community	Attended by approximately 2 members of the public in a webinar setting.	Participants expressed focus on affordable housing projects and dedication to bolstering homeless services.	N/A	https://sonomacounty.ca.gov/the-consolidated-plan-development-process-has-begun-we-need-your-feedback
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Flyers were placed around the county in libraries and other public buildings. Sent to over 1000 recipients on e-newsletter mailing lists and published on website and social media. Over 400 responses were submitted.		N/A	https://sonomacounty.ca.gov/the-consolidated-plan-development-process-has-begun-we-need-your-feedback

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	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Legal notices of the publication of the draft Consolidated Plan and dates/participation information for the public hearings were published in English and Spanish in the Press Democrat in May 2025.	None	N/A	
4	Public Meeting	Non-targeted/broad community	Attended by 0 members of the public who were not Committee or staff in in the City of Cloverdale	No comments were provided during public comment.	N/A	https://sonomacounty.ca.gov/the-consolidated-plan-development-process-has-begun-we-need-your-feedback

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)
5	Public Meeting	Non-targeted/broad community	Attended by 4 members of the public	Comments included a need for more affordable housing, mental health services, transitional aged youth services, equity in food services and adult education services. Attendees expressed a need for more walkable communities with safer bike lanes and improved sidewalks.	All comments are accepted	https://sonomacounty.ca.gov/notice-of-public-hearing-november-16-2022

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)
7	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	none	all comments are accepted	
8	email/list serve	Non-targeted/broad community	N/A	none	All comments are accepted	
9	Public Meeting	Non-targeted/broad community	Attended by members of the public who were not Committee or staff in a public setting		All comments are accepted	
10	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	no comments were received	all comments are accepted	

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)
11	email/list serve	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	none	all comments are accepted	
12	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	none	All comments are accepted	
13	Public Hearing	Non-targeted/broad community	Approximately members of the public hearing in May 2025		all comments were accepted	

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)
14	Internet Outreach	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Not applicable	None	all comments are accepted.	
15	Public Hearing	Non-targeted/broad community	Public Hearing in June 2025		all comments are accepted	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment analysis reflects a combination of quantitative data, stakeholder input, and public feedback.

1. Housing Needs

Sonoma County continues to experience a critical shortage of affordable housing, exacerbated by high housing costs, limited inventory, and recent natural disasters.

- **Cost Burden:** A significant portion of low- and moderate-income households are cost-burdened, spending more than 30% of their income on housing. This issue is particularly acute among extremely low-income renters and seniors on fixed incomes.
- **Overcrowding & Substandard Housing:** Overcrowding is present in some low-income neighborhoods, and many housing units require rehabilitation, particularly in unincorporated areas.
- **Homeownership Gap:** Homeownership remains out of reach for many due to escalating home prices, limited first-time homebuyer assistance, and stricter lending requirements.

2. Homelessness Needs

The county faces persistent challenges related to homelessness, as evidenced by recent Point-in-Time (PIT) counts and service provider data.

- **Unsheltered Population:** A substantial portion of the homeless population remains unsheltered, with barriers to accessing emergency and transitional housing.
- **High-Risk Populations:** Youth, veterans, individuals with mental illness or substance use disorders, and survivors of domestic violence are disproportionately represented among the homeless.
- **Service Gaps:** There is a lack of permanent supportive housing, transitional housing, and services such as mental health care, job training, and case management.

3. Special Needs Populations

Several groups experience unique barriers to stable housing and services:

- **Seniors & Persons with Disabilities:** These populations require accessible housing and supportive services to age in place safely.
- **Farmworkers:** As a rural county with an agricultural economy, Sonoma has a significant need for safe, decent, and affordable housing for seasonal and year-round farmworkers.
- **Survivors of Domestic Violence:** These individuals often face immediate housing insecurity and require trauma-informed services and transitional housing options.

4. Community Development Needs

Beyond housing, Sonoma County has community infrastructure and service needs that align with CDBG-eligible activities.

- **Public Infrastructure:** Aging or insufficient water, sewer, and drainage systems in some low-income neighborhoods, especially in rural and unincorporated areas.
- **Public Facilities:** Need for upgrades to community centers, shelters, and facilities serving youth, seniors, and people with disabilities.
- **Public Services:** Continued demand for health, mental health, childcare, job training, and transportation services for low- and moderate-income residents.
- **Economic Development:** Support for microenterprises, workforce development, and neighborhood revitalization to promote economic opportunity in underserved communities.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

When housing is unaffordable, residents suffer limited access to services and employment opportunities and limited choices in communities and neighborhoods in which to reside. In turn, this often results in overcrowding and concentrations of lower-income residents in areas characterized by blight and lack of services and amenities. Moderate-income or “workforce” housing is also critical, as many local employers are struggling to find and retain qualified employees due to the high cost of living in the area. Furthermore, newly emerging patterns of highly destructive wildfires and floods occurring more frequently threaten homes that have been built in the wildland-urban interface.

The 5-Year Consolidated Plan focuses on rental housing because this is the area of highest unmet need for lower-income residents and the type of housing that receives little federal and state subsidy. According to the Bay Area Equity Atlas from 2015-2017, Sonoma County met 55% of its above-moderate income home Regional Housing Needs Assessment requirement. In contrast, it had only reached 21% of its moderate-income housing requirement, 18% of its low-income demand, and only 10% of its very-low-income need for housing permits.

Locally, lower-income renters are more cost-burdened than lower-income owner-occupants. According to ACS Five Year Estimates data (2013-2017), 31.8% of owner-occupants pay more than 30% of their income toward housing cost, compared to 53% of renters. Though both groups are over-burdened, substantially more renters are cost-burdened, and renters do not accrue the economic or tax benefits as owner-occupants typically do. The National Low Income Housing Coalition found in 2019 that 76% of Extremely Low income and 54% of very low-income households are disproportionately and severely cost-burdened (paying more than 50% on rent) compared to 0.9% of above-moderate income households.

Thus, while much of the following data is about housing costs and conditions for both renters and owner-occupants, the unmet need of lower-income renters is the clear priority of this 5-year Consolidated Plan. Public input acquired for this plan was overwhelmingly focused on the unaffordability of the local rental housing market.

Following long-established conventions, housing data is organized by area median income (AMI) levels of households, as follows:

- Extremely low - at or below 30% of AMI
- Very low - between 30% and 50% of AMI
- Low - between 50% and 80% of AMI
- Moderate - between 80% and 120% of AMI
- Above Moderate - above 120% of AMI

Data is provided for the Urban County: the unincorporated area of Sonoma County plus the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. Another way to describe the same area is the entire County of Sonoma except for the incorporated areas of Santa Rosa and Petaluma.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	263,680	257,485	-2%
Households	102,089	99,555	-2%
Median Income	\$64,240.00	\$86,173.00	34%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,818	10,875	16,453	10,333	50,074
Small Family Households	2,388	3,093	5,183	3,526	21,253
Large Family Households	698	849	1,464	922	3,714
Household contains at least one person 62-74 years of age	3,783	3,710	4,436	3,528	16,664
Household contains at least one person age 75 or older	2,723	2,190	2,476	1,237	5,085
Households with one or more children 6 years old or younger	1,333	1,562	2,308	1,335	3,599

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	154	24	230	0	408	44	32	24	30	130
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	220	160	215	194	789	0	20	172	58	250
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	353	513	523	329	1,718	130	115	189	134	568
Housing cost burden greater than 50% of income (and none of the above problems)	3,805	2,632	1,210	174	7,821	3,120	2,269	1,823	648	7,860
Housing cost burden greater than 30% of income (and none of the above problems)	437	1,480	3,499	1,154	6,570	747	1,044	1,962	1,687	5,440

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	273	0	0	0	273	475	0	0	0	475

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,544	3,327	2,169	707	10,747	3,300	2,429	2,203	872	8,804
Having none of four housing problems	1,854	2,175	6,059	3,289	13,377	2,123	2,920	5,993	5,438	16,474
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

Table 9 – Cost Burden > 30%

Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	1,015	1,015	338	584	0	922
Large Related	0	0	165	165	140	185	168	493
Elderly	1,363	949	508	2,820	2,224	1,384	1,022	4,630
Other	0	1,518	599	2,117	524	0	0	524
Total need by income	1,363	2,467	2,287	6,117	3,226	2,153	1,190	6,569

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	543	643	469	299	1,954	130	100	338	88	656
Multiple, unrelated family households	15	20	233	200	468	0	35	23	94	152
Other, non-family households	15	10	39	24	88	0	4	0	15	19
Total need by income	573	673	741	523	2,510	130	139	361	197	827

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source

Comments:

Describe the number and type of single person households in need of housing assistance.

Based on ACS 2013-2017 data, about 28% of the 103,147 households in the Urban County are 1-person households. The percentage of renter households that are 1-person households is higher (36%) than owner-occupants (24%). The unmet need for rental housing affordability for 1-person households appears to exceed these percentages. The Sonoma County Housing Authority waiting list lottery for the Housing Choice Voucher (Section 8) program opened for 30 days the month of July 2019. By the time the waitlist closed, 12,643 applications were submitted. Of those, 6,473 or 51% were 1-person households. Further, over 75% of the County's homeless population is considered 1-person households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Among the 12,643 applicants that applied to a waitlist during July 2019, 5,731 households, or 45%, claim that at least one household member has a disability. The YWCA of Sonoma County operates programs to serve victims of domestic violence and programs to prevent abuse and is a core partner in the Family Justice Center Sonoma County collaborative. The YWCA reports serving between 180-220 adults and children who are fleeing domestic violence in their Safe House each year. In 2017, the Family Justice Center reported serving over 1,600 clients who were victims of family violence or were experiencing sexual assault, child abuse, or elder abuse. Since shelter-in-place orders to slow the spread of COVID-19 have been implemented in Sonoma County, legislative and public health leaders have raised concern about increases in domestic violence. Based on the 2019 homeless count, 42% of the homeless population reported having at least one HUD-eligible disabling condition (about 1,239 individuals), and about 34% (about 1,003) reported having been a victim of domestic violence. Additionally, the 2019 Homeless Count estimated that at any given time, nearly 500 homeless persons traded sex for money or shelter, and over 200 had a history of being trafficked.

What are the most common housing problems?

As clearly presented in the "Housing Problems" table above, cost-burden is the most common problem for residents in the Urban County. Using CHAS data from 2011-2015, a period before several more recent years of double-digit rent escalation, the figures still yield staggering numbers of severely cost-burdened renters. The 2011-2015 CHAS data shows that 7,388 extremely low-income households (68%

of the total) pay more than 50% of their income toward housing costs. More recent data published by the National Low Income Housing Coalition corroborates this disproportionate burden on extremely low-income households, finding that as of May 2019, 76% are severely cost-burdened.

Are any populations/household types more affected than others by these problems?

Given that the unaffordability of rental housing is the most common housing problem, it follows that the lowest income households will be most affected. The cost-burden data found in tables in this section bears this out that the extremely low-income households have the highest rates of paying more than 30% and 50% of their gross income to rent and other housing costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, which is the leading cause of homelessness in Sonoma County according to the Homeless Count, coupled with a shortage of affordable housing, further increases the risk of homelessness for individuals and families with children in the extremely low-income group. Prevention providers have agreed their common aim is to stabilize households and improve their housing stability to avoid future housing crises. Sonoma County's Prevention and Diversion Program Standards define those most at risk of homelessness as those meeting categories 2, 3 or 4 of the federal definition of Homelessness (e.g., are at imminent risk of homelessness, meet other federal definitions of unstable housing, or are fleeing domestic violence), but have not yet entered homeless services.

Rapid Re-Housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing, and a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income. Since 2012, the Sonoma County Community Development Commission has funded and encouraged the expansion of Rapid Re-Housing programs. Because Rapid Re-Housing programs have been funded for one year at a time, the local standard is no more than 12 months of rental assistance, leading providers to target services to participants whose ability to increase their income would allow a successful exit within 12 months. Sonoma County's Rapid Re-Housing Program Standards discuss increasing case management in the last few months and decreasing rental assistance to mitigate challenges anticipated as services end.

In July 2018, the Housing Authority instituted a move-on program to support families and individuals moving on from permanent supportive housing facilities when they are ready to move into more independent housing in the private market. This program provides long term rental assistance to

families and individuals ready to enter the private rental market while also freeing up permanent supportive housing beds for other chronically homeless individuals or families in need of supportive services, creating a more efficient homeless services system of care.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The unstably housed studies have been representative, telephone-based household surveys implemented during the same timeframe as the Point In Time Count. Each has resulted in over 1,000 complete and unique surveys. Based on U.S. Census Bureau estimates of the number of households in Sonoma County, with a randomized survey sampling process, these 1,000+ valid surveys have represented a confidence interval of +/- 3% with a 95% confidence level when generalizing the results of the survey to the entire estimated population of Sonoma County.

In addition, some data on Sonoma County's at-risk population is tracked through the Homeless Management Information System (HMIS), a federally mandated on-line data system for all homeless-related programs. The HMIS collects data from most local homelessness prevention programs serving persons at risk of homelessness, but this represents only a fraction of those seeking assistance. Sonoma County homelessness prevention providers utilize HUD's official definition of "at-risk of homelessness," as described in the Emergency Solutions Grants Program Interim Rule, 24 CFR Part 91 §576.2.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high-cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by increasing rents, housing units lost in recent disasters, job losses, and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Households with incomes below 100% AMI experience varying degrees of housing problems (e.g., cost burden, overcrowding, inadequate facilities). Disproportionate impact is considered 10+ percentage points above the total rate for each income group.

0–30% AMI: Overall 77% of households have housing problems. Most impacted groups: American Indian/Alaska Native and Pacific Islander - 100% with problems (+23 pts above average). Black & Hispanic households - 86% with problems (+9 pts). White households - 75%, slightly below the average (–3 pts).

30–50% AMI: Overall 75% of households have housing problems. Most impacted groups: Pacific Islander - 100% (+25 pts). Black households - 97% (+22 pts). American Indian/Alaska Native - 92% (+17 pts). Hispanic households: 85% (+10 pts). Asian households: 65% (–10 pts), notably better off.

50–80% AMI: Overall 62% of households have housing problems. Most impacted groups: Black households - 84% (+22 pts). Hispanic & Asian households: ~70% (+8 pts). White households - 57% (–4 pts), below average.

80–100% AMI: Overall 47% of households have housing problems. Most impacted groups: Asian households - 58% (+11 pts). Pacific Islander & Hispanic households - ~52–53% (+6 pts). American Indian/Alaska Native - 0% (–47 pts), though based on a very small sample (30 households).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	17,540	5,185	0
White	11,695	3,995	0
Black / African American	310	50	0
Asian	565	180	0
American Indian, Alaska Native	54	0	0
Pacific Islander	10	0	0
Hispanic	3,995	660	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

CPD Data Sonoma County (Grantee) - 2016-2020 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,135	5,050	0
White	9,555	3,875	0
Black / African American	295	10	0
Asian	480	260	0
American Indian, Alaska Native	45	4	0
Pacific Islander	10	0	0
Hispanic	4,435	800	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI**Alternate Data Source Name:**

CPD Data Sonoma County (Grantee) - 2016-2020 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	20,260	12,670	0
White	12,575	9,330	0
Black / African American	435	84	0
Asian	840	370	0
American Indian, Alaska Native	40	30	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	30	15	0
Hispanic	5,175	2,455	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI**Alternate Data Source Name:**

CPD Data Sonoma County (Grantee) - 2016-2020 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,595	11,010	0
White	6,415	7,985	0
Black / African American	174	175	0
Asian	345	255	0
American Indian, Alaska Native	0	30	0
Pacific Islander	50	45	0
Hispanic	2,385	2,180	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI**Alternate Data Source Name:**

CPD Data Sonoma County (Grantee) - 2016-2020 CHAS

Data Source Comments:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Key observations of the assessment of the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole:

- Black, Hispanic, Pacific Islander, and American Indian/Alaska Native households consistently show higher rates of housing problems, especially at lower income levels.
- White households tend to have below-average rates of housing problems in all income categories.
- Asian households show mixed results, sometimes below or above the average, depending on income level.
- Small sample sizes (e.g., Pacific Islander, American Indian) may exaggerate percentage differences but still indicate concern.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Households with incomes below 100% AMI experience varying degrees of housing problems (e.g., cost burden, overcrowding, inadequate facilities). Disproportionate impact is considered 10+ percentage points above the total rate for each income group. As income increases, the prevalence of severe housing problems decreases across all racial/ethnic groups. However, significant disparities persist, particularly among American Indian/Alaska Native, Pacific Islander, and Hispanic households.

0–30% AMI: Overall 66% of households experience severe housing problems. Highest Burden: American Indian/Alaska Native and Pacific Islander households - 100% of households experience severe problems—34 percentage points above the average. Hispanic households - 76%, 10 points above the total average. Black households also face high burden at 75% (+9 pts). Lowest Burden: Asian households at 62% (-4 pp) and White households at 63% (-3 pts).

30–50% AMI: Overall: 49% of households face severe problems. Highest Burden: American Indian/Alaska Native - 92% (+43 pts), indicating a stark and disproportionate impact. Hispanic households - 53% (+4 pts). Lowest Burden: Black households - Only 16% face severe problems (-33 pts). White and Asian households are near the average at 48% and 47%, respectively.

50–80% AMI: Overall: 27% of households report severe problems. Highest Burden: Pacific Islander households - 67% (+40 pts). Black households - 37% (+10 pts). Hispanic households - 35% (+9 pts). Lowest Burden: American Indian/Alaska Native - Only 5% face problems (-21 pts). White households are below average at 24% (-3 pts).

80–100% AMI: Overall: Only 15% experience severe housing problems. Highest Burden: Asian - 31%, (+15 pts) and Hispanic 27% (+12 pts) households are disproportionately affected. Pacific Islander households 26% (+11 pts). Lowest Burden: Black and American Indian/Alaska Native households report 0% with severe problems (both -15 pts). White households have the lowest rate among larger groups at 11% (-4 pts).

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,925	7,805	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	9,880	5,810	0
Black / African American	265	90	0
Asian	460	285	0
American Indian, Alaska Native	54	0	0
Pacific Islander	10	0	0
Hispanic	3,520	1,130	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

CHAS 2016-2020 Sonoma County Housing Problems

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,900	10,825	0
White	6,435	6,995	0
Black / African American	50	255	0
Asian	350	390	0
American Indian, Alaska Native	45	4	0
Pacific Islander	4	4	0
Hispanic	2,795	2,440	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

CHAS 2016-2020 Sonoma County Housing Problems

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,845	24,080	0
White	5,220	16,680	0
Black / African American	195	330	0
Asian	355	855	0
American Indian, Alaska Native	4	70	0
Pacific Islander	30	15	0
Hispanic	2,895	5,270	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI**Alternate Data Source Name:**

CHAS 2016-2020 Sonoma County Housing Problems

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,145	17,460	0
White	1,605	12,785	0
Black / African American	0	340	0
Asian	185	420	0
American Indian, Alaska Native	0	30	0
Pacific Islander	25	70	0
Hispanic	1,230	3,335	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI**Alternate Data Source Name:**

CHAS 2016-2020 Sonoma County Housing Problems

Data Source Comments:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Key observations of the assessment of the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole:

- American Indian/Alaska Native and Pacific Islander households often face extreme burdens, especially at 0–30% and 30–50% AMI.
- Hispanic households consistently face above-average rates of severe housing problems across all income brackets.
- Black households show contrasting trends—high burdens at the lowest income tier but unusually low burdens at 30–50% and 80–100% AMI.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The most common housing problem in the Urban County is housing cost for lower income households. In general, housing cost burden is disproportionately high among minority households, but this varies across the income groups. Most households (62%) spend less than 30% of their income on housing, 20% spend 30–50%, and 17% spend more than 50%.

By Race/Ethnicity:

White (non-Hispanic): Largest group: 139,235 households (64%) spend less than 30% on housing, 18% spend 30–50%, and 17% spend over 50%

Black or African American (non-Hispanic): Smaller group: 2,260 households (34%) spend 30–50%, (47%) spend less than 30%, 17% severely burdened

Asian (non-Hispanic): 6,820 households to overall trend: 62% with low burden, 20% moderate, 16% high

American Indian or Alaska Native (non-Hispanic): 655 households share (73%) with low burden, high burden (11%)

Pacific Islander (non-Hispanic): 300 households (65%) under 30%, only 10% over 50%

Hispanic (any race): 33,770 households cost burdened: 27% moderate and 19% severely burdened, Only 54% under 30%

Other: 5,920 households (56%) spend under 30%, but 20% are severely cost burdened

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	116,685	38,329	32,200	1,725
White	89,125	25,690	23,080	1,335
Black / African American	1,070	770	380	35
Asian	4,255	1,370	1,070	130
American Indian, Alaska Native	480	105	70	0
Pacific Islander	195	69	30	0
Hispanic	18,250	8,975	6,405	135
Other	0	1,350	1,165	90

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

CHAS 2016-2020 Sonoma County Housing Problems

Data Source Comments:

Discussion:

Key Takeaways:

- White and Asian households tend to be less cost burdened.
- Black and Hispanic households face higher housing cost burdens.
- American Indian/Alaska Native and Pacific Islander households are generally less burdened, though they represent very small portions of the total.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

For all four income groups, minorities generally experience slightly higher rates of housing problems and housing cost burden than the population as a whole. The disproportion is more pronounced for extremely low-income minority households and Hispanic households; however, no one racial or ethnic group demonstrates housing problems or cost burdens at a disproportionately higher rate than the income level as a whole.

If they have needs not identified above, what are those needs?

Though proportional rent cost burden does not vary significantly by race, racial minorities are disproportionately impacted by lack of access to financial services and homeownership opportunities.

Though approximately 62% of all Sonoma County households are homeowners, only 11% of Hispanic households, 2.2% of African American households, and 2.3% of Native American and Alaska Native households are homeowners. In contrast, 59% of white households in Sonoma County are homeowners.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Urban County consists of 7 incorporated jurisdictions and the mostly rural unincorporated county areas, spanning nearly 1,500 square miles. Because of the minimal populations of minorities other than Hispanic, generalizations regarding race and ethnicity by area or neighborhood are not possible.

NA-35 Public Housing – 91.205(b)

Introduction

The County of Sonoma has two Housing Authorities (HA): the City of Santa Rosa HA and the Sonoma County HA. The City HA's Housing Choice Voucher (Section 8) program serves only residents within the city limits. The County's Housing Choice Voucher program serves the balance of the county. Thus, the County HA's service area is similar to the Urban County. The difference is that the County HA service area for the Housing Choice Voucher program includes the City of Petaluma whereas, the Urban County service area excludes Petaluma.

Both of the local HAs administer rental assistance programs other than the Housing Choice Voucher program. In each case, the service area is the entire County of Sonoma, which means that both HAs operate some rental assistance programs throughout all jurisdictions within Sonoma County.

None of the project-based voucher properties are owned and operated by either HA. The vast majority of all rental assistance programs are tenant-based assistance programs administered by one of the two local HAs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,249	79	2,770	20	158	261

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:

Voucher in Use

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	21,744	17,975	14,934	27,406	22,619
Average length of stay	0	0	0	0	0	0	0	0
Average Household size	0	0	0	0	0	0	0	0
# Homeless at admission	0	0	0	708	318	326	14	50
# of Elderly Program Participants (>62)	0	0	0	2,014	299	1,696	16	3
# of Disabled Families	0	0	0	2,305	379	1,877	24	24
# of Families requesting accessibility features	0	0	0	2,609	42	2,517	0	50
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

Voucher in Use

Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	3,571	490	2,474	260	163	184
Black/African American	0	0	0	287	53	196	1	16	21
Asian	0	0	0	95	16	71	2	2	4
American Indian/Alaska Native	0	0	0	141	29	77	0	16	19
Pacific Islander	0	0	0	29	1	19	1	2	6
Other	0	0	0	127	50	65	0	12	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:

Voucher in Use

Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	351	121	425	3	83	35
Not Hispanic	0	0	0	2,258	518	2,477	27	128	191

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

Voucher in Use

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Sonoma County Housing Authority does not own or manage any public housing units. The Housing Authority complies with Section 504 of the Rehabilitation Act of 1973 and offers qualified Housing Choice Voucher (HCV) applicants and participants reasonable accommodations upon request. Private rental property owners and managers agree to comply with all federal, state, and local laws as they relate to nondiscrimination and accessibility for persons with disabilities. The Housing Authority gathers information at initial application regarding those needing accommodations. Since 2020, 1,766 applicants have self-reported a need for accessibility features in their unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Sonoma County Housing Authority does not own or manage any public housing units. The most urgent need for Housing Choice Voucher (HCV) holders is affordable rental dwellings. Local demand for rental housing has outpaced supply resulting in few available units and substantial rent increases. Seventy-five percent of all new HCV admissions are required to be extremely low-income households at or below 30% of Area Median Income (AMI) or poverty level. Families at this income level have difficulty meeting basic needs even with HCV rental assistance. Housing Authority staff frequently refer voucher holders to appropriate community resources. The Housing Authority works diligently to ensure that payment standards keep pace with the local rental market. In 2022, the Housing Authority commissioned an independent survey of area Fair Market Rents which resulted in a 14.3% increase in available rental assistance fundings. The Housing Authority also offers the Family Self Sufficiency program helping participants to reach education, employment, and economic independence goals.

How do these needs compare to the housing needs of the population at large

According to 2023 American Community Survey estimates, roughly twelve and a half percent (12.4%) of the population within the jurisdiction of the Housing Authority are persons with a disability. By contrast, approximately sixty-five percent (64.68%) of the people assisted by the Housing Authority's HCV program are persons with a disability. Similarly, forty percent (40%) of the population at large within the jurisdiction of the Housing Authority are persons age 65 or older. sixty-four (64%) of persons served the Housing Authority's HCV program are seniors.

Discussion

In 2019, the Housing Authority converted the waitlist process to an open and closed, lottery-based program to create an equitable system that provides a realistic expectation of service to applicants. All preferences were eliminated, except those for seniors and people with disabilities. After all successful 2019 waitlist applicants received an opportunity for service, the Housing Authority ran another successful waitlist lottery in 2021. The most recent waitlist lottery was conducted in fall of 2023.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In January 2024, 2,522 homeless people were counted in Sonoma County, all of them meeting the narrowest federal definition of homelessness – sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people.

The Sonoma County Department of Health Services serves as the Sonoma County Continuum of Care (CoC). The Continuum of Care Board consists of seventeen members, with representation from the Cities of Santa Rosa, Petaluma, Rohnert Park, the County of Sonoma, other cities, nonprofit housing developers, community leaders, and people with lived experience of homelessness.

The data in the table below, Homeless Needs Assessment, come from multiple sources, including Sonoma County’s 2024 point-in-time-count, the results of which are summarized in the 2024 Sonoma County Homeless Point-in-Time Census & Survey Comprehensive Report (“Count Report”). Data in the last column represent the average length of stay for persons who utilized and exited homeless services during a 12-month period (based on the average number of days persons experience homelessness once they are engaged in services). According to data from recent street outreach efforts, many people experience years of homelessness before coming into services. Because homelessness is considered a countywide issue without jurisdictional boundaries, the data includes counts from Santa Rosa and Petaluma.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	11	187	0	0	0	0
Persons in Households with Only Children	5	9	123	45	115	0
Persons in Households with Only Adults	1,561	749	5,320	1,968	2,970	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Individuals	417	189	1,758	650	1,046	0
Chronically Homeless Families	0	8	51	18	50	0
Veterans	138	24	205	70	199	0
Unaccompanied Child	115	36	0	75	0	0
Persons with HIV	5	11	80	29	50	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Annual homeless experience and new homeless episodes per year for all subgroups are based on 2024 survey data. Exit data is extrapolated from HMIS data

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Number exiting homelessness each year: HMIS data is used wherever is possible, for example unduplicated exits to permanent housing locations from shelter and transitional housing programs, and entries into Rapid Re-Housing and Permanent Support Housing programs (de-duplicated from the shelter and transitional housing exits). Estimates include the assumption, based on national data, that approximately half of homeless episodes during the year self-resolve without touching services and therefore will not be reflected in HMIS data. Numbers entered above reflect the overall distribution of subpopulations within the homeless population. Lastly, the number of persons with HIV exiting homelessness cannot reliably be derived from HMIS data, as privacy laws prevent broad collection of HIV status, not to mention that the N is very small.

Number of days persons experience homelessness: We had hoped to extract this data from System Performance Measure #1. However HMIS staff have been advised that the System Performance Measure (SPM) cannot be run for a single population or a single project. We were told using SPM calculations would not give accurate data.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the findings of the 2024 Homeless Count, on any given night:

- 57 families (187 family members) with children are homeless.
- 162 veterans are homeless.
- 147 transition age youth ages 18-24 are homeless.

Local experience is comparable to national models in that rapid re-housing interventions have been overwhelmingly successful for families with children who are experiencing homelessness; There are service needs, for example domestic violence services—but overwhelmingly the need is for affordability in housing for families with children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Comparing the 2024 Homeless Count data to US Census data for Sonoma County (2017), the following is evident:

- In comparison to the overall population of Sonoma County, there was a disproportionate number of Black/African Americans (7% of the homeless population vs. 1.6% of the overall population), American Indians (4% of the homeless population vs. 1.1% of the overall population), and multi-racial (13% of the homeless population vs. 5.3% of the overall population) who experienced homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 2,522 homeless individuals counted as part of the 2024 Homeless Count, 63% were unsheltered.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Non-homeless individuals often benefit from supportive housing and services that enable them to live independently and avoid homelessness or institutionalization. These sub-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. The Urban County has prioritized the creation of affordable housing, which will benefit these non-homeless special needs populations. Many households within these subpopulations are dependent upon disability benefits or otherwise are attempting to maintain rental housing with extremely low incomes. Affordable housing projects that most benefit these subpopulations are those that have "set-asides" for target populations and those that have rent levels formulated to meet the needs of households at or below 30 percent of area median income.

Describe the characteristics of special needs populations in your community:

Sonoma County has several special needs populations with unique housing and supportive service needs. Elderly persons: Based on the five-year ACS 2013-2017 estimate, 19% of the Urban County is 65 years old or older, compared to 14.9 percent nationwide. The 65+ population grew by approximately 40% between 2010 and 2017 and is projected to increase. Seniors are often on fixed incomes and, as a result, have high housing cost burdens. ACS data found 57% of 65+ renters pay 30% or more of their gross income to rent. Veterans: According to the five-year ACS 2013-2017 estimate, 7.7% of the Urban County's civilian population over 18 years old is made up of veterans, 60.7% of whom are over the age of 65. 7.1% of veterans have incomes below the poverty level. According to the Sonoma County Veterans Service Office, many Veterans are unaware of services and benefits available to them based on their military service. Those with mental and physical disabilities often require assistance in accessing these services and finding stable employment and housing. Persons with disabilities: The ACS 5-year estimate for 2013-2017 indicates that in Urban Sonoma County, 33,142 (13%) persons have a disability. The same data set shows that approximately 5% of residents have an independent living difficulty. The disability rate increases with age. The rate for minors in the Urban County is about 4%; 10% for those age 18 to 64; and over 29% for those 65+. Approximately 38.5% of County Housing Authority housing voucher holders are disabled households. Persons with disabilities face many challenges including securing housing and employment due in large part to the lack of accessible infrastructure in housing and workplaces and lack of resources. Persons with alcohol or other drug addiction: In 2018, the California Health Interview Survey found that nearly 22% (90,000) County residents sought help for mental health problems or for alcohol and drug use. According to chief epidemiologist Sarah Katz, emergency department visits due to opioid overdoses (excluding heroin) in Sonoma County increased by 50 percent between 2010 and 2017. There were 18 visits per 100,000 in 2017, which is 80 percent higher than the 10 per 100,000 rate for all of California. People with addictions often have trouble

maintaining stable incomes and housing situations without intervention. Foster youth: According to kidsdata.org, in 2018 there were 502 children living in foster care, including 130 over the age of 16. While many young people aging out of the foster care system go on to lead successful lives, many experience inadequate housing, low education and career attainment, early parenthood, substance abuse, physical and mental health problems, and involvement with the legal system. Victims of DV: According to the CA Department of Justice Criminal Justice Statistics Center, there were 1,640 calls made reporting domestic violence in Sonoma County. The YWCA of Sonoma County receives, on average, 3,000 calls per year to its DV hotline. Approximately 700 are calls requesting shelter. Sonoma County's shortage of affordable housing and the increase in the costs of basic needs creates a problematic barrier for women who are trying to leave a violent home—one exacerbated by shelter-in-place orders during the COVID-19 pandemic. Farmworkers – Because of the County's robust wine, grape production is a major local employer. According to the 2012 Census conducted by the United States Department of Agriculture, there were 13,710 farmworkers in Sonoma County. According to the 2014 Housing Element, "more and more permanent affordable housing units are needed for farm laborers and their families who call Sonoma County home and will continue to be a significant special need in the County and its cities." According to 2017 ACS data, there were no available units for migrant workers among vacant units in the County.

What are the housing and supportive service needs of these populations and how are these needs determined?

Of the groups described above, each has a unique set of housing needs that are rarely met in the private housing market. Lack of affordability is a primary barrier – being that many of these populations have incomes below the poverty level. In addition to housing affordability, some of the populations need access to ongoing social services to allow them to maintain decent quality of life.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Annual Report on HIV/AIDS in Sonoma County published by the Sonoma County Department of Health Services in 2018, Sonoma County had the seventh highest prevalence of persons living with AIDS of all 58 California counties, with approximately 1,600 persons living with HIV infection or AIDS in the County. From 1981 through the end of 2017, 2,245 Sonoma County residents have been reported with AIDS. Of these cases, 60% have died over the course of the epidemic. However, the overall mortality rate has fallen dramatically over the years, reflecting the gradual transition of AIDS from a usually lethal infection to a chronic illness thanks to improving treatment. Compared to the Sonoma County population, males overall (88%) and White and Hispanic/Latinx persons (72% and 17% respectively) represent a larger portion of cases of HIV infection and AIDS. Eighty-six percent (86%) of persons living with HIV infection or AIDS are aged 40 or older, whereas this age group makes up only 51% of the general population. Throughout many communities, persons living with HIV or AIDS risk losing their housing due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to AIDS and related illnesses. Stable housing allows persons living

with HIV/AIDS treatment to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies (HIV/AIDS Housing - CPD - HUD).

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

Placement of housing for seniors near amenities and services is critically important when it comes to serving this population. According to the County Area Agency on Aging's 2018-19 Area Plan Update, "Significant portions of Sonoma County are rural and geographically remote. Of the total senior population, 35,454 (36%) live in unincorporated towns and rural areas, 17,953 of whom (15% of older adults) are considered *geographically isolated* based on the definition in the Older Americans Act. Geographically isolated older adults face significant challenges in maintaining health and quality of life."

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Urban County consists of eight separate jurisdictions, seven incorporated jurisdictions, and the unincorporated county. Unlike the Housing and Homelessness needs that are essentially the same across all jurisdictions, the non-housing community development needs vary in each jurisdiction. Non-housing needs for public facilities to benefit lower-income residents span the range from fire stations, senior centers, parks, youth centers, libraries, and community recreation facilities. Common to all eight jurisdictions is a priority to complete Americans with Disabilities Act (ADA) retrofit improvements to remove architectural barriers in existing libraries, parks, community rooms, and other public facilities. Many public facilities were originally constructed before ADA standards were established and, therefore, remain out-of-compliance until retrofit projects can bring them into compliance with current standards.

How were these needs determined?

Generally, each of the eight jurisdictions making up the Urban County has undertaken a formal assessment of their capital project needs, and an analysis of their own ADA retrofit needs for public facilities. Typically, that process results in a comprehensive list of projects in priority order.

Describe the jurisdiction's need for Public Improvements:

As discussed above, public improvement needs vary amongst the eight participating jurisdictions and include storm/flood drain improvements, water and sewer lines, streets, streetlights, and curb/gutter/sidewalks. ADA retrofit projects removing architectural barriers in existing public infrastructure is a top priority for all jurisdictional members of the Urban County to ensure all public areas are accessible.

How were these needs determined?

As noted above, Urban County member jurisdictions complete their own assessment and prioritization of public improvement needs.

Describe the jurisdiction's need for Public Services:

The community demand for public services to assist lower-income and special needs persons is ongoing. The need for services to assist seniors, after-school programs for disadvantaged youth, affordable daycare programs, educational achievement programs, domestic violence interventions, employment training programs, health care access, and an extensive list of other services, including "safety net" programs, cannot be met in full.

How were these needs determined?

Public input solicited for the 5-Year Consolidated Plan drafting process identified some of these non-housing needs, while others were defined by local service providers and documented in their requests for funding to provide services that address unmet needs in the community.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Analysis of the Housing Market was generated from public input and data on housing cost, availability, and conditions. Sources include the Comprehensive Housing Affordability Strategy (CHAS) data by the Census Bureau for HUD, the American Community Survey, as well as data provided by several local sources cited throughout this section. Within the urban county, housing cost burden is high, especially for renters. The actual Area Median rent in Sonoma County is significantly higher than the Fair Market Rent, as established annually by HUD. Furthermore, vacancy rates for rental housing are so low that finding available, affordable rental housing is extremely difficult, especially for extremely low- and very low-income households, and those with special needs.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Within the Urban County, new housing construction primarily occurs within the existing urban boundaries of the seven jurisdictions, and within the sphere of influence of the City of Santa Rosa. While the majority of new market-rate development is for homeownership, the Consolidated Plan is focused on providing rental housing restricted to extremely low- and very-low-income households, as these are the residents least able to access what is available in the housing market.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	82,404	73%
1-unit, attached structure	7,213	6%
2-4 units	6,257	6%
5-19 units	6,132	5%
20 or more units	5,311	5%
Mobile Home, boat, RV, van, etc	6,168	5%
Total	113,485	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Number and percentage of occupied housing units by structure type	Owner	Pct	Renter	Pct	Total	Pct
1-unit Detached	54,950	85.22	15,858	45.23	82,404	72.64
1-unit Attached	3,584	5.56	3,263	9.31	7,213	6.36
2 to 4 Units	777	1.21	4,756	13.56	6,257	5.52
5 to 19 Units	527	0.82	5,175	14.76	6,132	5.41
20 or More Units	216	0.33	4,686	13.36	5,311	4.68
Other (mobile home, RV, etc.)	4,413	6.84	1,369	3.90	6,168	5.44
Total	64,480	35,064	113,445			
2011-15 ACS						

Table 28 - For SONOMA COUNTY (CDBG Grantee) - Number and percentage of occupied housing units by structure type

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	346	1%	2,044	6%
1 bedroom	2,400	4%	8,483	24%
2 bedrooms	15,999	25%	14,174	40%

	Owners		Renters	
	Number	%	Number	%
3 or more bedrooms	45,712	71%	10,358	30%
Total	64,457	101%	35,059	100%

Table 29 – Unit Size by Tenure

Data Source Comments:

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability End
Oak Meadows Apartments	All Ages	2			2	2006	2061
Quincy Court	All Ages	2			2	2006	2036
Divine Apartments	Senior 55+	31	0	12	19	1989	2035
Cloverdale Reach For Home	All Ages	5	5	0	0	2021	2076
Cloverdale Garden Apartments	Senior 62+ or Disabled	33	0	33	0	1991	2041
Vineyard Manor	All Ages	36	0	34	2	1991	2046
Kings Valley Senior Apartments	Senior	98	0	0	98	2014	2069
Cherry Creek Village	All Ages	23	3	15	5	2022	2078
Total		251	8	94	128		

Table 30 - City of Cloverdale

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Wilford Lane Apartments	All Ages	36		18	18	2003	2058
Charles Street Village	Senior	47		47	0	2001	2031
Sanctuary House	Supportive Housing	4		4		2014	2069
TOTAL		87		69	18		

Table 31 - City of Cotati

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Canyon Run	All Ages	50	2	48		2001	2076

The Randall	All Ages	40	8	32		2023	2078
Oakgrove Apartments	All Ages	80	20	60		2000	2055
Harvest Grove	Farm Labor	43	43			1993	2028
Healdsburg Glen Family Apartments	All Ages	24	3	9	12	2017	2074
Park Land Senior	Senior	22		11	11	2000	2055
Fitch Mountain Terrace I	Senior 62+ or Disabled	40		40		1986	2085
Fitch Mountain Terrace II	Senior 62+ or Disabled	19		4	15	1990	2089
Foss Creek Apartments	All Ages, Homeless, Mentally ill	63	19	32	12	2009	2064
Riverfield Homes	All Ages	18		4	14	1995	2050
Monte Vina	All Ages	22		13	9	2021	2076
Victory Studios	All Ages	2		2		2019	2074
Piper	All Ages	8		7	1	2021	2076
University	All Ages	8		6	2	2021	2076
Citrine	All Ages	8			8	2018	2073
Byfield Center Apartments	All Ages	6			6	2017	2072
TOTAL		453	95	268	90		

Table 32 - City of Healdsburg

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bell Rohnert Park	All Ages	35			35	2005	2035
Altamont Apartments	Senior	93		23	70	1991	2021
Arbors	All Ages	55		33	22	2007	2062
Copeland Creek Apartments	Affordable, Senior 55+	170		17	153	2007	2062
Park Gardens	All Ages	3		1	2	2008	2038
Edgewood Apartments	Affordable, All Ages	67			67	1996	2026
Muirfield Apartments	Affordable, Disabled	23		23		1997	2039
The Redwoods at University District	All Ages	218		109	109	2020	2075

Santa Alicia Gardens	All Ages	20		8	12	1996	2026
Tower Apartments	All Ages	31		11	20	1993	2055
Vida Nueva	All Ages	23		23		2007	2063
Willowglen Apartments	All Ages	35	6	12	17	2022	2077
Total		773	6	260	507		

Table 33 - City of Rohnert Park

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bodega Hills Apts	All Ages	23		11	12	1998	2027
Covert Lane	All Ages	1			1		never
Gravenstein North I Apartments	All Ages	18		18		1987	never
Gravenstein North II Apartments	All Ages	42		9	33	1988	never
Elderberry Commons	All Ages	29	29			2024	2079
Burbank Heights	Senior 62+ Mobility Impaired	138		138		1975	2040
Burbank Orchards	Senior 62+ Mobility Impaired	60		60		1991	2031
Petaluma Avenue Homes	All Ages	45		35	10	2009	2068
Robinson Road	Transitional	13	6	5	2	2019	2074
Park Village	All Ages	30	4	26		2016	2071
Walker Ave	All Ages	1			1		
The Woodmark	All Ages	83	8	48	27	2024	2079
Total		483	47	350	86		

Table 34 - City of Sebastopol

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bay Street	Family	1			1	2011	2066

Cabernet Apartments	Senior	7			7	1988	2070
Altamira Apartments	All Ages	47	15	23	9	2021	2076
Vintage Sonoma		5			5	2003	2033
Firehouse Village	All Ages	29	11	11	7	2001	never
Valley Oaks	All Ages	25	5	16	4	2013	2068
Eastside Estates	All Ages	9		4	5	2003	2033
Sonoma Creek Apartments	Senior	34		20	14	1987	never
Village Green II	Senior	34		17	17	1983	never
Macarthur Village	Family	2			2	2004	2033
Remembrance	Family	5			5	2003	2058
Sonoma Centro	Family	1			1	2003	2048
TOTAL		199	31	91	77		

Table 35 - City of Sonoma

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Bell Manor II	Senior	94	10	40	44	1982	2033
Forest Winds	All Ages	48		18	30	1994	2022
Shiloh Terrace	All Ages	65	4	4	57	2024	2079
Windsor Park Apartments	All Ages	80		80		2000	2030
Windsor Redwoods	All Ages	64		52	12	2011	2066
Windsor Veteran's Village	Veterans	59	30	29		2021	2076
Winter Creek Apartments	All Ages	40		9	31	2003	2058
Vinecrest Senior Apartments	Senior	59		59		1998	2038
Redwood Views	All Ages	24	4	8	12	2023	2078
TOTAL		533	48	299	186		

Table 36 - Town of Windsor

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Arnold Dr.		1			1	2022	2077
Bella Vita Apartments	All Ages	28		14	14	2018	2073

Burbank Ave. SR	All Ages	1			1	2010	2030
Carillo Place Apartments	All Ages	68		8	60	2002	2058
Center Way	All Ages	3		3		2011	2066
Celestina Apartments	Seniors	39	8	10	21	2020	2075
Fetters Apartments	All Ages	59		27	32	2017	2072
Siesta	Seniors	91	10	56	25	2023	2078
Fife Creek	All Ages	47		35	12	2012	2067
Freedom	supported	1			1	2010	2065
Harbor View	All Ages	14			14	2009	2039
Larkfield Oaks	All Ages	55		34	21	2006	2061
Lavell Village	All Ages	49		13	36	1995	2054
Malibu East	All Ages	11		6	5	2006	2061
Mill Street Supportive Housing	supported	8		8		2013	2064
Blessies Path	All Ages	1			1	2010	2065
Oak Ridge Apartments	Senior-Disabled	29	9		20	2018	2073
Ortiz Plaza	Family	29	9		20	2018	2073
Redwood Grove Cottages	All Ages	6		2	4	2013	2068

Table 37 - County of Sonoma - Unincorporated

Community Name	Household Type	Total Units	AMI 30%	AMI 50%	AMI 80%	Affordability Start	Affordability Expires
Rusky Rika Dachas	All Ages	3		3		2009	2064
Sea Ranch I	All Ages	14		8	6	1986	2025
Sea Ranch II	All Ages	31			31	1993	2047
Sonoma Garden Apartments	All Ages	59	3	3	53	2013	2068
Sonoma Valley Apartments	All Ages	73	16	33	24	2005	2033
Springs Village	All Ages	80		48	32	2005	2060
Vineyard Creek Apartments	All Ages	47		47		2007	2061
West Avenue Apartments	All Ages	40		12	28	1987	2070
West Hearn Ave.	Veterans	12	12			2012	2067

Woodstone Commons	All Ages	2			2	2006	2061
Accessory and Second Dwelling Units	All Ages	23	1	1	21	Various	Various
Crossroads	All Ages	78	24	32	22	2018	2073
Harolds Home	supportive	11		11		2000	2030
Cedar Grove	All Ages	39			39	2023	2078
Mark West - Morgan	All Ages	3			3	2018	2074
Merk West	All Ages	2			2	2017	2072
Paseo Vista	All Ages	32		3	29	2020	2075
Sonoma Ranch	All Ages	6			6	2021	2076
TOTAL		1095	92	417	586		

Table 38 - County of Sonoma unincorporated - Continued

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the Urban County, there are a total of 3,853 income-restricted rental housing units assisted with federal, state, and local programs. Of these, at least 327 are restricted to Extremely Low-Income Households, 1,848 to Very Low-Income Households, and 1,678 to Low-Income Households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Approximately 449 of the units listed above are set to have their affordability covenants expire during the upcoming five-year planning period. Of these, none are extremely low-income, 54 are very low-income, and 201 are low-income. The remaining 194 are reserved for 100-120% AMI or are managers' units for the complexes set to have their affordability covenants expire in the next five years.

Does the availability of housing units meet the needs of the population?

The availability of housing units is far below the needs of the population. This is demonstrated by the estimate of housing units needed generated by the Association of Bay Area Governments (ABAG). The ABAG Regional Housing Needs Assessment indicated that within the Urban County for the period 2015-2023, there would be a need for 3,361 new housing units to meet the pent-up demand of the population. Of this, 777 units are needed to serve Very Low-Income Households, and 423 are needed to serve Low-Income Households. The loss of over 5,000 units from the 2017 fires exacerbated this need. According to the 2018 Sonoma County Recovery & Resiliency Framework, The fires affected 1,596 renter households, and approximately 2,200 renters were directly displaced. A housing market study released

in May 2019 estimates that Sonoma County needs 16,296 more affordable rental units to meet demand and balance the market.

Describe the need for specific types of housing:

There is a need for rental homes that serve extremely and very low-income households that is unlikely to be met in the housing market. There is also need for housing designed for homeless individuals and families and people in need of additional behavioral and mental health support. See Section NA-40 for more detail. The Commission has also identified a need for more Permanent Supportive Housing to address the needs of the County's homeless population.

Discussion

The focus of the Consolidated Plan is on affordable rental housing, particularly rental housing affordable to Extremely Low- and Very Low-Income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing costs in the Urban County are out of reach for lower-income households, especially for renters. Recent patterns indicate a trend for continued increase in rents, as well as very low vacancy rates. The area median household income in the County has increased by 13% in the last seven years, whereas home values and rental rates have increased by 41% and 35% respectively in the same period. According to more recent housing data published by Zillow, the average rental rate for a two-bedroom housing unit in the county was \$2,409 at the end of 2019. To afford a two-bedroom unit, a four-person household would need an income of \$96,360. This means that said household earning the median income for a family of four (\$93,300) could not afford a market-rate two-bedroom unit.

Cost of Housing

	Base Year: 2024	Most Recent Year: 2025	% Change
Median Home Value	772,000	783,000	1%
Median Contract Rent	3,400	3,350	(1%)

Table 39 – Cost of Housing

Data Source Comments: HUD Fair Market rents 2024 and 2025, Zillow

Rent Paid	Number	%
Less than \$500	4,205	0.0%
\$500-999	3,393	0.0%
\$1,000-1,499	9,107	0.0%
\$1,500-1,999	9,069	0.0%
\$2,000 or more	8,399	0.0%
Total	34,173	0.0%

Table 40 - Rent Paid

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,813	No Data
50% HAMFI	4,370	2,072
80% HAMFI	14,238	4,128
100% HAMFI	No Data	6,299
Total	20,421	12,499

Table 41 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,879	2,089	2,740	3,743	3,960
High HOME Rent	1,554	1,666	2,002	2,304	2,550
Low HOME Rent	1,211	1,297	1,556	1,798	2,006

Table 42 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is not sufficient housing for households at all income levels. As previously mentioned, according to the Association of Bay Area Governments (ABAG)'s Regional Housing Need Plan for 2023-2031, Sonoma County needs 3,824 new units. Of these, 1,024 are needed for households earning 0-50% AMI, 584 for households earning 51-80% AMI, 627 for households earning 81-120% AMI, and 1,589 for households earning above 120% AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the market trends in recent years, it is likely that affordability will continue to be a challenge for renters and homebuyers. In 2025, the average monthly rent for a 2-bedroom apartment in Sonoma County is approximately \$1,996, with 3-bedroom units averaging around \$2,825. These figures represent a significant increase from 2020, reflecting the broader upward trend in rental costs across the region. In 2025, a single-person household in Sonoma County is considered "low-income" if their annual income is \$84,650 or less. This is a substantial increase from \$63,650 in 2020, indicating a widening gap between income levels and housing costs. Looking ahead, housing affordability in Sonoma County is expected to remain a significant challenge. While there may be modest fluctuations in home values and rents, the fundamental issues of limited housing supply and high demand are likely to persist. Without substantial increases in affordable housing development and income growth, many residents may continue to face difficulties in securing affordable housing options.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market and HOME rents, as published by HUD, are substantially below Sonoma County median rent. The annual changes to the FMR cannot keep pace when area rents are increasing three to five times faster than other inflation factors. Also, FMR is a gross rent number, meaning the contract rent plus tenant-paid utilities. In recent years, many rental properties have converted to mostly tenant-paid

utilities through the use of sub-metering and ratio utility billing services. This drives gross rents higher, but it is unreported mainly because when surveyed about their rent, most tenants do not include their tenant-paid utilities as part of their housing costs.

Discussion

Given that the area median rents are higher than the HOME and FMR rents providing income-restricted rental housing remains a top priority for the Urban County during this planning period.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on the data in this section, 35% of owner-occupied and 50% of renter-occupied units have one or more of the following housing conditions: 1) lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) more than one person per room; and 4) cost burden greater than 30%. With regard to the age and condition of the housing stock, the largest portion of the Urban County's housing units were built between 1950 and 1979 (41% for owner and 42% for renter occupied), followed by 1980 to 1999 (33% for owner-occupied and 32% for renter-occupied), before 1950 (15% for both owner and renter-occupied), and 2000 or later (10% for owner-occupied and 11% for renter-occupied). Older units are generally in greater need of repair, including possible lead-based paint remediation: 56% of owner-occupied and 57% of renter-occupied units were built before 1980. Approximately 9% of owner-occupied and 8% of renter-occupied units built before 1980 have children present. These units pose the highest risk of lead poisoning.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The County of Sonoma defines a substandard condition to be any threat to the health and safety of the occupants. A "substandard condition but suitable for rehabilitation" is defined as any structural, mechanical, plumbing, or electrical deficiency, as well as any termite or other pest infestation, evidence of mold, uncleanable surfaces, trip hazards, lack of earthquake bracing, deteriorated paint, insufficient heating and cooling, lack of water pressure, and presence of any building component or built-in appliance at the end of its serviceable life, where the structure of the unit itself is still sound.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
Total	0	0%	0	0%

Table 43 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
Total	0	0%	0	0%

Table 44 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 45 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Units Affordable to Households Earning	Owner	Renter
30% HAMFI	No Data	1,813
50% HAMFI	2,072	4,370
80% HAMFI	4,128	14,238
100% HAMFI	6,299	No Data
2011-15 CHAS		

Table 46 - SONOMA COUNTY - Housing Units Built Pre 1980 - Units Affordable to Households Earning

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 47 - Vacant Units

Data Source: 2005-2009 CHAS

Vacant Units Explanation

The 2013-2017 American Community Survey estimates that 12% of the Urban County housing units were vacant for this period. Of these vacant units only 1,589 or 11% were for rent, meaning that the

vacancy rate for available rentals was only 1.4% (11% of 12%). Two and a half percent were rented but not occupied, 5.3% were for sale, 55% were used as a vacation or seasonal home, and 24% were classified as “other vacant.” According to the 2017 Sonoma County Profile Report developed by the Economic Development Board, rental vacancy rates fell to 1.8 percent in 2015. During that same period, homeowner vacancy rates fell from 2.2% to 1%. A healthy rental market needs vacancy rates of at least 5 percent.

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the demographic data provided in this Plan, approximately 40% of Urban County households, both renter and owner, are low-income (at or below 80% of AMI - see Needs Assessment). Applying this percentage to the total number of units built before 1980 (37,332) results in an estimated 14,932 units that may contain lead-based paint (LBP) hazards occupied by low-income families.

The Sonoma County Community Development Commission has addressed the issue of LBP hazards by providing notices to landlords and tenants that participate in the Section 8 Housing Choice Voucher Program, warning them of the hazards of LBP. Additionally, 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, low-income households are able to reside in new housing units that are free of LBP hazards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

There is no public housing in the Urban County. This section discusses the role of the Sonoma County Housing Authority and the available affordable housing stock.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		3,249	479	2,770	20	158	261
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 48 – Total Number of Units by Program Type

Alternate Data Source Name:

Voucher in Use

Data Source Comments:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Sonoma County Housing Authority, which serves the Urban County, does not own or operate any Public Housing. The Housing Authority does not collect information on accessible units aside from Project-based voucher designated, so the number of accessible units for Tenant-Based is likely higher than what is reflected in Table 41.

The Housing Authority has 2,988 Housing Choice Vouchers. The units subsidized by the Housing Choice Voucher program must pass a biennial Housing Quality Standards (HQS) inspection in addition to an HQS inspection before a tenant moves into the assisted unit.

Public Housing Condition

Public Housing Development	Average Inspection Score
The County does not own or operate any public housing.	N/A

Table 49 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

There are no public housing units in the jurisdiction.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

There are no public housing units in the jurisdiction.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The Sonoma County Department of Health Services (DHS) serves as the Lead Agency for the Sonoma County Homeless Coalition, a regional planning body that functions as the Sonoma County Continuum of Care (CoC). As lead agency DHS annually documents the demographics, needs, and available shelter, housing, and services in all three HUD entitlement jurisdictions towards provision of a cohesive system of care throughout the County.

For Fiscal Year 2024-2025, the Homeless Coalition received over \$12 million in combined funding federal HUD CoC funds, State Emergency Solutions Grants, Homeless Housing Advocacy and Prevention funding, Homeless Housing Incentive Program, and local funding. Funding was prioritized for permanent supportive housing, interim housing, rapid rehousing, street outreach, and system infrastructure (Coordinated Entry and HMIS).

As previously stated in the Needs Assessment section of this Plan, homelessness is viewed as a countywide issue; therefore, data presented in this section is based on statistics for the entire region rather than for the Urban County alone. The data in the table below was provided by the CoC as of May 2025.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	232	0	43	74	0
Households with Only Adults	763	40	200	1,418	21
Chronically Homeless Households	0	0	0	539	0
Veterans	20	0	14	502	0
Unaccompanied Youth	23	0	15	63	0

Table 50 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: *Includes 6-bed Basic Center for unaccompanied children. **Includes the 14 veterans transitional beds and 12 transition-aged youth transitional beds in this column. ***Includes the 407 CH-dedicated PSH beds, 423 veterans PSH beds and 36 transition-aged youth PSH beds in this column. Note 65% of the CH-dedicated beds are 265 VASH program beds.

Mainstream Services

Sonoma County Department of Health Services (DHS), - In 2017, the Sonoma County “Safety Net Departments” (Health Services, Human Services, Community Development Commission, Probation, and Child Support Services) created the ACCESS Sonoma County Initiative, led by the Department of Health Services, to identify and coordinate services for the County’s most vulnerable residents. ACCESS Sonoma County would tackle one key barrier to well-coordinated services: the existence of extensive, duplicated client data in multiple protected data systems that were not designed to communicate with each other. Development of an integrated data hub was determined to be a key step in creating a more seamless system of care. In December 2017 following the Sonoma Complex Fire disaster, the Board of Supervisors approved development of the integrated data hub to facilitate implementation of disaster rapid response efforts, ACCESS Sonoma County, and the Whole Person Care Pilot. In addition, DHS contracts with several community agencies to provide integrated health, mental health, and substance abuse treatment services, including but not limited to California Human Development, Drug Abuse Alternatives Center, Women’s Recovery Services, Buckelew Programs, Community Support Network, Telecare, and Progress Foundation. In collaboration with the Sheriff’s Department, DHS operates a Forensic Assertive Community Treatment program that engages mentally ill offenders in treatment and provides discharge planning to avoid re-entry to homelessness. This project continues to operate in 2025, and services have been combined into the Homeless Services Department with Sonoma County Health Services.

Services and Facilities that meet Homeless Persons Needs Continued

Transitional Housing: There are a total of 243 (see previous table) transitional housing beds in Sonoma County. Most beds are for individuals who are on probation or parole in projects operated by Interfaith Shelter Network.

Permanent Supportive Housing: There are 1,492 permanent supportive housing beds in Sonoma County that includes beds for the City of Santa Rosa Housing Authority’s VASH program for veterans as well as beds for transitional age youth, chronically homeless individuals, and individuals living with HIV/AIDS.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following is a summary and not meant to be a comprehensive list of all mainstream services.

Community Clinics – There are eight community clinic agencies throughout Sonoma County, all of which serve homeless persons in their local communities. Santa Rosa Health Centers operates a federal Health Care for Homeless project that supports a drop-in health clinic in Santa Rosa (Brookwood Health Clinic). West County Health Center operates a separate federal Health Care for the Homeless project serving the homeless population in the lower Russian River area (unincorporated County). Petaluma Health Center provides on-site medical services to homeless persons at COTS Mary Isaak Center.

Hospitals and respite care – All local hospitals (and the clinics above) participate in a grassroots Health Care for the Homeless Collaborative (HCHC) led by the St. Joseph Health Systems Community Benefit Department. All the major hospitals and federally qualified health centers attend a monthly coordination meeting. In addition to the respite-dedicated Nightingale facility, Catholic Charities has added respite beds at Sam Jones Hall, and COTS added respite beds at the Mary Isaak Center.

Sonoma County Safety Net Initiatives- Identified as a Strategic Plan Priority by the Board of Supervisors in April 2017, the County developed an initiative called Accessing Coordinated Care and Empowering Self Sufficiency Sonoma County (ACCESS Sonoma County). Through close partnerships with the departments of Health Services, Human Services, Community Development Commission, Child Support Services, Probation, and other criminal justice departments, ACCESS Sonoma County identifies the most vulnerable residents, often high utilizers of County services across multiple county departments, and provides holistic, wrap around services. The Safety Net Departments then launched the County's first Interdepartmental Multi-Disciplinary Team (IMDT), comprised of front-line staff from each of the participating departments, including case workers, eligibility workers, clinicians, probation officers and other direct service providers working with an IMDT Coordinator to establish integrated care plans for program participants. At the core of ACCESS Sonoma County's initiatives, IMDT is the innovative technology of the IBM Connect360 integrated data hub that allows for data sharing. The IMDT aims to break down siloes between systems of care to increase the efficiency and quality of services provided to Sonoma County's most vulnerable residents. In 2025, this project continues and also is linked with two County teams that provide outreach to individuals across the County and services to individuals in permanent supportive housing who have exited encampments.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following information on emergency shelters, transitional housing, and permanent housing is based on the data table above provided by Home Sonoma County as of January 2024 (finalization of the 2025 Homeless County and Housing Inventory Count is still underway). Many of the agencies and projects

noted below have received federal Continuum of Care funding or other funding from the Sonoma County Department of Health Services, and/or from the cities of Santa Rosa and Petaluma as well as other smaller cities in Sonoma County. As previously stated, this is not a comprehensive list of all services, facilities, programs, or agencies serving homeless persons in Sonoma County. For a more comprehensive listing of agencies, see the Process and Strategic Plan sections of this Plan (specifically SP-40). Many of these agencies also serve the non-homeless special needs subpopulations discussed in the next section (MA-30 Special Needs Facilities and Services).

Coordinated Entry – In compliance with the CoC Interim Rule, the Sonoma County Department of Health Services as lead agency for the Sonoma County Homeless Coalition oversee the Coordinated Entry (CE) system. Sonoma County uses modified VI-SPDATs w/ 3 separate assessments: Adults, TAY, & Families. Individuals who are determined to be the most vulnerable are referred to housing opportunities. Equal referrals are sent to each population. By names list (BNL) meetings are used to coordinate w/ outreach workers & other partners to prepare individuals for housing and to ensure vulnerable individuals can be located and quickly housed. When a client is soon to be referred, coordination occurs for housing preferences/gathering documentation. CE uses a dynamic prioritization process to ensure equitable and equal access to housing; referrals are done through case conferencing w/ 60+ providers. Assigned action steps reduce time from referral to move-in. Prioritization is made by assessment score & factors like recent contact & preferences. In situations where the assessment may not account for vulnerabilities, case conferencing allows for the Enhanced Assessment step, allowing additional 3rd party info for further assessment. implementing a Secondary Assessment in Coordinated Entry layered on to a subregional approach led to a 76% reduction in CE referrals failing due a client not being able to be found and a 58% improvement in referral acceptance rate overall. It also contributed to participants moving into housing on average 77 days faster.

The Sonoma County Homeless Coalition's Coordinated Entry oversight committee recently approved a new assessment and prioritization process to replace the VI-SPDAT tool. This tool has greatly reduced the amount of time to assess individuals and will better assess vulnerabilities of homeless individuals. In addition, Coordinated Entry will have a 4th priority list for seniors. This list is in addition to the families, individuals and TAY. The new list will greatly expand the number of housing referrals for chronically homeless seniors who have extended periods of time homeless.

Emergency Shelters – There are a total of 995 emergency shelter beds in Sonoma County. Street outreach teams can place individuals in encampments in these shelters allowing for rapid management of encampments. The Continuum of Care Lead Agency, Department of Health Services has provided financial support to the majority of these beds and the County directly operates two new non-congregate shelters.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Given the tight rental market, it is difficult for low-income households to find affordable rentals and has become significantly more difficult since 2017 when Sonoma County lost 5,300 homes countywide to the Sonoma Complex fires. Sonoma County's rental prices have increased more quickly than almost any other market in the US, creating incentives for landlords to raise rents and abandon affordability covenants when these expire. Additionally, the market fails to meet the needs of an increasing number of those who rely on public assistance for income. In light of these factors, there is a significant demand for special needs dedicated housing, as well as an increase in the number of units serving households earning extremely low incomes (below 30% of AMI).

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: There are over 1,400 units in affordable senior complexes throughout Sonoma County. County-wide (including Santa Rosa and Petaluma), there are additional senior units in the 128 mobile home parks which are protected in the Urban County by the county's Mobile Home Rent Stabilization Program or by local Mobile Home Rent Stabilization ordinances enacted by the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and the Town of Windsor. The Council on Aging, a local non-profit, provides services to support the independence and well-being of older residents. It provides services such as financial counselors, Meals on Wheels, legal assistance, and senior day activities, among others. Classes and daily events are available at the Healdsburg, Sebastopol, Rohnert Park, and Windsor Senior Centers as well as senior programs in Petaluma and Santa Rosa. The County also has an Adult and Aging Division within its Human Services Department, which provides support for independence and quality of life for older adults, veterans, and in-home caregivers. The Commission will continue to support services that encourage the development of affordable housing for the elderly, particularly for those in need of assisted housing and skilled care.

Persons with disabilities - There are over 400 units dedicated to persons with disabilities in affordable complexes in unincorporated Sonoma County, but according to the US Census Bureau, well over 33,000 persons living in the Urban County with disabilities.

According to Census Data (2013-2017 American Community Survey 5-Year Estimates), there are approximately 12,009 persons with an "independent living difficulty" living in Urban Sonoma County. While many live with family members, about 600 persons with developmental disabilities are living in community housing with community living supports provided by agencies such as North Bay Regional Support Center, and smaller independent programs such as Sweetwater Spectrum and Lifehouse.

Disability Services and Legal Center (DSLC) provides advocacy, legal aid, and support for persons with disabilities in Sonoma County. Transportation for persons with disabilities is provided through Sonoma County Paratransit, which provides linkage with all regional bus, train, and air transportation. This service is extended via the Volunteer Center of Sonoma County's Volunteer Wheels program, which provides more than 30,000 rides each year and serves over 3,000 elderly and disabled persons, as well as by Becoming Independent's fleet of 60 vans (which can reach areas of the county off the paratransit routes).

Agency	Project Description	Special Needs Population Served	Funding Source	Award Amount
City of Cotati	West School St Path of Travel	Persons with disabilities	CDBG	\$160,000
City of Healdsburg	Sidewalk Accessibility Improvements	Persons with disabilities	CDBG	\$175,000
City of Sebastopol	Youth Annex ADA Upgrades	Persons with disabilities	CDBG	\$180,000
Sweetwater Springs Water District	Water Improvement Project	Low/Mod Income Residents	CDBG	\$115,920
Fair Housing Advocates of Northern California	Fair Housing Education and Empowerment	Seniors, persons with disabilities	CDBG	\$70,000
Legal Aid of Sonoma County	Housing Justice Program	Seniors, persons with disabilities	CDBG	\$135,000

Table 51 - Table MA-35 - 2020 Projects

Services and Facilities that meet supportive housing needs Continued Part 1

Mental Illness and Substance Abuse - All of the county's 400+ affordable units designated for disabled persons may house individuals with severe and persistent mental illness (SPMI). In addition, the County received funding to serve the housing needs of adults with serious mental illness, children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or violence. The county co-sponsored two new affordable housing applications and successfully obtain funding awards totaling \$22,093,916. The housing projects designated to meet the funding goals were Caritas Homes, which will set-aside 30 units as NPLH units and Santa Rosa College Ave (Sage Commons) which will set-aside 29 units.

Behavioral Health Division of the Sonoma County Department of Health Services has used State of California Mental Health Services Act funds to finance the capital costs associated with development of permanent supportive housing for individuals with mental illness and their families. Units dedicated to mental health clients include Vida Nueva in Rohnert Park (6 permanent supportive housing units in

partnership with St. Joseph's Health Care Systems and COTS); Windsor Redwoods in Windsor (8 permanent supportive housing units); Fife Creek Commons in Guerneville (8 permanent supportive housing units); and McMinn Avenue in Santa Rosa (shared permanent supportive housing in a four-plex) in partnership with Telecare ACT-Sonoma County.

Individuals with substance dependence or abuse can access a variety of services throughout Sonoma County. These include: Drug Abuse Alternatives Center, which operates a 30-bed detox facility, a 130-bed residential treatment program, and outpatient and methadone programs; California Human Development, which operates a women's residential treatment program and outpatient services; Women's Recovery Services, which provides residential treatment for up to 20 women and their children; and R House residential (30 beds) and outpatient treatment for youth. Additional outpatient services are provided by Santa Rosa Treatment Program and Sonoma County Indian Health Project.

Significant gaps persist in providing access to mental health and substance abuse treatment. Despite the effectiveness of treatment of the 77,000 Sonoma County respondents who reported they needed help with mental health or substance abuse issues, 35.6% of those in need of help did not receive it (2018 California Health Interview Survey).

Services and Facilities that meet supportive housing needs Continued Part 2

Youth - Numerous organizations provide housing and services to Sonoma County's at-risk youth. Sonoma County Human Services Department's Valley of the Moon Children's Home provides a stable, supportive and nurturing environment to children removed from their homes due to abuse or neglect until a suitable foster home or another appropriate placement is arranged. Children's Village of Sonoma County provides nurturing, stable family homes in a multi-generational, enriched environment for children and their siblings in foster care; currently serving 24 children, when fully developed the program will serve 48 children. Greenacres Homes and School in Sebastopol provides trauma-informed care for boys and young men ages 6 to 21 and includes four short-term residential homes, year-round school, and a vocational training program. TLC Child and Family Services provides support and assistance in independent living skills to young people ages 16-18 (Transitional Housing Placement Program-THP), 18-24 (THP-Plus), and "THP+Foster Care" for non-minor dependent foster youth up to the age of 21. VOICES Sonoma promotes the wellness, life planning, and independent living skills of transition-aged youth emancipating from systems of care – including assistance applying for and obtaining housing. VOICES partners with Sonoma County Human Services Department to provide an Independent Living Skills program and My LIFE transition planning program to help youth develop the skills needed for becoming independent adults. Community Action Partnership operates Youth Connections, a High School Diploma, Work Readiness Preparation, College & Career Mentoring, and Entrepreneurial Development program for out-of-school youth ages 16 to 24 in Sonoma County.

Though there are many resources available for children and youth, the 2019 Sonoma County Homeless Count located 540 homeless Transition Age Youth, ages 18-24. Six percent of these young people had

been in the foster system immediately prior to their homelessness, and 21% of homeless youth have been through the foster system at some point in their lives. A quarter reported a psychiatric or emotional condition. A history of foster care is a known risk factor for homelessness, and while there are 207 homeless former foster youth living in Sonoma County, only 75 dedicated beds are available to house them, most of which are in time-limited transitional housing programs. Community Support Network purchased an eight-bedroom house in 2018 and opened it as a group home for eight youth who have aged out of the foster system. Social Advocates for Youth (SAY), the county's largest provider of counseling, employment, and housing targeted to at-risk youth, manages a 26-bed transitional and permanent housing facility for transition-aged youth (Tamayo Village), and the SAY Dream Center, which houses up to 63 former foster or homeless youth. Also, SAY operates the Coffee House Teen Shelter (6 beds) and Stepping Stone, an emergency housing program for up to 7 returning foster youth ages 18-21.

Approximately 319 beds are needed to address the county-wide housing needs of youth under the age of 18 and transition-aged youth ages 18-25. With current projects in development, a gap of 147 beds still needs to be addressed (Sonoma County Continuum of Care, 2015).

Services and Facilities that meet supportive housing Needs Continued Part 3

HIV/AIDS - All of the county's nearly 400 affordable units designated for disabled persons may house individuals living with HIV. In addition to being the primary housing provider for this population, Face to Face provides comprehensive support services to people living with HIV disease in Sonoma County, including assistance navigating health care services, benefits counseling, and volunteer services. Face to Face provides permanent supportive housing and emergency rental assistance utilizing Continuum of Care rental assistance (74 beds) and HOPWA funds through the State of California Office of AIDS.

Victims of Domestic Violence - The Family Justice Center of Sonoma County (FJCSC) brings together, in one place, government, law enforcement, and non-profit resources for families experiencing violence. As a founding partner of FJCSC, the YWCA is Sonoma County's premier service provider for victims of domestic violence, offering a 24-hour domestic violence hotline, a 27-bed women's emergency shelter, counseling, education, and training. The YWCA has been awarded multiple Continuum of Care-funded Rapid Re-Housing contracts, to assist the most vulnerable of victims of domestic violence to obtain and maintain permanent housing.

Farmworkers - Sonoma County is an agricultural county with a need for housing and supportive services for agricultural workers. According to a 2017 survey conducted by Sonoma County Winegrowers, 30% of grape growers provide housing for their employees, and the Commission has funded projects that amount to about 75 affordable units for farmworkers and their families. There are 238 farmworker family affordable housing units located throughout unincorporated Sonoma County, and 22 agricultural-employer sponsored units were built between 2008 and 2013, with 732 beds. Despite such production and other farmworker housing resources, reports of overcrowded homes, apartments, and motel rooms are common. According to the Farmworker Health Survey published by Sonoma County Department of Health Services in October 2015, "farmworkers live in unaffordable and overcrowded housing

conditions. 67% Farmworkers reported living in an overcrowded dwelling in Sonoma County. The health impacts of overcrowded housing conditions are numerous and severe, and children are particularly affected by overcrowded conditions.” For the period 2015-2023, the Sonoma County Housing Element sets goals of 10 farmworker family units and 40 new beds in farmworker bunkhouses.

California Human Development (CHD), a statewide agency with offices in Santa Rosa, provides a wide range of employment, housing, immigration, and other services for farmworkers in Sonoma County.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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PLAN_SECTION_ID=[1350402000]>

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Not applicable.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The funding priorities of the Urban County are for homeless and housing services. Additionally, the seven jurisdictions in the Urban County have prioritized making ADA improvements to public facilities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in the Urban County vary by area but generally include zoning and land use regulations, infrastructure, high construction costs, insufficient public funding, financing challenges, residential development fees, development and building permit application processing times, and regulatory requirements.

Additionally, an analysis of barriers to affordable housing is a mandated component of the Housing Element of the General Plan that the State of California requires for each jurisdiction, which must be updated every eight years. Housing Elements for each Urban County participating jurisdiction were recently updated and certified for compliance by the State pursuant to Housing Element law. Links to the most recent Housing Elements are provided below:

County of Sonoma, 2023-2031 Housing Element, Adopted and Certified:

<https://permitsonoma.org/housingelement#final>

City of Cloverdale Housing Element, 2023-2031, Adopted and Certified:

<https://www.cloverdale.net/458/Housing-Element-Update>

City of Cotati Housing Element, 2023-2031 Housing Element, Adopted and Certified:

<https://cotaticity.gov/215/Cotati-2023-Housing-Element-Update>

City of Healdsburg Housing Element, 2023-2031, Adopted and Certified:

<https://healdsburg.gov/1062/Housing-Element>

City of Rohnert Park Housing Element, 2023-2031, Adopted and Certified

<https://nsc-housing.org/city-of-rohnert-park>

City of Sebastopol Housing Element, 2023-2031, Adopted and Certified

<https://www.cityofsebastopol.gov/general-plan/>

City of Sonoma Housing Element, 2023-2031, Adopted and Certified:

<https://www.sonomacity.org/housing-element-update/>

Town of Windsor Housing Element, 2023-2031, Adopted: and Certified:

<https://www.townofwindsor.ca.gov/1306/2023-2031-Housing-Element>

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

As of October 2024, approximately 248,285 individuals participated in the civilian labor force in Sonoma County, according to data from the U.S. Federal Reserve. This figure includes all persons aged 16 and older who are either employed or actively seeking employment. In December 2024, the county's unemployment rate was 4.0%. In the broader North Bay region, which includes Sonoma, Napa, Marin, Solano, Mendocino, and Lake counties, unemployment rates varied. For instance, Marin County had the lowest rate at 4.1%, while Lake County had the highest at 8.0%. While Sonoma County has experienced a slight uptick in unemployment over the past year, it remains below the state average, indicating a relatively stable labor market.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	0	0	0	0	0
Arts, Entertainment, Accommodations	0	0	0	0	0
Construction	0	0	0	0	0
Education and Health Care Services	0	0	0	0	0
Finance, Insurance, and Real Estate	0	0	0	0	0
Information	0	0	0	0	0
Manufacturing	0	0	0	0	0
Other Services	0	0	0	0	0
Professional, Scientific, Management Services	0	0	0	0	0
Public Administration	0	0	0	0	0
Retail Trade	0	0	0	0	0
Transportation and Warehousing	0	0	0	0	0
Wholesale Trade	0	0	0	0	0
Total	0	0	--	--	--

Data Source Comments:

Table 52 - Business Activity

Labor Force

Total Population in the Civilian Labor Force	0
Civilian Employed Population 16 years and over	0
Unemployment Rate	0.00
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

Table 53 - Labor Force

Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	0
Farming, fisheries and forestry occupations	0
Service	0
Sales and office	0
Construction, extraction, maintenance and repair	0
Production, transportation and material moving	0

Table 54 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	0	0%
30-59 Minutes	0	0%
60 or More Minutes	0	0%
Total	0	0%

Table 55 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	0	0	0
High school graduate (includes equivalency)	0	0	0
Some college or associate's degree	0	0	0
Bachelor's degree or higher	0	0	0

Table 56 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 57 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

Table 58 – Median Earnings in the Past 12 Months

Data Source Comments:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table, the four largest business sectors in terms of both workers and jobs are “Education and Health Care Services,” “Professional, scientific, and management,” “Retail trade,” and Arts, Entertainment, Accommodations.” “Arts, Entertainment and Accommodations,” and “Manufacturing,” have more jobs than workers, meaning that there may be a need for workforce training for both of these industries or more affordable living situations for entry-level laborers. An article from the Press Democrat published May 13, 2017, stated in response to the labor shortage in hospitality, construction, and manufacturing positions that “Some leaders note that only about a quarter of county households can afford a home here priced at the \$639,000 median.”

“Professional, scientific, and management,” and “Retail,” have more workers than jobs, meaning that there may be a need for job creation strategies in these sectors.

Describe the workforce and infrastructure needs of the business community:

Workforce training and affordable housing are the most immediate needs for the well-being of Sonoma County’s business community. According to the Sonoma County Economic Development Board’s Fall 2019 Economic Report, projections show that 25% of the county’s residents will be 65 years or over by 2030. However, unemployment remains low at 3%. The Tubbs fire and worsening housing affordability led to a significant loss in population for the first time since 2005. As more people retire and immigration to the County slows down, the labor market is growing tighter, especially for lower-paying jobs. Still, the Employment Development Department (EDD) anticipates that Sonoma County will add 28,600 jobs by 2024, with the most growth in Education and Health Care, Leisure and Hospitality, Business, and Construction.

The 2017 fires destroyed more than 5,300 homes in Sonoma County, disrupted hundreds of businesses, and impacted the lives of countless residents –especially those most economically and socially vulnerable. The fires also brought some perennial issues into sharp focus. Notably, a pre-existing lack of housing to support residents was severely compounded by the significant loss of homes to the fires. In February 2018, Avalanche Consulting assisted the Sonoma County Economic Development Board in preparing an Economic Recovery Plan in response to the fires. The greatest immediate need remains to construct housing –both rebuilding homes destroyed by the fires and creating enough housing to match additional unmet needs. All told, this number totals 30,000 or more housing units. Until this challenge is met, Sonoma County remains at risk of losing residents who cannot find or afford a place to live. In turn, it will be difficult for businesses and other organizations to operate –from manufacturers and growers to nonprofits, hospitals, government agencies, and schools.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the 2018 Education & Workforce Development Progress Report, Sonoma County anticipated seeing a seven percent increase in the number of job openings between 2017 and 2022. This equates to 15,680 new jobs within the next five years. Continued rebuilding efforts, the aging and retiring of the baby boomer generation, and the net decline in overall population are likely to keep unemployment rates low and stimulate a need for workforce development. The future expansion of the SMART train and continued growth of the regulated cannabis industry will also likely create more temporary and permanent jobs for the County. However, as this report was being drafted, Sonoma County’s economy was also significantly impacted by the global COVID-19 pandemic, which resulted in many businesses to close for several months and lay off or furlough most, if not all, of their employees. Approximately 15.6 times the number of unemployment claims were submitted in February 2020 than

in January, and one early report suggests that Sonoma County's unemployment rate could skyrocket to 18% due to the vast numbers of restaurant, hospitality, and retail businesses that have been shuttered under the shelter-in-place orders.[1]

In addition to the challenges of finding and maintaining employees, the high potential of future disasters and PG&E-sponsored public safety power shutoff events is likely to have significant economic impact on the County. The four shut-offs and Kincadee fire in October 2019 is estimated to have cost the County upwards of \$10 billion and impacted the hospitality and food industry significantly through damage to property and significant loss of inventory. The potential for more power shutoffs over the next 10 years could pose a considerable challenge for wineries and small businesses in the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to a 2018 Education and Workforce Development Progress report published by the Economic Development Board, there are some significant gaps in the skills and education of the workforce and the employment opportunities in Sonoma County. According to the report, 83% of Sonoma County employers reported difficulty hiring, with 61% citing lack of relevant work experience as the cause. Employers also cited insufficient number of applicants (73%) and unwillingness for accepting offered wages (40%) as challenges to finding employees. The sectors anticipated to add the most jobs by 2022 are Healthcare and Social Assistance, Accommodation and Food Services, and Retail. The EDB report stated: "...the job opportunities that will be available in 2022 suggest that those students who do pursue a bachelor's degree will be vastly over-qualified. With many jobs being created in the retail and food and beverage serving sectors, many individuals may find themselves having to take positions with low hourly rates of pay and requiring little-to-no prior experience. The salaries associated with these careers alone are not enough to sustain a life in Sonoma County, and again, residents may be forced to look outside of the county for work and housing."

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Workforce Investment Board received a grant from the California Employment Development Department to help train residents for in-demand construction jobs after the October wildfires. Before the fires, the North Bay Construction Corps (NBCC) was established through a partnership of the North Coast Builders Exchange, CTE Foundation of Sonoma County, Sonoma County Office of Education. The NBCC is a five-month after school training program for high school seniors interested in construction and the trades. As most of the need is centered on housing creation, these training programs will coincide well with the goals of the Consolidated Plan by increasing the number of skilled workers to create housing while also providing sustainable, better-paying jobs. The Workforce Investment Board has also

convened industry sector partnerships in Manufacturing and Health Care. These partnerships allow local employers to access support services offered by the County and educational institutions. These programs complement the Consolidated Plan by creating living-wage jobs and strengthening the link between the skills of the up-and-coming workforce and the needs of the community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

INSERT (LINK CORRUPT)

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For this Consolidated Plan, a “concentration” is considered a census tract where more than 70% of a particular income group is experiencing one or more housing problems. The attached maps provided by the HUD Office of Community Planning and Development show the percentage of Extremely Low- and Low-Income Households with Any of Four Severe Housing Problems. As illustrated on the first map, there are approximately 18 census tracts in the Urban County in which more than 72.31% of the Extremely Low-Income population experiences one of four severe housing problems. As illustrated on the second map, there are approximately 18 census tracts, many the same as the first, in the Urban County, in which more than 72.31% of the Low-Income population experiences one of four severe housing problems.

As demonstrated by the attached maps, the census tracts where severe housing problems affect low-income households are scattered throughout the Urban County. The Urban County does not allocate funds on a geographic basis; instead, funds are allocated to organizations that provide low-income households with housing and supportive services. During each funding cycle, if an applicant applies for funds for a community project or program, a determination is made as to whether the project or program meets federal, state, and local objectives.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For this Consolidated Plan, “area of minority concentration” is defined as census tracts in which 51% or more of the population is of minority race or ethnicity. According to the HUD-generated CPD maps, only one census tract in unincorporated Sonoma County has more than 50% of a race or ethnicity other than white. Census tract 1503.05 in Sonoma Springs is composed of 70.36% Hispanic residents. No census tracts in the Urban County have a concentration of low-income families; however, at least eight census tracts have a concentration of households experiencing housing cost burden.

What are the characteristics of the market in these areas/neighborhoods?

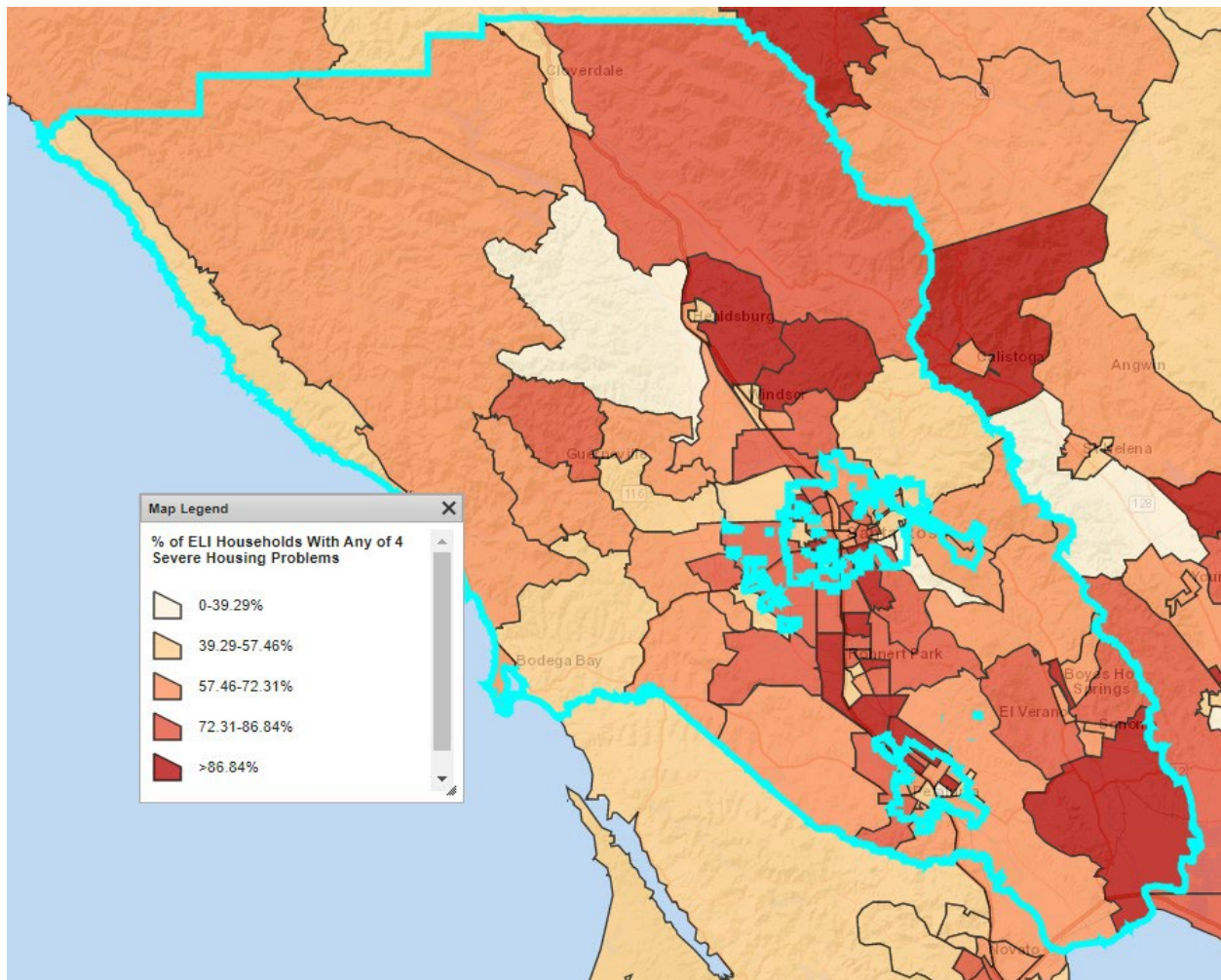
According to the census reporter, within the census tract with concentrations of racial and ethnic minorities and concentrations of low-income households, the housing units occupied by renters is 54%, compared to 39% for Sonoma County as a whole (inclusive of Santa Rosa and Petaluma). The inverse is true for housing units occupied by owners: 46% within the identified census tract and 61% for the County as a whole are occupied by owners. In terms of earning potential, the median income for the identified census tracts is \$59,320, which is only 75% of the County median; 66.8% of residents are high school graduates compared to 88.8 percent for the County; and only 18.4% of residents have at least a bachelor’s degree, compared to 36.1% in the County on average.

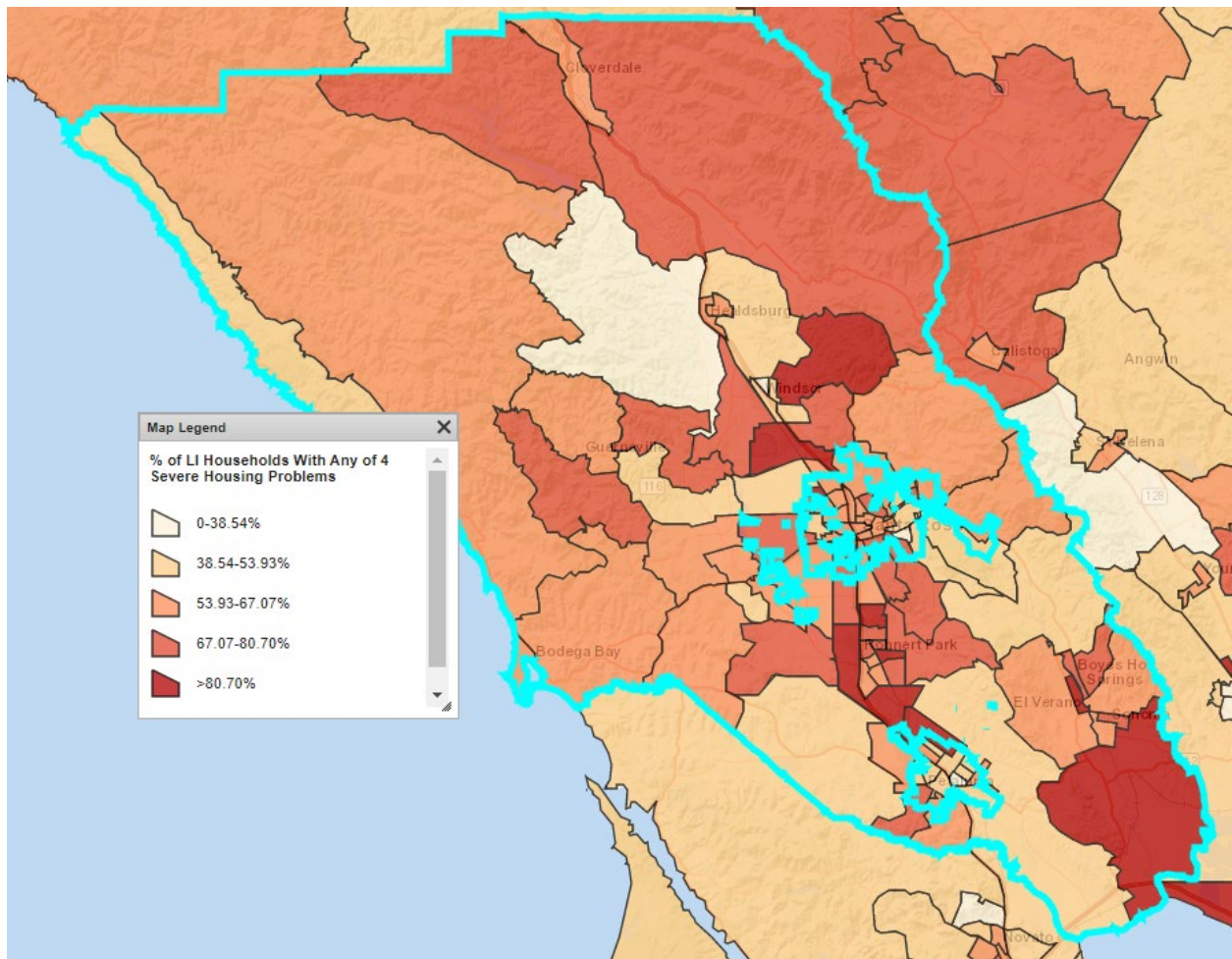
Are there any community assets in these areas/neighborhoods?

The Springs in the Sonoma Valley is a designated redevelopment area under California Redevelopment Law. In a nearby community, the Commission acquired Village Green II in 2014 as part of the winding down of the City of Sonoma Community Development Agency. The property provides 34 units of housing affordable to low-income seniors. La Luz Bilingual Center is a community-based non-profit that offers a day labor assistance program, various family services, provides job training, and supports cultural events. In 2017, the Commission-funded Fetter's Apartments was completed, providing 60 low income one, two, and three-bedroom apartments, and in late 2019, the Celestina Garden Apartments added 40 affordable units to the Fetter's complex for seniors. The day labor service is funded in part by the Sonoma County Board of Supervisors, who recognized a lack of resources for day laborers in the area. Also within the area are two elementary schools, a small public park, a public pool, affordable family apartments, and a mobile home park. There are also a few small retail establishments and restaurants.

Are there other strategic opportunities in any of these areas?

Historically, the Commission has prioritized strategic opportunities in former redevelopment areas - such as the Springs in Sonoma Valley and Roseland in south Santa Rosa. While these areas are still priority for development, the Commission also recognizes the need to spread affordable housing units throughout the county and in places of higher opportunity rather than concentrate efforts in one or two regions. More recently the Commission has explored development opportunities for affordable housing on former County-owned sites and nearer transit and amenities found in the urban centers.





Percentage of LI Households with Any of Four Severe Housing Problems

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

In Sonoma County, the need for broadband infrastructure—particularly in housing occupied by low- and moderate-income households—is critical. Many residents face significant barriers to accessing affordable, reliable internet, which is essential for education, employment, healthcare, and civic participation.

Broadband Access and Affordability Challenges

A 2024 Digital Needs Assessment conducted by the Sonoma County Economic Development Collaborative revealed that 63% of respondents earn below 50% of the county's area median income (\$48,450). While 80% reported having some form of internet access, many experience issues such as high costs, low speeds, and limited access to devices. Notably, 67% of respondents with internet reported their bills being too high, and 60% experienced speeds below the state and federal minimum standards (100 Mbps download and 20 Mbps upload). Additionally, 44% of respondents had no devices or only a smartphone for internet access, a figure that increased to 53% for households with school-aged children . (<https://sonomaedc.org/current-initiatives/broadband>)

The federal Affordable Connectivity Program (ACP) offers eligible households a \$30 monthly subsidy for internet service, yet enrollment remains low. In Sonoma County, approximately 40% of households qualify for the ACP, but only about 10% have enrolled. Barriers to enrollment include lack of awareness, complex application processes, and challenges in accessing necessary documentation.

Broadband Infrastructure Initiatives

To address these disparities, Sonoma County has initiated several broadband infrastructure projects, outlined in the Access Sonoma Broadband Action Plan:

- **Open Access Broadband Network:** In August 2023, the Board of Supervisors approved an agreement with the Golden State Connect Authority to expand broadband infrastructure in unincorporated areas, including Jenner, East Santa Rosa, and Cloverdale. This project aims to provide service to unserved and underserved areas, with a focus on affordability and accessibility.
- **Federal Funding for Infrastructure:** In January 2025, the California Public Utilities Commission approved \$17 million for broadband infrastructure projects in Sonoma County, benefiting

approximately 2,100 residents. These projects are part of the state's effort to bridge the digital divide in underserved communities.

- **Affordable Internet Subsidy Program:** In December 2024, the Board of Supervisors approved plans to provide free internet for one year to over 500 low-income households using American Rescue Plan Act funding. This initiative aims to alleviate the financial burden of internet costs for low-income residents.

The need for broadband wiring and connections in Sonoma County's low- and moderate-income housing is evident. While initiatives are underway to expand infrastructure and provide subsidies, challenges such as affordability, awareness, and access to devices persist. Continued investment in broadband infrastructure and targeted outreach efforts are essential to ensure equitable access to the digital resources necessary for full participation in modern society.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The need for broadband wiring and connections in Sonoma County's low- and moderate-income housing is evident. While initiatives are underway to expand infrastructure and provide subsidies, challenges such as affordability, awareness, and access to devices persist. Continued investment in broadband infrastructure and targeted outreach efforts are essential to ensure equitable access to the digital resources necessary for full participation in modern society.

The need for increased competition among broadband Internet service providers (ISPs) in Sonoma County is driven by several key factors:

1. Lower Prices for Consumers

When only one or two ISPs dominate an area, they can set higher prices without fear of losing customers. Introducing more competitors' forces providers to lower prices or offer better value to retain and attract customers.

2. Improved Service Quality

With multiple providers competing for business, there's more incentive to invest in infrastructure, reduce outages, increase speeds, and provide better customer service. Without competition, providers may not prioritize these improvements.

3. Faster and More Equitable Broadband Expansion

In many parts of Sonoma County, especially rural or underserved areas, broadband access is limited or nonexistent. Competition encourages ISPs to expand their networks to win new customers, helping bridge the digital divide and ensuring more residents have access to essential online services.

4. Innovation and Choice

Competition fosters innovation in technology, pricing models, and service options. Consumers benefit from having more choices that suit their individual needs, whether that's high-speed connections for remote work or affordable plans for low-income households.

5. Economic and Educational Benefits

Reliable, affordable broadband is critical for local businesses, education, healthcare, and government services. Greater competition can attract more tech-savvy businesses and remote workers to the region, boosting the local economy and supporting students who rely on online learning tools.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Sonoma County faces a range of increased natural hazard risks due to climate change. These risks are intensifying in frequency and severity, driven by rising temperatures, changing precipitation patterns, and other environmental stressors. Key hazards include:

- Dam failure
- Drought
- Earthquake
- Flooding
- Landslide/mass movement
- Sea level rise
- Severe weather
- Tsunami
- Wildfire

Earthquake and wildfire are considered the highest risk category. Flooding, severe weather, and landslide/mass movement are the hazards rated in the medium risk category, though landslide/mass movement was rated in the highest risk category countywide. Sea-level rise and tsunami are the hazards rated as lowest risk, though sea-level rise was rated as a medium risk countywide.

The Sonoma County Board of Supervisors declared a Climate Emergency on September 17, 2019, and directed the Office of Recovery and Resiliency to coordinate with County Counsel and County departments to explore actions that the County could take to mitigate climate impacts. The Sonoma County Multi-Jurisdictional Hazard Mitigation Plan was updated in 2021 and is currently in the progress of developing an update for 2026. More information on the plan can be viewed at this link: [Sonoma County Multi-Jurisdictional Hazard Mitigation Plan - 2026 Update](#)

The following goals were identified for the plan update:

1. Protect people and minimize loss of life, injury, and social impacts
2. Minimize potential for loss of property, economic and social impacts, and displacement due to hazards.
3. Minimize potential for environmental impacts and consider a broad-range of mitigation solutions, including nature-based solutions where feasible.
4. Communicate natural hazard risk to the whole community within Sonoma County.

5. Support and inform the development of relevant mitigation policies and programs.
6. Promote an adaptive and resilient Sonoma County that proactively anticipates the future impacts from hazards within the county.
7. Pursue the development and implementation of long-term, cost-effective, and environmentally sound mitigation projects.
8. Enhance the capability/capacity of the Sonoma County planning area to prepare, respond and recover from the impact of natural hazards.

Climate change is exacerbating Sonoma County's natural hazards, creating a complex web of environmental, economic, and public health challenges. Adaptive planning, fire-resilient landscapes, water conservation strategies, and updated infrastructure are critical to mitigating these risks.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households in Sonoma County face heightened vulnerability to natural hazards, including wildfires, flooding, and extreme heat, due to a combination of socioeconomic factors, inadequate housing infrastructure, and limited access to disaster resilience resources.

Key Vulnerabilities include:

1. Housing Affordability and Displacement Risks

Prior to the 2017 Tubbs Fire, over half of Sonoma County renters were paying more than 30% of their income on housing, indicating a significant affordability crisis. The fire exacerbated this issue, destroying more homes in a single day than had been built in the previous seven years, leading to a 32% increase in median rents within a month and a 6% rise in homelessness. Low-income renters, particularly those relying on housing vouchers, often face discrimination, making it challenging to secure housing even in the aftermath of disasters. (Local Housing Solutions, Fair Housing Advocates)

2. Limited Access to Resilience Resources

Programs like SoCo Adapts offer free home hardening and defensible space assessments to enhance wildfire resilience. However, these services are often underutilized by low-income households due to factors such as lack of awareness, transportation barriers, and the inability to afford necessary home improvements. (Sonoma County Fire District, Permit Sonoma)

3. Inadequate Infrastructure and Housing Quality

Many low-income residences, especially in unincorporated areas, lack essential infrastructure services like reliable drinking water and wastewater systems. Additionally, outdated and failing septic systems can be prohibitively expensive to upgrade, further straining the financial resources of low-income households . (Greenbelt Alliance)

4. Environmental Justice and Equity Concerns

Sonoma County's General Plan updates aim to integrate environmental justice by involving underrepresented communities in hazard mitigation planning. However, the effectiveness of these initiatives depends on active participation and the allocation of resources to address the unique needs of low-income populations . (Local Housing Solutions, Permit Sonoma, Sonoma County)

Policy and Planning Responses

In response to these challenges, Sonoma County has initiated several programs and planning efforts:

- **Hazard Mitigation Planning:** The county is updating its multi-jurisdictional Hazard Mitigation Plan to identify and address vulnerabilities, with a focus on enhancing the safety of existing and future buildings and infrastructure.
- **Affordable Housing Initiatives:** Through the Permanent Local Housing Allocation, County Fund for Housing, and federal resources the county has awarded millions in funding to develop and preserve affordable housing, aiming to increase the availability of safe housing for low-income residents.
- **Community Engagement:** The Equity Working Committee advises on integrating environmental justice into planning processes, ensuring that the voices of under-resourced communities are considered in decision-making .

Conclusion

The increased natural hazard risks in Sonoma County disproportionately affect low- and moderate-income households due to systemic socioeconomic disparities, inadequate housing infrastructure, and limited access to resilience resources. While county initiatives aim to address these issues, ongoing efforts are necessary to ensure that vulnerable populations are adequately protected and supported in disaster resilience planning.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan provides guidance and direction for the allocation of the federal CDBG, HOME, ESG funding received by Sonoma County for the 2025-2029 five-year planning period. It discusses:

- Priority needs and how market conditions were considered in determining priorities.
- Anticipated funding levels and leveraged resources.
- Partnerships in the delivery of programs receiving funding.
- Barriers to addressing the range of housing needs; and
- Complementary strategies for addressing homelessness, lead-based paint, and poverty.

Funding priorities were determined through consultation with service providers and other stakeholders, consideration of a resident and stakeholder survey that was conducted in the development of the Consolidated Plan, and public meetings with the community. Most of the activities included will be targeted to individual households who qualify for the programs according to their income status (individual benefit). Additional activities are directed toward particular areas within the County where the median incomes of the census tracts involved are below 80% of the area median income (area benefit). The County's goals and objectives are summarized in Section SP-45.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

INSERT TABLE (CORRUPT VERSION)

Table 59 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Urban County eight-jurisdiction partnership consists of the unincorporated County and seven incorporated jurisdictions, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma. Thus, the Urban County service area is all 1,500 square miles of Sonoma County less the area within the city limits of Petaluma and Santa Rosa, each of which is a separate HUD-entitlement jurisdiction. The funding allocation processes are formulated to serve this vast area.

Each year, two advisory committees are tasked with making funding recommendations for the use of CDBG, HOME, and ESG for approval by the Sonoma County Board of Supervisors. These advisory committees include the Community Development Committee (CD Committee) and the Cities and Towns Advisory Committee (CTAC).

The CD Committee has eight members. One is an *ex officio* member appointed by the Director of County Human Services, five are appointed to represent the five Supervisorial Districts, and the final two are tenant representatives that are Housing Choice Voucher (Section 8) participants, at least one of which is formerly homeless and at least one a senior. The CTAC consists of a representative from each of the seven incorporated jurisdictions.

Pursuant to the local Federal Funding Policies, which are updated each year by the committees and approved by the Board of Supervisors, funding awards are made based on the highest and best use of funds, that support the highest priorities identified in the Consolidated Plan. Projects in each jurisdiction will be awarded in a given year based on their demonstrated need, the readiness of their projects, and other threshold criteria detailed in the Federal Funding Policies. This distribution methodology allows each jurisdiction to plan ahead for its share of available funding and ensure that applicants do not apply for funds until a project is ready to proceed while preserving geographic equity in distribution to all areas of the urban County.

Up to 15 percent of the annual CDBG grant award can be obligated for public service activities. The Commission will use 100% of its public services set aside for fair housing services. ESG will continue to be used to leverage other sources specifically for homeless outreach and prevention programs.

This funding allocation process utilizing two committees representing all Districts and cities and towns within the entitlement jurisdiction helps assure that funds support projects and programs throughout the 1,500 square miles making up Sonoma County. The Urban County's CDBG program does not utilize Target Areas.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 60 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing Non-Homeless Special Needs

	Description	Produce and preserve housing that is affordable, safe, and accessible for low, very low, and extremely low households, including those with special needs and those who are homeless or at imminent risk of homelessness. The Urban County will use all the HOME funding and a portion of the annual allocation of CDBG funding to support affordable rental housing projects and programs. Assisted activities will include new construction of affordable rental housing, acquisition or acquisition with rehabilitation of affordable rental housing, rehabilitation of affordable rental housing, rehabilitation of owner-occupied housing, and tenant-based rental assistance. The Urban County will continue to direct the vast majority of CDBG program income and reprogrammed funds to the Housing Rehabilitation program that serves the entire Urban County. Additionally, the Commission will continue to pursue and secure non-federal funding to operate and sustain the Housing Rehabilitation program, which has rehabilitated thousands of units since its inception in the 1970's. The program focus shall remain to provide deferred-payment and low interest loans and construction management assistance to low-income owner-occupants residing in single-family and mobile homes. Investor-owned units will remain eligible provided the owner will execute long-term affordability covenants as detailed in the Housing Rehabilitation program policies.
	Basis for Relative Priority	Community engagement process (stakeholder consultation, community meetings, and survey results) for the Consolidated Plan. Based on data provided in needs assessment and the public input received, the need for an increase in affordable rental housing stock is a top priority. Expanding the availability of affordable rental housing will help alleviate and prevent homelessness and relieve economic stress on lower-income households. The housing rehabilitation program provides below-market interest rate loans and grants, and no-cost, wrap-around construction management services to low-income owner-occupants to assist them in staying in a safe and affordable home. In the absence of this program, these households would likely either reside in unsafe or unhealthy homes, or potentially face homelessness. Most of the households served are elderly, disabled, or both. For these reasons, this is classified as a high need.
	2	
	Priority Need Name	Homelessness
	Priority Level	High

	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Homelessness
	Description	The Urban County will prioritize the use of ESG funds for homelessness services including outreach, shelter, rapid rehousing and homeless prevention. This includes 93% of the ESG award and funds from State of California Homeless Emergency Aid Program (HEAP), California Emergency Solutions and Housing (CESH), State Homeless Housing Assistance Program (HHAP), and an allocation of the State of California's Emergency Solutions Grant (ESG) funding for the cities of Santa Rosa and Petaluma.
	Basis for Relative Priority	Community engagement process (stakeholder consultation, community meetings, and survey results) for the Consolidated Plan. Additional basis is derived from the 2024 Homeless Point in Time Count: In 2024, Sonoma County recorded 2,522 people experiencing homelessness, an 11% increase from 2023. This follows a decrease of 22% in 2023 compared to 2022. The 2024 count found that 62% of those experiencing homelessness were male, 37% female, and 47% were white. Addressing homelessness remains a top priority for Sonoma County, as reflected in public input and data in the homelessness section of this document.
3	Priority Need Name	Non-Housing Community Development
	Priority Level	High

	Population	Extremely Low Low Elderly Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Non-Housing Community Development
	Description	A portion of available CDBG funding will be used to support a range of non-housing services and public improvements benefiting low-income residents and persons with disabilities in the Urban County, including public facility improvements, removal of architectural barriers, and microenterprise assistance.
	Basis for Relative Priority	Community engagement process (stakeholder consultation, community meetings, and survey results) for the Consolidated Plan. All jurisdictional members of the Urban County have ADA-retrofit public facility projects as very high priorities within their jurisdictions. Microenterprise assistance has become a high priority as the need for affordable childcare has increased, and as a result, there is a need to more providers.
4	Priority Need Name	Non-homeless Special Needs
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	Non-Homeless Special Needs
	Description	Support lower income and special needs households with housing retention.
	Basis for Relative Priority	Community engagement process (stakeholder consultation, community meetings, and survey results) for the Consolidated Plan.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Urban County uses HOME funds for TBRA, administered through the Sonoma County Housing Authority. Rental housing affordability is a key and critical community concern and Urban County priority. Thus, TBRA will continue to assist both homeless households and non-homeless households in achieving rental housing affordability.
TBRA for Non-Homeless Special Needs	The Urban County uses HOME funds for TBRA, administered through the Sonoma County Housing Authority. Rental housing affordability is a key and critical community concern and Urban County priority. Thus, TBRA will continue to assist both homeless households and non-homeless households in achieving rental housing affordability.
New Unit Production	As detailed in the Needs Assessment and Market Analysis sections of this document, the need for new rental housing stock throughout Sonoma County, especially affordable units, is acute. As discussed in the needs assessment section, the Association of Bay Area Governments (ABAG) has calculated that the Urban County needs to produce 3,881 new housing units in the 2023-2031 time period to meet the projected housing needs of the community. Of the 3,881 new units, 1,036 are needed for very low-income households and 596 for low-income households.
Rehabilitation	Given the shortage of housing units described in the preceding paragraph, preserving existing stock is crucial. The housing rehabilitation program is a key mechanism to achieve this for low-income households who cannot afford to make necessary health, safety, accessibility, and other needed improvements to their homes in the absence of this program and financial assistance.
Acquisition, including preservation	As noted above in "New Unit Production," the expansion of housing stock, particularly affordable rental stock, is a top community need. Real estate transactions are inherently opportunistic, that is, properties will only be available for sale at certain times given the owner's interest and market conditions. Thus, while new production is a clear top priority, opportunities may arise to acquire existing properties and convert them to affordable units or preserve existing affordable stock that is subject to converting to market rate. In these instances, strong consideration will be given to intercede to sustain affordable housing stock. The Commission has also practiced purchasing vacant residential property to transfer to developers in exchange for deeper affordability of units created.

Table 61 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The amount of CDBG, HOME, and ESG funds expected annually is approximately \$2.468 million. Based on consistent historical trends, these funds are expected to leverage many times this amount in other, non-federal funds, each year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	1,657,887	250,000	0	1,907,887	6,631,548	CDBG will be used to support affordable rental housing projects, architectural barrier removal projects, public facility/improvements, microenterprise assistance, and public services.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				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	660,693	60,000	0	720,693	2,640,372	HOME funds will be used to support affordable rental housing development and preservation, and to provide tenant-based rental assistance

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,942	0	0	149,942	599,768	ESG funds will be used for rapid re-housing programs for homeless persons. Up to 60% of ESG may be used to support shelter operations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Admin and Planning Other	4,469,539	0	0	4,469,539	17,878,156	CoC funds will be used for permanent supportive housing projects for homeless persons, dedicated to chronically homeless populations. A small portion of funds will continue to be used to support mandated system infrastructure costs such as HMIS data systems, Coordinated Entry and CoC planning and management.
Section 8	public - federal	Rental Assistance	55,620,906	0	0	55,620,906	222,483,624	Section 8 funds are used for housing choice vouchers that include tenant and project-based vouchers and are administered by the Sonoma County Housing Authority.

Table 62 - Anticipated Resources

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

Based on consistent historical trends for nearly all affordable housing projects, CDBG and HOME funds awards can be expected to leverage 3-50 times of each dollar in additional resources. The funding leveraged includes tax credit equity investment, local affordable housing funds, and

State of California housing program funds. For public services, CDBG and ESG typically leverage, in aggregate, similar ratios. These leveraged operational funds include local government funds, private and foundation donated funds, federal Continuum of Care funds, State ESG funds, and other State initiatives. CDBG-funded architectural barrier removal projects tend to leverage less, and in some instances, CDBG is the sole source of funding, as these are often projects carried out by Urban County municipalities. The funding application process utilized by the Commission requires applicants describe and quantify leveraged funding and the funding policies encourage leveraging by making it an evaluation criterion. Through the funding administration process, all subrecipients are required to rigorously document the amounts and sources of leveraged funds.

HOME Match Requirement: The HOME regulations require a 25% match for all HOME funds used, excluding HOME funds used for CHDO operational expense, and general program administration. The Commission estimates that the leveraged funds will generate match sufficient to cover the match obligation for the HOME loans to rental housing projects. Any residual match will be credited against the Tenant Based Rental Assistance (TBRA) program match obligation. Any balance of the TBRA match obligation will be drawn from the previously accumulated match that the Commission has earned. The Commission will calculate the match value of the property tax waiver that the projects receive when the rental housing projects become operational and add the match value to the Commission's match tracking system.

ESG Match Requirement: The ESG regulations require grantees to provide a 100% match for all ESG funds used. Any projects to be funded through the Commission must document sufficient match through funds from other sources including but not limited to contributions, client fees, incidental program revenue and rent, foundation grants.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Commission currently owns a 6-acre parcel in the former Roseland Redevelopment Area, which is undergoing redevelopment. A portion of the Roseland property was transferred to a developer for affordable housing development, which is currently under construction. The Commission also owns 6 properties currently used for transitional housing, permanent supportive housing, affordable rental housing, veteran housing, or interim housing. The Commission plans to transfer each of these properties to qualified nonprofits for the continued use or greater use in the future. The County's department of General Services also maintains a list of underutilized County properties.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Sonoma County Community Development Commission	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
City of Cotati	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
City of Cloverdale	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Healdsburg	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
CITY OF ROHNERT PARK	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	
City of Sebastopol	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Region
CITY OF SONOMA	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Town of Windsor	Government	Economic Development Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
BURBANK HOUSING DEVELOPMENT CORPORATION	Non-profit organizations	Ownership Rental	Region
Midpen Housing Corporation	Non-profit organizations	Rental	Region
Scopa Has A Dream, Inc dba Corazon Healdsburg	Non-profit organizations	Homelessness	Region
PEP Housing	Non-profit organizations	Rental	Region
Satellite Affordable Housing Associates	Developer	Rental	Region
CATHOLIC CHARITIES OF THE DIOCESE OF SANTA ROSA	Non-profit organizations	Homelessness Non-homeless special needs	Region
Committee on the Shelterless	Non-profit organizations	Homelessness	Region
COMMUNITY ACTION PARTNERSHIP OF SONOMA COUNTY		Homelessness Non-homeless special needs public services	Region
COMMUNITY SUPPORT NETWORK	Non-profit organizations	Homelessness Non-homeless special needs	Region
Fair Housing Advocates of Sonoma	Non-profit organizations	Non-homeless special needs public services	Region
Legal Aid of Sonoma County	Non-profit organizations	Non-homeless special needs public services	Region
Sonoma Applied Villages Services	Non-profit organizations	Homelessness	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
The Living Room	Non-profit organizations	Homelessness	Region
Reach for Home	Non-profit organizations	Homelessness	Region
SHARE Sonoma County	Non-profit organizations	Homelessness Rental	Region
The Society of St. Vincent de Paul District Council of Sonoma County, Inc.	Non-profit organizations	Homelessness Non-homeless special needs	Region
West County Community Services	Non-profit organizations	Homelessness Non-homeless special needs	Region
Interfaith Shelter Network	Non-profit organizations	Homelessness	Region
The Danco Group	Developer	Homelessness Rental	Region
Verity	Non-profit organizations	Homelessness public services	Region
YWCA OF SONOMA COUNTY	Non-profit organizations	Homelessness public services	Region
Disability Services and Legal Center		Ownership Rental	Region
TLC Child and Family Services	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Housing and Economic Rights Advocates	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Housing Land Trust of Sonoma County	Non-profit organizations	Ownership Rental	Region
CommonSpace Community Land Trust	Non-profit organizations	Ownership Rental	Region

Table 63 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Sonoma County is well coordinated and spans a range of community needs. The County has many years of experience managing and implementing the programs addressed

in the Consolidated Plan, as well as working with outside agencies that fill some of the needs as outlined in the Consolidated Plan.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 64 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As highlighted above, the institutional delivery system in Sonoma County is well coordinated and spans a range of community needs. Additionally, as Table 57 indicates, a range of services for people experiencing homelessness are available throughout the county. The County and its partners have expanded homeless services in recent years, including expansion in homeless outreach services, rapid rehousing services, and enhancing connections between health services and homeless services. As shared during the community engagement process, residents and stakeholders routinely said that

people experiencing homelessness need stable housing situations to take full advantage of supportive services being offered to help them not only find but thrive in permanent housing situations.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Sonoma County's service delivery system benefits from a culture of cooperation between nonprofit agencies, increasing experience with collaborative efforts and deepening trust between agencies, and agencies with a culture of excellence. The creation of the Sonoma County Homeless Coalition has helped alleviate the impacts of a fragmented homeless system of care and led to a high level of collaborative functioning and understanding of requirements of homeless services funding streams and development of reliable data upon which to base planning efforts. Through its decade-old Upstream Investments Initiative, the County of Sonoma has cultivated a system-wide commitment to evidence-based practice and alignment with other collective impact initiatives. In the last several years, the County initiated ACCESS Sonoma to identify and streamline the provision of services to the most vulnerable Sonoma County residents, leading to improved collaboration between multiple County agencies and the homeless system of care.

Recent information from the Point-in-Time Homeless Count identifies the following significant gaps in the system of care's capacity to address the needs of persons experiencing homelessness:

1. Sonoma County's current homeless population has been homeless longer, and is more medically compromised, than in the past. Two-thirds of the homeless population experienced one or more serious medical conditions, and/or disabling conditions. Many report the vulnerability risk factors that most commonly lead to death on the street (homeless for more than 6 months and experiencing a range of serious medical conditions – or simply being over the age of 60). There is a great unmet need for integrated health care, including substance abuse and mental health treatment, and for case management in permanent supportive housing. Although the Affordable Care Act has introduced new options for providing these services, these resources are not yet available in Sonoma County.

2. The homeless population under the age of 25 increased in 2019. These include unaccompanied teens, transition-age youth (18-24), young parents, and children who are homeless with their parents—more than 657 persons under the age of 25. People who have experienced trauma at a young age (including homelessness) often require intensive services to stabilize in housing. This expertise exists in Sonoma County, but the housing capacity in which to provide these services is severely lacking. Between 2018 and 2019, the number of homeless transitional-age youth and unaccompanied children increased by 17%.

3. The number of homeless veterans remains high. 218 homeless veterans were found in 2019, which represents a decline from years prior. Still, the vast majority (68%) of homeless veterans are unsheltered. The need for assistance far outstrips the sizeable VA Supportive Housing program.

4. As noted throughout this Plan, Sonoma County has a severe shortage of affordable housing. More than half of Sonoma County households spend over 30% of their income on housing; nearly 83% spend more than 45% of their income on housing and transportation combined. The extremely low vacancy rates of recent years have led to extended periods of homelessness while people search for an apartment—even for those with rental assistance.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Sonoma County Community Development Commission is the lead agency for Home Sonoma County (acting as the Continuum of Care) and hosts its planning efforts. Through Home Sonoma County, the Commission works with the cities of Santa Rosa and Petaluma, to ensure compatibility between the Home Sonoma County planning process and related Consolidated Plans, Housing Authority Agency Plans, Housing Elements and related policies. The membership of Home Sonoma County Task Groups includes the widest possible representation from the non-profit, governmental, service provider, housing development, law enforcement, lived experience, faith-based, business, homeless and general communities. In addition, the Home Sonoma County community meets quarterly to share information, discuss emerging issues, and develop the annual CoC funding submission. Home Sonoma County is governed by a 9-member Leadership Council, which addresses policy issues and organizational structure. The Home Sonoma County Leadership Council is engaged in a strategic planning effort with the assistance of Focus Strategies, a consulting group dedicated to using the power of analytics to design and implement housing-focused, equity-informed, and person-centered solutions that reduce homelessness.

HOUSING: Increase permanent affordable housing to meet the need, estimated as of 2019 to require Rapid Re-Housing assistance for 422 households; and 1,300 units of Permanent Supportive Housing (calculations from the County of Sonoma’s No Place Like Home Plan).

HEALTH: Ensure access to integrated health care, involving enrolling the vast majority of homeless persons in health coverage and establishing healthcare homes. Partnerships with clinics and County Departments of Health Services and Human Services are essential to ensure that homeless persons may access primary and behavioral health care.

INCOME: Increase incomes through workforce readiness and disability income initiatives, to address the vast majority of homeless adults who have no income.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing		Affordable Housing		Rental units constructed: 250 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Homelessness	2025	2029	Homeless		Homelessness		Tenant-based rental assistance / Rapid Rehousing: 160 Households Assisted Homeless Person Overnight Shelter: 400 Persons Assisted Homelessness Prevention: 750 Persons Assisted
3	Non-Housing Community Development	2025	2029	Non-Housing Community Development		Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted Jobs created/retained: 25 Jobs Businesses assisted: 50 Businesses Assisted
4	Non-Homeless Special Needs	2025	2029	Non-Homeless Special Needs		Affordable Housing Non-homeless Special Needs		Public service activities for Low/Moderate Income Housing Benefit: 875 Households Assisted
5	Planning and Administration	2025	2029	Planning and Administration				

Table 65 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Produce and preserve the housing stock that is affordable, safe, and accessible for low, very low, and extremely low household, including those with special needs and those who are homeless or at imminent risk of homelessness.
2	Goal Name	Homelessness
	Goal Description	Promote effective and proven strategies for homelessness prevention and intervention, including support for homeless shelters, homeless prevention, homeless outreach and rapid rehousing with ESG, ESG match funds, and the local Low- and Moderate-Income Housing Fund (LMIHAF).
3	Goal Name	Non-Housing Community Development
	Goal Description	The Commission will support the creation or improvement of infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations, support the creation or retention of jobs and provide microenterprise assistance for lower income households/businesses.
4	Goal Name	Non-Homeless Special Needs
	Goal Description	Support lower income households with housing retention through public services (eviction defense and tenant landlord services).
5	Goal Name	Planning and Administration
	Goal Description	Planning and administrative activities for CDBG, HOME and ESG.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Commission plans use CDBG and HOME funds to produce 250 new rental units, rehabilitate 50 rental units, rehabilitate 100 owner occupied housing units, add 25 transitional or permanent supportive housing beds, and serve 500 households through tenant based rental assistance. The Commission prioritizes affordability to extremely low and very low-income households, as these are the households whose needs are not met in the housing market.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Sonoma County Housing Authority was not required to increase the number of Accessible units under the Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority does not own or operate public housing units. The Sonoma County Community Development Committee (advisory board) includes two Section 8 members and serves as the Housing Authority's resident Advisory Board.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not Applicable. The Sonoma County Housing Authority has been designated as a High Performing Agency for 22 consecutive years.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Potential constraints to housing development in the Urban County vary by area but generally include zoning and land use regulations, infrastructure, high construction costs, insufficient public funding, financing challenges, residential development fees, development and building permit application processing times, and regulatory requirements.

Additionally, an analysis of barriers to affordable housing is a mandated component of the Housing Element of the General Plan that the State of California requires for each jurisdiction, which must be updated every eight years. Housing Elements for each Urban County participating jurisdiction were recently updated and certified for compliance by the State pursuant to Housing Element law. Links to the most recent Housing Elements are provided below:

County of Sonoma, 2023-2031 Housing Element, Adopted and Certified:

<https://permitsonoma.org/housingelement#final>

City of Cloverdale Housing Element, 2023-2031, Adopted and Certified:

<https://www.cloverdale.net/458/Housing-Element-Update>

City of Cotati Housing Element, 2023-2031 Housing Element, Adopted and Certified:

<https://cotaticity.gov/215/Cotati-2023-Housing-Element-Update>

City of Healdsburg Housing Element, 2023-2031, Adopted and Certified:

<https://healdsburg.gov/1062/Housing-Element>

City of Rohnert Park Housing Element, 2023-2031, Adopted and Certified

<https://nsc-housing.org/city-of-rohnert-park>

City of Sebastopol Housing Element, 2023-2031, Adopted and Certified

<https://www.cityofsebastopol.gov/general-plan/>

City of Sonoma Housing Element, 2023-2031, Adopted and Certified:

<https://www.sonomacity.org/housing-element-update/>

Town of Windsor Housing Element, 2023-2031, Adopted: and Certified:
<https://www.townofwindsor.ca.gov/1306/2023-2031-Housing-Element>

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Potential constraints to housing development in the Urban County vary by jurisdiction and area, but generally may include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation. An analysis of these potential barriers is detailed in each of the Housing Elements of the General Plan for each of the eight jurisdictions composing the Urban County: the County of Sonoma, the Town of Windsor and the cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol and Sonoma.

Some of the strategies that jurisdictions within the Urban County have pursued and will continue to develop to remove barriers to affordable housing are:

- Streamlined permitting for affordable housing developments.
- Streamlined permitting for “by-right” development
- Fee deferrals and possible waiver of certain zoning standards improve the feasibility of affordable housing developments
- Implementing or revising inclusionary housing ordinances.
- Financing of quality non-profit and for-profit organizations that build affordable housing.
- Reduced parking requirements for affordable housing developments.
- Revising land use and building standards to accommodate non-traditional forms of housing, e.g. accessory dwelling units

The Urban County member jurisdictions will continue efforts to implement new strategies and strengthen participation with its partners to expand support for affordable housing programs.

SP-60 Homelessness Strategy – 91.215(d)

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

The Sonoma County Homeless Coalition (Santa Rosa/Petaluma/Sonoma County Continuum of Care), its 5-year strategic plan, and the Department of Health Services (CoC Lead Agency) annual CoC submissions to HUD reflect the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive homeless services system throughout the County. The goals and strategies outlined below are those of the entire region rather than for the Urban County alone.

As part of strategic planning efforts, the Homeless Coalition adopted a subregional street outreach model, with right-sized outreach teams funded in different geographic regions of the County. This effort was combined with the development of a By-Names-List (BNL) which tracks all homeless individuals in the county. This provides in depth information about client's location, needs and preferences. These efforts are coupled with case conferencing meetings to coordinate care for homeless individuals. The Sonoma County Homeless Coalition has also developed a new assessment tool and prioritization process for the local Coordinated Entry (CE) system. The new assessment tool will replace the VI-SPDAT with a more concise and trauma-informed assessment. Additionally, the local CE system has implemented a dynamic prioritization process which focuses on client's preferences and those with recent contact. These steps have led to lower rates of referral rejection due to inability to contact clients.

Addressing the emergency and transitional housing needs of homeless persons

Strategies include but are not limited to the following:

- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through expanded rapid re-housing and case management addressing specific barriers to obtaining and retaining housing. Emergency shelter providers are now trained on CE Assessments and conduct enrollments with participants residing in shelter to ensure they are signed up for prioritized housing opportunities based on their needs and preferences.
- Creating "housing locator" positions to assist clients in identifying housing opportunities throughout the system of care.
- Implement trauma-informed evidence-based practices to help shelter and transitional housing residents to stabilize and reduce returns to homelessness.
- Implement a SOAR Disability Income Initiative to assist disabled participants to establish income.

- Expand economic stability programming, by coordinating services with local employment training agencies and by offering job resource events for the unhoused, financial literacy workshops, to help participants achieve long-term stability.
- Increasing the inventory of permanent supportive housing for homeless households through the development of affordable housing.
- Purchase and master-leasing of group homes for vulnerable populations.
- Developing and implementing the BNL in all subregions and collaborating with local fire and law enforcement to reach vulnerable populations who may not otherwise access services. BNL meetings are used to identify encampments, coordinate care in advance of closure, ensure individuals are connected to coordinated entry and to connect individuals to interim and emergency shelter options.
- The development of a Lived Experience Advisory Planning (LEAP) Board. The LEAP Board provides advisory to the Homeless Coalition regarding homeless programs, policies & funding decisions. The advisory group has a standing item, “word from the street,” on the Homeless Coalition Board meetings to ensure the Board is apprised of emerging issues related to the unhoused population and what the current needs are when making decisions.
- In addition to the LEAP Board, the Homeless Coalition Board and standing committees all have voting representation from those with lived experience of homelessness. Their input has been valuable on items such as developing the county-wide strategic plan to end homelessness as well as jurisdictional strategic plans. All members are paid stipends for their participation.

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.

The lead agency collaborates with the CE operator and the McKinney-Vento liaison to ensure that homeless families are effectively connected to both the CE system and available shelter resources. The CE system plays a vital role in serving families, providing one-third of all eligible referrals to this population. Additionally, the Sonoma County Housing Authority (SCHA) leverages the CE system to allocate several project-based voucher opportunities, further increasing housing access for families in need. Recent analysis of CE outcomes has shown that families experience the fewest median days between enrollment and housing placement compared to other CE populations, highlighting the system’s effectiveness in supporting this group.

Further expanding housing opportunities, in 2018 the SCHA instituted a move-on program designed to free up beds in permanent supportive housing (PSH) facilities. Individuals and families who transition out of PSH are provided with Housing Choice Vouchers, (HCV) thereby opening PSH units for other chronically homeless individuals or families who require intensive supportive services. In 2022, the SCHA expanded the

program to encompass referrals for individuals and families at risk of homelessness who are in rapid rehousing projects. This additional referral process enables recently housed households, who may lack the financial means to sustain rental payments after their subsidy concludes, to retain their housing stability.

In addition, the Human Services Department's Housing Support Program offers rental assistance specifically targeted at homeless families, providing them with the financial support needed to achieve housing stability. Together, these coordinated efforts create a more responsive and effective system that addresses homelessness.

Feedback is provided through the LEAP Board that provides crucial information on how to tailor local services to the needs of people accessing the system. This feedback has helped strengthen and enhance current programs throughout the community in terms of service delivery, access, program design, etc.

The Homeless Coalition has strategically prioritized funding to expand the supply of PSH units in response to the needs of those experiencing chronic homelessness. Between 2020 and 2024, the number of dedicated PSH units nearly doubled, from 780 units in 2020 to 1,469 units in 2024 designated for the chronically homeless.

The CE Operator, the County Office of Education's McKinney-Vento Homeless Liaisons and regional outreach teams all identify families experiencing homelessness. Families are assisted with accessing CE and emergency shelter. Strategies to rapidly rehouse families include prioritization of families in CE. The services and systems set up to help families through the homeless system of care is explained more in Institutional Delivery Structure, SP-40.

All families with children in the homeless services system are assessed and enrolled in CE. Households scoring in the 4-8 range are referred into rapid re-housing programs pending a full needs assessment. Currently rapid re-housing funding has been limited to a single year; thus, services are targeted to households who are judged to have the capacity for self-sufficiency within 12 months. While rapid re-housing is a priority intervention for households with children, it's also used to assist transition-aged youth and other households of adults only to access affordable housing, especially in shared units. All local rapid re-housing programs require participation in case management, and case management is increased in the last several months as rental assistance decreases, to ensure that the end of assistance does not plunge participants into a new episode of homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The County of Sonoma, in collaboration with the Cities of Petaluma and Santa Rosa, and in partnership with All Home began a coordinated homelessness prevention program in December of 2024. This \$3.9 million program uses regional hubs, housed in local nonprofits with knowledge of the community to provide a unified approach to homelessness prevention. The uses an assessment tool to gauge vulnerability to ensure resources are reserved for those most likely to become homeless. Services are more than just financial; they include case management and legal services to ensure that households can remain stable in their housing and not fall into homelessness.

In alignment with local strategic goals to prevent homelessness among extremely low-income unhoused individuals exiting publicly funded systems of care, The County has launched the Behavioral Health Bridge Housing program. This program provides short-term, recovery-focused housing for individuals with serious behavioral health conditions, including those transitioning from hospitals, incarceration, or other institutional settings. Located at the newly renovated Arrowood Drive facility with 71 beds, the program offers 24/7 medical and clinical support in a structured environment. Priority is given to participants in CARE Court, a new state-mandated program serving individuals with psychotic disorders who are at high risk of cycling through emergency systems. By bridging the gap between crisis services and PSH, this initiative supports long-term stability, recovery, and housing retention for the County's most vulnerable residents.

As noted in MA-35, Special Needs Facilities and Services, the Commission has worked with the Homeless Coalition and the Lead Agency to document discharge processes from the Department of Health Services Behavioral Health Division (DHS-BHD) to identify unaddressed gaps, and design strategies to address incomplete referrals of poly-substance using clients exiting Psychiatric Emergency Services (PES). For enrolled mental health clients, BHD case managers discharge those at PES to BHD-funded Opportunity House and Progress Sonoma Crisis Residential facilities. A County Housing Specialist assists with long-term housing. BHD operates a Jail Mental Health program and has launched a Mobile Support Team that provides mental health consultation to law enforcement partners encountering citizens in apparent mental health crisis. For those clients exiting PES whose crisis is due to substance abuse disorders, homeless service providers are engaged in multi-party efforts to enhance sobering services and to develop a program to serve chronic inebriates in consultation with hospitals, PES, Detox, emergency medical transport, and police.

Hospitals are now legally responsible for ensuring persons discharged from their care are not routinely discharged into homelessness. Several local hospitals and healthcare partners have invested in recuperative respite beds for individuals exiting healthcare situations that require a specific level of care. These beds have significantly increased over the last several years with a total of 60 beds available in the community through Catholic Charities and COTS. These funds are supplemented with assistance from Partnership HealthPlan of California's Housing Innovation funds, which helped expand respite capacity and also fund rapid re-housing for respite clients.

The Commission has also worked with the Sonoma County Division of Family, Youth and Children Services (FYC) to mitigate the number of foster youth who become homeless upon reaching their 18th birthday. FYC conducts exit planning at VOICES youth-run multi-service center, which receives operational funding from the Commission

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Making housing lead-safe is the most effective strategy to protect children from lead poisoning. The Sonoma County Community Development Commission addresses this through proactively disseminating printed information concerning lead-based paint hazards to all residents of housing rehabilitation and rental assistance programs and provides information on its website. The Commission's Housing Quality Standards (HQS) Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections, thereby preventing exposure to lead hazards by identifying the risks before families with children under six years of age move into rental units that are assisted by the Housing Authority.

The Commission's Housing Rehabilitation Services Specialists are trained in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation activities. Any dwellings not exempt from HUD's lead hazard reduction provisions (single-room occupancy, dedicated senior housing and housing construction after 1978) renovated under the Housing Rehabilitation Program undergo a lead hazard risk assessment by a state-certified Risk Assessor prior to the formulation of the project's scope of work. Any identified lead hazards are addressed in the scope of work and a certified clearance is obtained before the project is considered complete.

The Commission will also ensure compliance with lead hazard reduction requirements by subrecipients of CDBG, HOME, and ESG funding used to acquire and/or renovate existing buildings for housing or to undertake residential and re-housing service activities through regular monitoring of those activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Section MA-20 contains Table 39, which uses ACS 2013-2017 data showing that in the Urban County, there are 36,800 owner-occupied units built before 1980 (thereby being deemed at risk for the presence of lead-based paint) and that 1,968 of those (5%) have children present. The corresponding figures for rental housing are 21,614 units built before 1980 with 2,842 containing children (13%) (2012-2016 CHAS Data, Table 13).

According to 2013-2017 ACS Data, there are several unincorporated localities within the Urban County where over fifty percent of the housing units were constructed prior to 1960 and thereby exhibit the highest probability of exposing the residents to lead-based paint hazards: Glen Ellen (56.5%), Guerneville (59.1%), and Monte Rio (69.5%).

How are the actions listed above integrated into housing policies and procedures?

See discussion in first question.

DRAFT

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

In 2011, the County of Sonoma adopted an Upstream Investments strategic policy initiative. The initiative is based on the philosophy that poverty can be eliminated by investing early and wisely in collaboration across agencies in prevention-focused policies and interventions. The mission of Upstream Investments is to promote equity and reduce monetary and societal costs for all residents within a community. The Upstream Initiative has led County-funded agencies to strategically invest in prevention-oriented programs, support the adoption of evidence-based practices, and engaged all local funders in impacting poverty together.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Through the Upstream Investment and Health Action Initiatives, the County of Sonoma has had a longstanding goal of safe and healthy housing for all Sonoma County residents. Indicators of Success have included an increase in housing affordability and a decrease in homelessness. The Sonoma County Homeless Coalition (aka the Continuum of Care) continues to address these local anti-poverty efforts, through collaboration on expanding income strategies for homeless persons, assisting adults and youth to complete a high school education, lowering the percentage of people living below the poverty level, and increasing incomes to 300% of the poverty level.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Projects and programs that are funded with CDBG, ESG, Section 8 vouchers and HOME are subject to monitoring. All subrecipients receiving CDBG Public Services funds are monitored on a regular basis through the submittal of either monthly, quarterly, or one-time reports to Commission staff, as identified in their annual Funding Agreements. Each report provides statistics on the program participants and a narrative on the activities undertaken during the reporting period. Each subrecipient also submits an annual report at the end of the contract term summarizing their accomplishments for the year. The information that is provided to the Sonoma County Community Development Commission staff is input into HUD's Integrated Disbursement and Information System (IDIS). On either a monthly, quarterly, or one-time basis, dependent upon the Funding Agreement, the subrecipients submit reimbursement requests including proof of payment for all expenses. Commission staff reviews the financials and program records of each subrecipient annually; a selection of these reviews are done on-site, and the remainder are desktop reviews.

For all capital improvement projects, the Commission collects income and asset verifications, demographic data, verification of insurance, and ownership verification, if applicable. All projects are inspected during construction to ensure that all work is in compliance with the originally proposed scope. All construction projects receiving federal funds are subject to the National Environmental Protection Act (NEPA) review. The Commission has staff trained in NEPA compliance who conduct an Environmental Review of each project. Finally, for all capital improvement projects subject to Davis-Bacon Labor Standards, the Commission conducts in-house desk reviews and on-site interviews to ensure wage compliance of all contractors.

For organizations that receive HOME or CDBG funds for development of housing, long-term affordability controls are recorded in conjunction with the funding documents. Commission staff conducts compliance reviews as required by the program regulations or as deemed prudent. In addition, each recipient of funds is subject to federal audit requirements. The Commission has monitoring and compliance procedures in place to ensure that any deficiencies or findings are handled consistently. For rental complexes that have received funding through the CDBG or HOME programs, regular reporting and compliance monitoring is conducted by Commission staff. For HOME units, monthly reporting includes information on the number of household members; household income level; whether the household receives HCV rental assistance; the

bedroom size of the unit, the rent being charged; the maximum rent that can be charged for the unit; and the household's recertification date. HOME units are subject to regular on-site monitoring per the HOME Regulations.

The CDBG, ESG, and HOME programs' performance is evaluated by staff at the end of the Commission's fiscal year. That review is incorporated into the Consolidated Annual Performance and Evaluation Report (CAPER).

On an annual basis, the Commission submits the CDBG and HOME Minority Owned and Women Owned Business Report to HUD. The Commission encourages participation from minority and women business enterprises. This effort includes notices in bid solicitation, newspaper advertisements and contract clauses requiring contractors, to the greatest extent feasible, to provide opportunities for training and employment for minority and women business enterprises.