

HOME-ARP Allocation Plan Template with Guidance

Instructions: All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Describe the consultation process including methods used and dates of consultation:

The Sonoma County Community Development Commission (SCCDC), administrator for the County of Sonoma Participating Jurisdiction (PJ) in collaboration with City of Santa Rosa (CSR) Housing & Community Services staff, an independent PJ, consulted with the Sonoma County Continuum of Care Board (CoC) on February 23, 2022 at one of the CoC’s regular meetings.

The CoC is a 15 member entity comprised of elected officials, non-profit, and community based organization representatives in the area related to homeless housing and services, subject matter experts in the field of housing for the homeless, supportive services, and special needs for the various homeless and at-risk of homelessness populations. Using the “Housing First Model” the CoC programs strive to:

- Promote a community-wide commitment to the goal of ending homelessness;
- Provide funding for efforts to quickly re-house individuals and families who are homeless, which minimizes the trauma and dislocation caused by homelessness;
- Promote access to and effective use of mainstream programs; and
- Optimize self-sufficiency among individuals and families experiencing homelessness

SCCDC and CSR presented information about the HOME-ARP grant program to the CoC, including HUD requirements, definitions of qualifying populations, eligible activities/projects and general preliminary findings of homeless data derived from the 2020 Point In Time (PIT) count. The CoC provided input and expressed their desire to use the most recent 2022 PIT count data in the HOME-ARP Allocation Plan (Plan). The 2022 PIT count occurred in late February of 2022 and data was not available until late September of the same year. The table below provides information about methodology and feedback received from the CoC.

SCCDC and CSR held subsequent joint consultations with the following types of stakeholder groups: affordable housing developers, fair housing/civil rights and accessibility advocates, organizations that advocate for and provide services to persons who are fleeing or are victims of domestic violence, human trafficking as well as organizations that serve the homeless populations. SCCDC and CSR staff reached out to numerous organizations in each category via telephone and email to invite them to participate with ample advance notice before the consultation was held. These consultations were held virtually as a small “roundtable” where SCCDC and CSR staff provided a visual presentation on the background of the HOME ARP program, including allocation amount, a general overview of requirements, and eligible activities. After program information was given, staff asked the groups questions about what the current demand and availability is of services in the county, including what services/provisions are lacking or will be in the near future. A general description of each consultation, including consultation with the CoC Board, is provided below. Notes from each subsequent consultation, including date and organization names of participants, are included in the Plan in Attachment 1.

On May 26, 2022, staff consulted with six experienced affordable housing developers that are currently working on new housing projects in the county or have completed projects in the area. While consultation with this group is not required, after reviewing the program notice and requirements, staff determined that obtaining feedback from the developers should be included to understand the type of housing that is lacking and what factors are currently impacting the industry that could negatively affect planning for future housing. The participants who attended were either project managers, who directly manage projects from inception through completion of construction, or persons who hold a leadership position in the organization.

On June 9, 2022 staff consulted with three non-profit organizations that provide fair housing services, advocate for policies and/or legislation to assist low income populations and persons with disabilities, including the provision of legal representation. These organizations are well

established in the county and are currently working or have worked with both the County of Sonoma and the City of Santa Rosa in the capacity of subrecipients of public funds.

On June 30, 2022, staff met with non-profit, community-based organizations that assist persons fleeing/victims of domestic violence, human trafficking, including populations of the Lesbian Gay Bisexual Transgender (LGBT) community. Four organizations that serve and advocate for these populations countywide attended the roundtable discussion with SCCDC and CSR.

On October 27, 2022, staff held a consultation with non-profit, community-based organizations that assist and/or provide services to the homeless, including veterans. Six organizations representing different parts of the County, including an organization who works exclusively with homeless youth, attended the roundtable. Attendees varied in capacities within their respective organization, from organization director to licensed clinical social worker and case managers. This roundtable was also attended by the current Sonoma County Coordinated Entry System manager, HomeFirst.

Additionally, in October of 2022, SCCDC staff held a separate consultation with the County of Sonoma Housing Authority to solicit input on the current challenges facing the agency and trends in their Housing Choice Voucher program. Input was provided in the form of answers to a questionnaire and is included in the Plan as Attachment 2.

A follow up inquiry was emailed from SCCDC staff to organizations that assist persons fleeing/victims of domestic violence, human trafficking, including populations of the LGBT community asking about the number of sheltered and unsheltered populations in 2022. Only one organization responded and provided data for the timeline of December 1, 2021 to December 1, 2022. Data shared by this organization is noted in Table 1 below.

Table 1 – Organizations/Groups Consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Sonoma County Continuum of Care Board	Public agencies represented in the CoC Board: City of Petaluma, City of Santa Rosa, City of Rohnert Park, City of Healdsburg, Sonoma County Human Services, and Sonoma County Health Services	Virtual presentation at a regular public meeting on February 23, 2022	Additional adult non-congregate shelters are needed; supportive services for permanent and transitional housing are needed; to reduce staff turnover at non-profit organizations that serve the homeless, higher staff salaries are needed; these funds should support Homekey projects; support the chronically homeless; support navigation services; data presented from 2020 is old. Recent data should be used in gap and needs analysis rather than old PIT data.
Kingdom Development, Urban Housing Communities, Committee on the Shelterless, Eden Housing, Satellite Affordable Housing Associates, Burbank Housing Development	Affordable housing developers	Virtual roundtable discussion on May 26, 2022	Housing coupled with supportive services is lacking; the most successful affordable housing projects have supportive services; the state's focus on housing the homeless has negatively impacted availability of funds for work force housing; To deploy HOME-ARP funds faster they should be used for predevelopment costs rather than new construction, which takes a long time to complete. Current high inflation coupled with higher interest rates is very challenging to predict project budget gaps; tax credits help but they take too long and rehab projects are not conducive to tax credit financing. Bond funded projects are being delayed due to the economy. There will be a lot of delayed housing projects.
Fair Housing Advocates of Northern California, Legal Aid of Sonoma	Non-profit organizations – public services, fair housing services, civil	Virtual roundtable discussion on June 9, 2022	Funds should be focused to prevent persons/families from becoming homeless, because available funds are small and limited; construction of new housing is expensive and

County, and North Bay Regional Center	rights, and advocates for persons with disabilities		takes too long to complete; provision of supportive services is needed; housing for large families is very limited and more 3-4 bedroom units are needed; gap funding to prevent a household from becoming homeless is effective and more is needed; with expiration of eviction moratoriums, more households will become homeless; substandard housing is a problem countywide, particularly for farmworker households.
YWCA of Sonoma County, The Living Room of Sonoma County, Community Action Partnership Sonoma County, and Verity	Non-profit organizations that assist victims of domestic violence, human trafficking, including homeless, persons from the LGBT community, women and children	Virtual roundtable discussion on June 30, 2022	There are not enough services located in close proximity to those who need it; more safe housing is needed, more emergency shelters and transitional housing is needed; during the pandemic there was an increase in demand for services; new housing projects are not meeting the need particularly for households who are/have experienced domestic violence; need more permanent housing with supportive services and emergency/transitional housing for populations experiencing violence.
Community Support Network, West County Health Centers, Community Action Partnership, West County Community Services, Social Advocates for Youth, HomeFirst	Non-profit organizations that serve homeless and veterans non-profit organizations	Virtual roundtable discussion on October 27, 2022	There are various gaps in services; A lot of services go to the chronically homeless, therefore less services are available to those who have been homeless for less than 12 months; homeless working part-time and earning marginal incomes do not qualify for services, but they can't afford rental housing; the pandemic contributed to high-cost rental and home purchase market. Many elderly renting for a long time were displaced due to landlord selling in a high market and are now homeless for the first time; rapid rehousing and vouchers should work together to be more effective; HOME-ARP funds should not be used for tenant based rental assistance; more assistance for supportive services is

			needed; homeless prevention assistance is needed, which is less costly than assisting chronically homeless; direct rental assistance is needed to tenant to prevent homelessness; when government rules change for a program, financial assistance to implement changes is not available; the coordination infrastructure [amongst service providers] to help people with different supportive services is not in place.
Sonoma County Housing Authority	Public Housing Authority	Questionnaire	Current challenges are agency staffing levels, lack of housing inventory availability for voucher recipients. The last housing choice lottery held was in October of 2021. 4,200 applications were received, and 750 applicants were randomly selected for the waitlist. Over the past year 44.79% of vouchers issued were successfully leased up by the voucher recipient. The rest expired or were relinquished. Currently, it takes 2.37 months for a voucher recipient to locate housing with their voucher. Between January 1, 2021 and August 24, 2022, 620 voucher recipients had to request an extension, because they could not locate housing with their voucher.
Verity	Non-profit organizations that assist victims of domestic violence, human trafficking, including homeless, persons from the LGBT community, and women with children	Follow up email on December 19, 2022	From December 1, 2021 to December 1, 2022, Verity served 381 clients who reported domestic violence and/or stalking and 126 (33%) of this figure were unsheltered; they served 131 clients who experienced sex trafficking of which 30 (23%) were unsheltered; they served a total of 1,275 clients regardless of victimization type, of which 201 (16%) were living without shelter.
Agency Name.	Type of Agency/Org.	Method of Consultation.	Feedback.

Summarize feedback received and results of upfront consultation with these entities:

Generally, the feedback obtained from all consultations with the various groups identified a demand and/or gap in services and housing for all the qualifying populations. However, a common theme they all shared is that additional supportive services is needed for temporary and permanent housing; homelessness prevention is key to reducing homelessness and is less costly than housing homeless households; the demand for permanent and temporary housing exceeds the supply; and the pandemic contributed to the housing affordability crisis we are experiencing at this time.

The comments of the consultation with the Sonoma County Housing Authority indicate that there is a high demand for Housing Choice Vouchers across the agency's service area, which does not include the cities of Santa Rosa and Petaluma. Another important conclusion from the input provided by the agency is that approximately 55% of voucher recipients are not able to secure rental housing with their voucher and must request an extension if they desire to retain the opportunity to use it.

Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for "reasonable notice and an opportunity to comment" for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Date(s) of public notice: 1/30/2023**
- **Public comment period: start date - 1/31/2023 end date – 3/1/2023**
- **Date(s) of public hearing: 2/15/2023**

Describe the public participation process:

The public participation process commenced at the CoC Board meeting held on February 23, 2022, which was the first consultation conducted by staff. After staff received feedback from the CoC Board, members of the public who attended the virtual meeting were provided with the opportunity to comment. The public comment received is noted in the section below, which summarizes all public comment received.

The public hearing notice accompanied by the notice inviting public comment of the draft Plan was published on January 30, 2023 and a copy of the notice is included as Attachment 6. The public comment period was originally scheduled for January 31st through February 14, 2023, however, the period was extended through March 1, 2023 providing a total of 30 days. During this time, one member of the public submitted their comments in the form of a question via email. Additionally, the CoC submitted comments on the draft Plan via email. Written comments are included in Attachment 7 and they were addressed in staff's presentation during the Community Development (CD) Committee and the Cities and Towns Advisory Committee (CTAC) concurrent public hearings, which were held on February 15, 2023. A copy of the visual presentation used by SCCDC staff at the hearings is included as Attachment 8.

The recommendations for approval of the Plan from the CD and CTAC committees were presented to the Sonoma County Board of Supervisors on March 14, 2023. At the meeting there was an additional opportunity for public participation. One person spoke in favor of the Plan and supports use of the funds for the provision of housing vouchers for homeless and or at risk of homelessness veterans in the county.

Describe efforts to broaden public participation:

A public notice providing information about the grant, the Plan, the public comment period, and public hearing was published in two local newspapers of wide circulation. One of these newspapers is for Spanish readers as this is the second most common language spoken in the county. Notification of the public comment period and public hearing notice was sent to all community-based service providers and affordable housing developers that participated in the consultation process as well as those who were invited, but unable to attend. Notification included the Division of Homelessness Services within the Department of Health Services, who works closely with the CoC Board. The notices were also published on the SCCDC website, including a copy of the draft Plan. A hard copy of the notices and Plan were made available at

the Sonoma County Library in Santa Rosa as well as the SCCDC office for public review, and hard copies were made available upon request. As mentioned above, the draft Plan was made available for public comment for 30 days, instead of the minimum 15-day period.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

The CoC board is composed of a mix of service providers and staff from SCCDC and cities in the county as well as one representative from the Board of Supervisors. As summarized in Table 1, the CoC supports use of funds for non-congregate shelters, enhancement of non-profit organization staff salaries, Homekey projects, and supportive services for transitional and permanent housing. At the consultation there was one person who provided oral public comment. The person supported the work effort of the Plan and supported salary scales of employees of non-profit organizations as well as use of the funds to assist Homekey projects in the county. During the public comment period of 30 days, two comments were submitted via email. The first one asked why coordinated entry (CE) is not proposed as a referral method for applicable projects. This was addressed at the concurrent public hearings, where staff explained that CE would have to change to include all of the qualifying populations, which currently only serves the homeless and persons fleeing domestic violence. The second written comment was received via email from the CoC, who supports using funds for permanent supportive housing, and to enhance case management and supportive services for persons who are currently homeless with a focus on helping households attain permanent supportive housing and long-term housing sustainability.

At the CD and CTAC public hearings, there was one person who provided oral public comment. The speaker supported the draft Plan and proposed uses of the Plan. As mentioned above, the draft Plan was presented to the Board of Supervisors on March 14, 2023 where one person spoke in favor of the Plan and supports use of the funds for the provision of housing vouchers for homeless and or at risk of homeless veterans in the county.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments received were accepted and or addressed appropriately.

Needs Assessment and Gaps Analysis

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations

with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Tables 2a through 2d below provide data on homelessness shelter inventory, needs, and gaps. The data is from the Sonoma County 2022 Point-In-Time (PIT) count report, published in September of 2022, which was conducted in February of 2022 and the 2021 HUD CoC Homeless Housing Inventory Count report. It is important to note that Table 2a reflects countywide data and is not exclusive to the Urban County, which is the participating jurisdiction for the HOME ARP plan. The Urban County is comprised of the cities of Cotati, Cloverdale, Healdsburg, Rohnert Park, Sebastopol, Sonoma, Town of Windsor, and the County of Sonoma jurisdiction. The cities of Santa Rosa and Petaluma are not a part of the Urban County. Estimated data for the Urban County is presented in Tables 2b through 2d. A link to the Sonoma County 2022 PIT report is included to this Plan as Attachment 3 and the CoC Homeless Housing Inventory County Report as Attachment 4.

Additionally, in assessing countywide and Urban County shelter inventories, homeless needs, and gaps, certain assumptions were taken into account due to data limitations in the PIT Count report and the CoC Housing Inventory Count report. These sources did not provide a separate breakdown of the actual number of homeless adults, number of veterans not within a family, number of victims of domestic violence (VDV) not veterans and not within a family, and the number of sheltered and unsheltered VDV. Information on data assumptions is discussed below Table 2a.

Table 2a - Countywide Homeless Needs Inventory and Gap Analysis Table

Inventory	Current Inventory Family Only Beds	Current Inventory Family Only Units	Current Inventory Adults Only Beds	Current Inventory Veterans Only Beds
Emergency Shelter	182	97	552	44
Transitional Housing	16	6	325	29
Permanent Supportive Housing	211	81	768	438
Other Permanent* Housing	255	84	320	11
Total	664	268	1965	522
Homeless Population (need)	Family Household (at least 1 child)**	Adult Household (no child)***	Veterans	Victims of Domestic Violence****
Sheltered Homeless	47	693	45	40
Unsheltered Homeless	1	2086	146	106
Total	48	2,779	191	146
Gap Analysis (difference between inventory and need)	Family Number of Beds	Family Number of Units	Adult Number of Beds	
Current Gap	No Gap	No Gap	121	

Data Sources: 2022 PIT Count and HUD 2021 CoC Homeless Assistance Programs Housing Inventory County Report.

*Count comprised of other permanent housing and rapid-rehousing.

**PIT Count Report Data: Number of Families Reported.

***PIT Count Report Data: Excludes children within families and unaccompanied children.

****PIT Count Report Data. Includes persons who reported being or having a history of domestic violence, trading sex for housing or money, and being stalked.

The homeless adult population data presented in Tables 2a and 2b excludes the number of homeless children (within a family and unaccompanied). The number of children, estimated at 114 per PIT Count report, was subtracted from the total homeless count of 2,893 persons. The difference of 2,779 is comprised of adults, adults within families, adult veterans, and adult victims of domestic violence (VDV). As for VDV, the PIT Count reported 146 persons who are/or have a history of domestic violence, trading sex for housing or money, and/or being stalked. However, the report did not adequately assess how many are sheltered or unsheltered. To estimate these figures, staff assumed that 72% were unsheltered and 28% were sheltered consistent with the “Total Homeless Census Population by Shelter Status” noted on page 11 of the PIT Count report.

Estimated Urban County data on shelter inventory, homelessness needs, and gaps is presented below in Tables 2b through 2d. Table 2b reflects 33% of inventory and Table 2c reflects 33% of homeless needs of the countywide data. The 33% assumption is derived from the table “Total Number of Homeless Persons by Jurisdiction and Shelter Status” on page 12 of the PIT Count report. The table on page 12 provides a breakdown of the homeless count by jurisdiction. Out of the countywide total homeless count of 2,893,942 persons (or 33%) were counted in the Urban County.

Table 2b – Urban County Shelter Inventory Analysis*

	Current Inventory Family Only Beds; Units	Current Inventory Adults Only Beds	Current Inventory Veterans Only Beds
Emergency Shelter	61; 33	183	15
Transitional Housing	6; 2	108	10
Permanent Supportive Housing	70; 27	254	145
Other Permanent* Housing	85; 28	106	4
total	222; 90	651	174

*Data reflects 33% of the countywide data reported

Table 2c – Urban County Homeless Needs Analysis*

	Family Households (with at least 1 child)	Adult Household (without a child)	Veteran Adult	Victim of Domestic Violence
Sheltered Homeless	16	229	15	14
Unsheltered Homeless	1	689	49	35
total	17	918	64	49

*Data reflects 33% of the countywide data reported

Table 2d – Urban County Gap Analysis*

	Family Beds; Units	Adult Beds
Current Gap	No Gap. See narrative below	38

*Data reflects 33% of the countywide data reported

Table 3 - Housing Needs Inventory and Gap Analysis Table

Rental Units	Current Inventory of Number of Units
1.Total Housing Units	
Countywide*	206,768
Urban County* (55% of county housing units)	113,500
2. Total Rental Units	
Countywide**	72,980
Urban County	34,755#
3. Rental Units Affordable to HH at or less than 30% AMI (at-risk of homelessness)	
Countywide**	13,605
Urban County	6,605#
4. Units Affordable to HH at 50% AMI (other populations)	
Countywide**	11,835
Urban County	5,765#
Household Types	Level of Need – Number of Households
5. 0%-30% AMI Renter HH w/ any one or more housing problems (at-risk of homelessness)	
County**	10,775
Urban County	5,430#
6. 30% - 50% AMI Renter HH w/any one or more housing problems (other populations)	
County**	10,300
Urban County	4,985#
Current Gap (difference between inventory and need)	Gap Analysis
7. Current Gap for HH at or less than 30% AMI	No Gap. See narrative
8. Current Gap for HH at 30%-50% AMI	No Gap. See narrative

Data Sources:

*California Department of Finance – Population, Households by City E-5, 2021

** Comprehensive Housing Affordability (CHAS) 2015-2019, Sonoma County

CHAS 2015-2019, Petaluma and Santa Rosa subtracted from Sonoma County CHAS data for Urban County figures.

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The data in Table 2c shows estimated homeless population for the Urban County, which is the participating jurisdiction. Within the Urban County, approximately 935 households were experiencing homelessness in February of 2022, which included 17 family households with at least one child (2%) and 918 adult households (98%). Within these households there is 64 persons who are veterans and approximately 49 persons who are experiencing or reported a history of domestic violence, sex trafficking, and/or stalking

According to the County of Sonoma 2022 PIT Count report, the homeless population consists of 1% Gender Non-Conforming, 1% Transgender, 35% Women, and 63% Men with racial make-up as follows:

- 1% Asian
- 2% Native Hawaiian or Pacific Islander
- 9% Indian Native
- 8% African American
- 13% Multi-Race or Other
- 67% White

Overall, 25% of the homeless population is Hispanic/Latinx and approximately 32% of the total count reported they are experiencing homelessness for the first-time. The report notes that since 2018 there is an emerging trend of those experiencing homelessness for the first time at age 50 or older. The overall age breakdown of the homeless population is as follows:

- 16% age 50 years or older
- 50% age 25 to 49 years
- 20% age 18 to 24 years
- 14% age 17 years or younger

The chronically homeless (persons who have been homeless for 12 months or more) made up 69% of the total count in 2022 compared to 57% in 2019, which was the last count completed before the pandemic was declared. Additionally, 23% of respondents cited job loss as the primary cause of homelessness while the top three obstacles to obtaining permanent housing were economic factors: unaffordability of rent (63%), insufficient income/unemployment (45%), and insufficient money for moving costs (29%).

At Risk of Homelessness as defined in 24 CFR 91.5

The U.S. Department of Housing and Urban Development (HUD) defines a household at risk of homelessness as those who 1) have an annual income of 30% or below the Area Median Income (AMI); has insufficient resources or support network (e.g. family, friends) immediately available to prevent them from moving into a shelter or other similar emergency facility; and is experiencing housing instability due to an economic hardship, is required to move out, and/or resides in a motel/hotel where the stay is not being paid by a charitable organization, state, federal, or other local program, is exiting a public institution or program (e.g. mental health facility, foster care, correction facility, health-care facility); 2) is a child or youth who qualifies as homeless under the Runaway and Homeless Youth Act, Head Start Act, Violence Against Women Act of 1994, Public Health Service Act, Food and Nutrition Act of 2008, or Child Nutrition Act of 1966; or 3) is a child or youth who qualifies as homeless under the McKinney-Vento Homeless Assistance Act.

The June 2022 federal income limits for Sonoma County are as follows for extremely low and very low-income households by household size:

Table 4 – Income Limits for Extremely Low and Very Low Income Households

Household Size	Up to 30% of AMI (Extremely Low Income)	Up to 50% of AMI (Very Low Income)
1 person	\$25,500	\$41,600
2	28,550	47,550
3	32,100	53,500
4	35,650	59,400
5	38,550	64,200
6	41,400	68,950
7	44,250	73,700
8	47,100	78,450

According to the most current Comprehensive Housing Affordability Strategy (CHAS) data for the period 2015-2019 for Sonoma County, shown in Table 3, the Urban County currently has 5,430 renter households whose income is 30% or less of AMI and 4,985 households whose income is 50% or less of AMI. Additionally, there are approximately 12,035 Urban County renter households who are experiencing *severe* housing problems, which is defined by HUD as households who have problems related to incomplete kitchens, incomplete plumbing systems, have more than one person per room in the home, and/or who are paying more than 50% of the household income towards housing expenses. It is important to note that this data reflects pre-pandemic scenarios. At this time the effects of the pandemic on housing stability have not been properly assessed.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

HUD defines the VDV qualifying population as any person or family who is fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, and/or human trafficking. The PIT Count report provides that in February of 2022 there were 146 homeless persons experiencing or having a history of domestic violence, dating violence, sexual assault, stalking, and/or human trafficking countywide. Of this figure, it is estimated that 106 (72%) were unsheltered and 40 (28%) sheltered. For purposes of estimating data for the Urban County, it was assumed that 33% of the countywide data resided in the participating jurisdiction and therefore it is estimated that a total of 49 persons reside in the Urban County. The PIT Count report did not assess the racial, ethnic, or gender make-up of this population nor if a person is a member of a family, a child, or youth and therefore, the data on tables 2a and 2b assume all are 18 years of age or older.

To further gain better understanding into the size of VDV population in the county, staff reached out to the groups that participated in the roundtable consultation for this qualifying population asking:

“For your clients that are victims or have a history of: domestic/partner violence, sex trafficking, being stalked, how many are currently homeless (living in temporary/transitional/emergency housing, and unhoused? And do you have a breakdown of those sheltered and unsheltered?”.

Staff received one response from an organization stating that between the period of December 1, 2021 through December 1, 2022 their organization provided advocacy services to 1,275 clients (regardless of victimization type) of which 201 (16%) reported living without permanent shelter. It is unknown how many clients resided in the Urban County.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

HUD defines “other populations” as a household that 1) has been previously homeless, but is currently housed due to temporary, emergency assistance, including financial assistance, services, temporary rental assistance, or other type of assistance that is preventing it from becoming homeless again; 2) has an annual income that is less than 30% of the AMI and is experiencing severe housing cost burden, because the housing costs are more than 50% of the household income, or have an annual income that is less or equal to 50% of the AMI and meet one of the following conditions:

- Household has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Household members are living in a home of someone else because of economic hardship;

- Household has been notified in writing that their right to occupy their current housing will terminate within 21 days after the date of application for assistance;
- Household lives in a motel/hotel and the cost of the stay is not paid by charitable organizations or by federal, state, or local government programs for low income persons;
- Household lives in a single-room occupancy or efficiency apartment in which there reside more than two persons or lives in a larger unit in which there resides more than 1.5 persons per room;
- Person is exiting a publicly funded institution such foster care, health-care facility, mental health facility, correction program; or
- Household lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan.

According to the most current CHAS data available shown in Table 3, there are 5,430 renter households in the Urban County that are at risk of homelessness (income is equal to or less than 30% of the AMI and are experiencing one or more housing problems), and 4,985 renter households that are near the at-risk threshold (income is between 30% and 50% of the AMI and are experiencing one or more housing problems). Overall, CHAS data indicates there are approximately 12,035 renter households in the Urban County that are experiencing *severe* housing problems and fall under the at-risk of homelessness category. CHAS data for Sonoma County and the cities of Petaluma and Santa Rosa is in Attachment 5. It is important to note that the most current CHAS data is pre-pandemic and it is unknown if it reflects the units lost in the wildfire disasters of 2017, 2019, and 2020 that took place in the county. The impact of these events decreased housing inventory and increased households at risk of homelessness.

A preliminary informal assessment of the pandemic effects on housing stability is provided by data from Sonoma County's Emergency Rental Assistance Program (ERAP). The ERAP began on April 19, 2021 and was authorized under the Federal American Rescue Plan Act of 2021 and statewide by California Senate Bill 91 and California Assembly Bill 832. The program was designed to assist lower income households in paying rent and utility in arrears to prevent eviction and possible homelessness during the pandemic. County staff worked with community-based organizations to administer the program and distribute funds to approved qualified households where payment was sent directly to landlords and/or utility companies to ensure compliance. Household applicants with incomes up to 80% AMI were eligible, however, the County placed priority on applicants whose income did not exceed 50% AMI (very low-income). Since the program began, a total of 2,808 countywide households have been assisted with rent and/or utility payments in arrears. As of December 2022, it is estimated that 1,308 households out of 2,808 are in the Urban County with 775 (59%) households earning no more than 30% AMI as shown in Table 5 below.

Table 5 – Estimated Urban County Residents Assisted by ERAP by Income Level*

Income Level	Assisted Households
Up to 30% AMI	775 (59%)
Up to 50% AMI	328 (25%)
Up to 80% AMI	205 (16%)
total	1,308 (100%)

*Data from ERAP software. Data reflects assisted households that did not name Santa Rosa or Petaluma as their home city in the application.

It is worthy to note that since February of 2022 the ERAP program has been paused and new applications are not being accepted due to the high volume of applications waiting to be reviewed and processed. At this time, there are a minimum of 1,455 applications pending review that were received prior to the pause on application acceptance. The number of applicants from the Urban County and their respective household income level is unknown at this time and therefore a detailed assessment of the waiting list is not available.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Table 2b shows that there are approximately 90 units for homeless families with a breakdown as follows: 33 emergency shelter units, 2 transitional housing units, 27 permanent supportive housing units, and 28 other permanent housing units. Additionally, there is approximately 651 shelter beds for adults with the following breakdown: 183 emergency beds, 108 transitional housing beds, 254 permanent supportive housing, and 106 other permanent housing beds. As for shelter inventory for veterans, there are approximately 15 emergency shelter beds, 10 transitional housing beds, 145 beds in permanent supportive housing, and 4 beds in other permanent housing for a total of 174 beds. This data is estimated for the Urban County from the 2021 CoC Homeless Assistance Program Housing Inventory County Report.

Table 3 shows 2021 California Department of Finance housing unit data for the county as a whole as well as for the Urban County. The table provides that there are approximately 113,500 dwelling units in the Urban County, which equates to 55% of the county housing inventory. CHAS data indicates that there are approximately 34,755 renter units of which 6,605 are affordable to extremely low-income households and 5,765 are affordable to very-low income households. Again, it is unknown if this data accounts for the many dwelling units lost in the wildfire disasters of 2017, 2019, and 2020 that occurred in the county.

The county continues to collaborate with local, state, and federal agencies to administer funding programs, including the county's own general fund, that support a broad spectrum of supportive

services, emergency, temporary, and permanent projects such as the temporary housing project named Los Guilicos that provides non-congregate housing units on county property, and non-congregate individual trailers currently occupied on County Fairgrounds and airport property.

Additionally, in its consistent commitment to end homelessness, the Sonoma County CoC Board uses the “housing first” approach within the coordinated system. This model prioritizes permanent housing to those experiencing homelessness which in turn assists them in reaching their personal goals and improving their quality of life. The CoC Board approved a “5 Year Strategic Plan - Prevent and End Homelessness, 2023-2027” (Strategic Plan) in December of 2022. While the Strategic Plan is countywide, implementation of the strategies to achieve the plan goals are expected to impact the Urban County in positive ways. The goals identified in the plan to prevent and reduce homelessness are as follows:

- More Housing & Prevention – create comprehensive housing interventions, from prevention to permanent housing, to reduce inflow into homelessness and increase pathways to housing stability.
- Stronger Supportive Services – build supportive services capacity to meet the complex and diverse needs of people experiencing homelessness in the Sonoma County region.
- Operate as One Coordinated System – work across the Sonoma County region to develop shared priorities, aligned investments, seamless coordination, and equitable solutions to address homelessness.

The Strategic Plan evaluates the various aspects of the current system of care (leadership and coordination, homelessness and prevention, coordinated entry system, safe parking, street outreach, housing solutions, and supportive services, and identifies their respective challenges) as well as contains action steps necessary to reach the goals and identifies possible funding sources to support implementation of the action steps.

Finally, the County’s Housing Authority administers a robust Tenant Based Rental Assistance (TBRA) program that includes emergency and VASH vouchers. In 2021 a total of 151 housing vouchers were issued to homeless households or households at-risk of being homeless. As of October 2022, a total of 163 vouchers were issued. In addition to Section 8 Housing Voucher Program, the Housing Authority operates other special programs to assist the community with special needs as follows:

- Family Self-Sufficiency Program – combines case management, education, and training with rental assistance to aid families in becoming financially independent; and
- Mainstream Choice Voucher Program – for non-elderly, disabled persons, who are homeless, at risk of homelessness, transitioning out of institutional or other segregated settings or at risk of institutionalization; and
- Family Unification Program – for families who are working to reunify with their children and need housing before the children can be placed; and

- Shelter Plus Care Program – serves homeless persons with disabilities such as serious mental illness and/or AIDS and related diseases.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

Table 2c indicates that at least 689 adults and one family is unsheltered in the Urban County. Table 2d indicates that there is no need of shelter housing for families, however this data point is misleading, because it cannot account for families who are residing with friends or extended family due economic hardship or other reason. Additionally, the data does not account for families that have been separated (children removed from parent(s)) due to parental negligence, mental health illness, drug addiction or other parental disfunction and consequently, only the adult parent(s) were counted during the PIT count. Table 2d shows a need of at least 38 beds for homeless adults in the Urban County, however, this data point is also misleading, because the homeless count did not account for those residing outdoors in tents or trailers on private property and furthermore, the volunteers conducting the count still had to adhere to coronavirus guidelines, which changed the count methodology from a “normal” year. Overall, the 2022 PIT count provides that the homeless population increased from the last count, which occurred in 2020, with a substantial increase of 43% of persons experiencing chronic homelessness.

The consultation participants expressed the need for services for persons or households that have been homeless for less than 12 months. Additionally, the participants also stated that resources supporting rapid rehousing and supportive services is lacking.

At Risk of Homelessness as defined in 24 CFR 91.5 and Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

The data in Table 3 indicates that the number of housing units affordable to extremely-low and very-low income households exceeds the need, however, it is important to note that this is stale data from the period of 2015-2019, which may not account for the many housing units lost in the disaster wildfires the county experienced in 2017, 2019, and 2020 and furthermore, CHAS provides pre-pandemic data, which does reflect the effects of the pandemic on housing stability during the past three years.

Additionally, consultation with affordable housing developers revealed that due to the state placing high priority of resources on housing for the homeless, this has negatively affected resources available to support workforce housing development as well as housing for low-, and very-low income households. The group also stated that the current high inflation

economy is affecting not just borrowing costs, but also labor and materials costs, which leads to wider development budget gaps and consequently, delayed affordable housing projects. Delayed affordable housing projects may affect rental housing affordable to very-low and low income households, thereby increasing the number of at-risk of homelessness households. The impacts of these economic forces have yet to be formally studied and made available.

In the consultations the participants stated that homeless prevention and or direct rental assistance services to households who have experienced a temporary financial setback are needed. Additional resources for supportive services are needed to provide housing stabilization to households that cannot remain housed on their own due to behavioral problems. Participants stated that housing coupled with supportive services is key to housing stabilization success.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

The data in Table 2c indicates that there are approximately 35 unsheltered VDV households in the Urban County, however, the PIT Count report assessment on this population was very limited. The roundtable consultation held with non-profit organizations for this population stated that statistically 1 in 4 women and 1 in 7 men experience domestic violence or are fleeing violence. All organizations in attendance agreed that there was an increase in reported child and family abuse after the pandemic was declared and one organization noted that while 2020 was on par with the number of calls received to their office in 2019, there was an increase of 46% in calls in 2021 compared to 2020. The group also indicated that due to the rural geography of the county, there are many areas of the county that are not being served. Overall, the group was in consensus that permanent and emergency housing along with supportive services for VDV households is significantly lacking.

In the consultations participants stated that there are county areas where services to assist those fleeing domestic violence, stalking, and or trafficking cannot be accessed, because they are not offered. Participants also indicated that additional supportive services are needed to those persons or households that do receive services.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Through the roundtable consultations held with the groups listed in Table 1, gaps in various areas of the shelter system and housing inventory were identified. One of these gaps is that there are insufficient services available to assist those who are becoming homeless for the first time as there are more services available to assist the chronically homeless. Another gap identified is that homeless persons who have marginal low incomes and cannot locate affordable housing don't qualify for many services because of their income and therefore assistance is very limited for these populations. Additionally, due to the rural geography of the county there are areas of the

county that lack services for those who are victims of domestic violence, assault, and trafficking and the demand for “safe housing” exceeds the current supply. Finally, a gap in the inventory of housing sizes was identified during the consultation with the fair housing and civil rights group, who indicated that the county lacks units with 3-plus bedrooms for larger families. The general consensus amongst all the groups consulted is that supportive services, including mental health services, are essential in housing stabilization, yet limited in funding, homeless prevention is key to reduce homelessness, and the pandemic exacerbated the lack of affordable housing.

Additionally, the consultation with the Sonoma County Housing Authority revealed that there is a wide gap in the number of landlords/property managers participating in housing voucher program and therefore a high number of voucher recipients who are unable to secure housing with their voucher in a timely manner. Between January 1, 2021 and August 24, 2022, 620 voucher recipients had to request an extension and over the past year approximately 55% of vouchers issued expired or were relinquished.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

The Urban County plans to use the definition of “other populations” as described in the HOME-ARP Notice and not add characteristics that would further refine the definition of this qualifying population.

Identify priority needs for qualifying populations:

Based on the data above, the gaps identified, and the consultation process, the priority needs for the qualifying populations are additional resources for supportive services, additional resources to support homeless prevention efforts, and additional resources to support affordable housing, specifically, transitional and permanent supportive housing as well as housing for large families. These priority needs align with those identified in the Sonoma County 2020-2025 Consolidated Plan as well as the Sonoma County 5-Year Strategic Plan to Prevent and End Homelessness 2023-2027.

Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan:

The level of needs and gaps in shelter and housing inventory, and service delivery systems was determined by evaluating the data from 2022 PIT Count report, the 2021 HUD Continuum of Care (CoC) Homeless Housing Inventory Count report, HUD CHAS 2015-2019 data, the county’s ERAP, and input received from the consultations.

HOME-ARP Activities

Template:

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

Presently, the SCCDC administers local, state, and federal grants for housing and homelessness prevention purposes on behalf of the County of Sonoma for benefit of the Urban County. As previously mentioned, the Urban County is the participating jurisdiction for the HOME-ARP grant. SCCDC has established a notice of funding availability (NOFA) system for all federal housing grants including Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG). Consistent with the solicitation process for these programs, the SCCDC will publish a NOFA for the HOME-ARP grant to solicit applications for funding. The funding policies governing these federal programs will be revised accordingly to include the HOME-ARP program, including gaps and needs identified in this Plan. Applications received for the HOME-ARP program will be screened for eligibility of proposed activity/project, demonstration of need of the proposed activity/project, experience and capacity of the applicant soliciting funds to ensure successful implementation of the proposed activity/project, and timeliness of the proposed project/activity to ensure that Urban County beneficiaries receive services and/or housing in a timely manner to effectively address the needs of the qualifying populations. Successful applicants will be awarded funds after the appropriate environmental review is completed, HUD has granted the release of funds, and a subrecipient agreement is executed between SCCDC and the applicant.

Describe whether the PJ will administer eligible activities directly:

SCCDC will administer the HOME-ARP allocation plan directly, however, eligible activities will be carried out by qualified subrecipients.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

The administration of the HOME-ARP program will be conducted by SCCDC staff and not by a contractor or subrecipient.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Template:

Table 6 - Planned Use of HOME-ARP Funding

Use Category	Amount	Percentage
Supportive Services	\$1,196,604.80	40%
Acquisition and Development of Non-Congregate Shelters	\$747,878	25%
Tenant Based Rental Assistance (TBRA)	0	0
Development of Affordable Rental Housing	\$598,302.40	20%
Non-Profit Operating	0	0
Non-Profit Capacity Building	0	0
Administration and Planning	\$448,726.80	15%
Total HOME ARP Allocation	\$2,991,512	100%

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Based on the priority needs identified above, 40% will be allocated for supportive services, 25% will be dedicated for acquisition and development of non-congregate shelters, 20% will be designated for development of affordable housing, and 15% for administration of the program by SCCDC.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

Based on the input received during the consultations as well as the data evaluated, the highest priority need identified is supportive services for transitional and permanent housing and therefore the majority of the funds would target this activity followed by acquisition and development of non-congregate shelters. Thirdly, supporting affordable housing developments, whether preservation or new construction, will address the needs of all the qualifying populations across the board.

Supportive services was identified as the highest priority need during the consultation process and 40% of funds are planned for this use. Participants in all of the consultations held, including the CoC and affordable housing developers (refer to Table 1), expressed the importance of these services and lack thereof. All groups emphasized that supportive services are critically needed for housing stabilization, but there are insufficient resources available to support them.

Acquisition and or development of non-congregate shelters was identified for 25% of planned funds, because feedback obtained from the consultations revealed that there are gaps in the coordinated entry system where persons who are homeless for the first time and or have marginal incomes do not qualify for most assistance due to priority given to the chronically homeless. Additionally, the VDV consultations, including feedback received from Verity via email (refer to Table 1) revealed that there was an increase in demand for their services during the pandemic and there are insufficient shelters, including emergency shelters, for their clients. Verity stated that between December 1, 2021 to December 1, 2022 there were 381 households that reported domestic violence and 33% of these households were unsheltered. Finally, Table 2c identifies that there are at least 689 homeless unsheltered adults in the Urban County. Acquisition and or development of non-congregate shelters will address these gaps in shelters.

Development and or preservation of affordable rental housing, is planned for 20% of the funds, because all consultations cited lack of affordable housing as a contributing factor to homelessness. Additionally, the consultation with fair housing and civil rights organizations specifically stated that the county has a high need of affordable housing for large families. Furthermore, CHAS data indicates that there are approximately 12,035 households in the Urban County experiencing severe housing problems and are at risk of becoming homeless. The planned use of funds for this activity will address the affordability crisis that was exacerbated by the pandemic.

Tenant Based Rental Assistance and the other activities cited in the Notice were not identified as a critical need during the consultation process and in the data analysis and therefore, these are not planned for funding.

HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Given the proposed amount allocated for support of affordable rental housing projects, SCCDC will target to fund at least 10 housing units that will benefit any one or all of the qualifying populations.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The funds allocated for affordable housing will be directed to support eligible pre-development costs and/or construction costs, whether rehabilitation, acquisition, or new construction, that will benefit any one or all of the qualifying populations. The proposed goal of at least 10 units could be in the form of permanent supportive housing, transitional housing, housing for large families or a combination of all three types, which would address the priority needs identified in the Plan.

Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan. For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan.** Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Template:

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The County does not intend to use preferences, but rather support activities and projects that provide housing and support services to all qualifying populations.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page 10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Template:

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional): SCCDC will use a project/activity list where eligible interested households will be assisted or placed on a waiting list on a first come, first serve basis.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Not applicable.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Not applicable.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Not applicable.

Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Template

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The County does not intend to limit eligibility for a HOME ARP rental housing or non-congregate shelter to a particular qualifying population or specific subpopulation, and therefore, this section is not applicable.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

Not applicable.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):

Not applicable.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- **Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity**

The County does not intend to allow HOME ARP funds to refinance existing debt and therefore, this section is not applicable.

- **Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.**

Not applicable.

- **State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.**

Not applicable.

- **Specify the required compliance period, whether it is the minimum 15 years or longer.**

Not applicable.

- **State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.**

Not applicable.

- **Other requirements in the PJ's guidelines, if applicable:**

Not applicable.

List of Attachments

1. Attachment 1 – Notes from Consultations with Community Based Organizations
2. Attachment 2 – Sonoma County Housing Authority Consultation Questionnaire
3. Attachment 3 - Sonoma County 2022 Point-In-Time (PIT) Count report
4. Attachment 4 – 2021 CoC Homeless Housing Inventory County Report
5. Attachment 5 – HUD CHAS Sonoma County Data 2015-2019 and Cities of Petaluma and Santa Rosa CHAS data.
6. Attachment 6 – Copy of Public Notice for Public Review Period and Public Hearing and Proof of Publication
7. Attachment 7 – Written Public Comments Received
8. Attachment 8 – Visual Presentation by SCCDC staff at Public Hearings
9. Attachment 9 – Sonoma County Board of Supervisors Agenda and Summary Report without Attachments

Please contact Veronica Ortiz-De Anda at the Sonoma County Community Development Commission for attachments 7, 8, and 9.

Attachment 1 – Community Based Organizations Consultation Notes

HOME ARP 2021-22 Consultations

Group Consulted: Affordable Housing Developers

Date of Consultation: May 26, 2022

Organizations in Attendance:

1. Kingdom Development, Inc.; www.kingdomdevelopment.net
2. Urban Housing Communities, LLC; www.uhcllc.net
3. Committee on the Shelterless; www.cots.org
4. Eden Housing, Inc.; www.edenhousing.org
5. Satellite Affordable Housing Associates, Inc.; www.sahahomes.org
6. Burbank Housing Development; www.burbankhousing.org

*Due to meeting time allotment only 3 -4 questions were planned and discussed.

Questions and Input

1. Considering the qualifying populations for this program, what type of housing, assistance, and/or supportive service need is currently being unmet?
 - There is a lack of resources for supportive services. People need counseling services once they are housed;
 - The most successful affordable housing projects have supportive services. Housing stabilization is key for success;
 - During the last few years the state has been dedicating a lot of financial assistance to homeless projects and this has affected the availability of resources for housing for other low income populations such as farmworker housing;
 - Currently, there is over investment in meeting needs for the homeless and workforce housing is lacking support;
 - Support for households earning less than 30% AMI or are at risk of homeless is good;
 - Using the funds to support predevelopment costs allows HOME ARP funds to be used faster, rather than using them for construction, which takes time;
 - Using HOME ARP funds for projects that are not ready to go or are missing planning entitlements can make a greater impact.
2. In your industry, what are the challenges you are currently experiencing or what to do you see forthcoming and why?
 - The current high inflation rate and increasing interest rates is making it very challenging. High borrowing costs limits borrowing capacity at the same time that costs for labor and material is rising;
 - Tax credits help but take time to obtain. Meanwhile costs are increasing and financing gaps will be wider;

- Project budget projections are normally created a year to a year and a half in advance before money is spent, but with high inflation rate it makes it difficult to predict what future costs will be;
- Tax credits focus more on new construction. Rehab projects are not conducive to tax credit assistance;
- The flexibility in the program is appreciated and at this point any financial assistance is helpful;
- Bond funded projects are being delayed due to the economy. There will be a lot of delayed projects.

HOME ARP 2021-22 Consultations

Group Consulted: Fair Housing, Civil Rights Advocates

Date of Consultation: June 9, 2022

Organizations in Attendance:

1. Fair Housing Advocates of Northern California (fair housing, educational services to tenants) - www.fairhousingnorcal.org/
2. North Bay Regional Center (advocate for and provide services to persons with disabilities) - [https://nbrc.net](http://nbrc.net)
3. Legal Aid of Sonoma County (legal services to tenants, eviction prevention services, legal representation) - [https://legalaidsoc.org](http://legalaidsoc.org)

*Due to meeting time allotment only 3 -4 questions were planned and discussed.

Questions and Input

1. Out of the eligible activities for the HOME ARP program, which one(s) is needed the most?
 - Allocated funds are small and limited. It is more costly to assist a homeless person/household than it is to assist a person/household from becoming homeless;
 - Homeless prevention services would be good use for this amount of funds;
 - Production of new housing would not be a good use of funds, because of small limited amount;
 - California is a housing first state, but this does not address supportive needs. Supportive services are needed with housing;
 - Money would be effective to assist the qualifying populations by supporting supportive services;
 - Housing for large families is very limited. Additional housing that is 3 to 4 bedrooms is needed.
2. Currently, what are the challenges your organization is experiencing (serving clients or operational)?
 - Gap funding programs to assist tenants on the verge of eviction and/or prevent them from becoming homeless are diminishing. There is still a need for these types of programs, such as emergency rental assistance program (ERAP) and direct assistance, such as "Rental Assistance Disbursement Component" (RADCo) in San Francisco that provides interest-free loans and grants to renters who owe back due rent because of a temporary financial setback;
 - There will be a lot more households being evicted in the coming months due to expiration of eviction moratoriums and there is a lack of safe places for evicted households to go to;

- There are many evictions due to tenant behavioral issues where the landlord does not want to renew rental contracts due to past issues with their tenant;
- Substandard housing is a countywide problem. Particularly, with the undocumented immigrant population, who live in them. Their undocumented status and income does not allow them to secure affordable, habitable housing.

3. What are some of the solutions to the challenges identified above?

This question was added, because some of the speakers addressed solutions to the problems identified in number 2.

- Housing is needed and new policy to address substandard housing. Building code enforcement addressing substandard housing is not effective. There are too many persons/households living in substandard housing. The county and city of Santa Rosa should adopt a rental registry where housing inspections are conducted.
- Rent flipping is a problem (landlord asks tenant to vacate to do improvements to the dwelling unit and then sell or rent for a higher price). There is a need for policy to address this problem.

HOME ARP 2021-22 Consultations

Group Consulted: Service Providers for Victims of Domestic, Dating Violence, Human Trafficking

Date of Consultation: June 30, 2022

Organizations in Attendance:

1. YWCA Sonoma County, www.ywcasc.org
2. The Living Room Sonoma County, www.thelivingroomsc.org
3. Community Action Partnership Sonoma County, www.capsonoma.org
4. Verity, www.ourverity.org

*Due to meeting time allotment only 2 questions were planned and discussed.

Questions and Input

1. Based on current trends, what are the gaps in services and/or needs for the populations your organization serves? Are there sufficient services in Sonoma County?
 - Currently, there are gaps in service coverage. Some geographical areas of the County do not have advocacy offices to offer services to these communities;
 - More “safe housing” is needed for those persons/families fleeing or who are victims of abuse and/or human trafficking;
 - Over 80% of women, including homeless women, seeking help from the Living Room need safe shelter to go to immediately, because they are fleeing violence;
 - Persons that don’t meet the criteria for “safe housing” still need a safe place to go to.
2. How many people are experiencing, fleeing domestic violence, and/or human trafficking in Sonoma County?
 - Per YWCA, 1 in 4 women and 1 in 7 men experience, flee dating or domestic violence;
 - Many cases of violence go unreported;
 - There was an increase in reported child and family abuse during the pandemic. While 2020 was on par with the number of calls received in 2019, there was an increase of 46% in 2021 compared to calls received in 2020 to YWCA;
 - The Living Room has 9 separate units where their clients move to. One of these can house up to 24 women and 9 children. These temporary emergency shelters are full;
 - New housing projects are not meeting the demand of dwelling units needed to provide permanent housing to victims of violence;
 - The need for permanent housing and emergency housing along with supportive services is not being met.

HOME ARP 2021-22 Consultations

Group Consulted: Homelessness and Veteran Providers

Date of Consultation: October 27, 2022

Organizations in Attendance:

1. Community Support Network, www.communitysupportnet.org
2. West County Health Centers, www.wchealth.org
3. Community Action Partnership Sonoma County, www.capsonoma.org
4. West County Community Services, www.westcountyservices.org
5. Social Advocates for Youth, www.saysc.org
6. HouseFirst, Sonoma County Coordinated Entry System Manager, www.housefirstscc.org

*Due to meeting time allotment only 3 -4 questions were planned and discussed.

Questions and Input

1. Based on current trends, what are the gaps in services and/or needs for the populations your organization serves? Are there sufficient services in Sonoma County?
 - A lot of services go to the chronically homeless. The recently homeless, who may be disabled, don't qualify for services if they've been homeless for less than 12 months;
 - There are homeless persons who are employed part-time and make marginal income, who can't afford housing and they don't qualify for services;
 - The pandemic contributed to increases in rents and high home prices. Some landlords who had been renting for a long time decided to sell, because they could sell their rental at a high price. This led to displacement of some elderly tenants on very fixed incomes, who had been renting for a long time and had to move out. Some elderly have entered a shelter for the very first time, because they cannot find affordable housing. However, they don't qualify for services, because they are newly homeless. A lot of services go to the chronically homeless;
 - Rapid Rehousing and vouchers cannot reach all of the homeless separately, but would be more effective together.
 - These funds should not go to tenant-based rental assistance.
 - More funding for rapid rehousing efforts is needed.
2. Out of the eligible activities for this program, which one is needed the most for the populations you serve? Why?
 - More financial assistance to provide supportive services to the homeless is needed and not for staffing and/or case management in organizations that provide supportive services;
 - Homeless prevention assistance has been reduced and needed. Preventing homelessness is less expensive than assisting the chronically homeless. Homeless prevention is key to reduce homelessness;

- Direct dollar assistance is needed to prevent homelessness;
 - Funds for supportive services are needed. There are not enough to serve the existing demand;
 - More shelter/temporary housing with integrity is needed that provides safety and privacy;
 - The Mill Street facility was originally used to house homeless, but then the rules changed [government funding requirements], however, assistance was not provided to the facility to comply with the new rules;
 - The Housing First model changed too. Housing First program can be a disservice when the client is not placed in the appropriate facility with appropriate services;
 - The infrastructure to help people with different supportive services is not in place.
3. What are your impressions of the 2022 Point in Time Count report that was recently released?
- The number of homeless youth, who are part of the LGBT community is rising, because they can't be their authentic selves in their home. At this time, 1 in 5 transition-age youth are homeless.
 - The 2022 PIT Count undercounted in the west area of the county. Confusion and miscommunication between Count leadership and the volunteers who were counting led to many uncaptured areas including private property where West County Community Services (WCCS) knows there is a homeless camp. WCCS is doing their own post-report count.

Attachment 2 – Sonoma County Housing Authority Questionnaire

Sonoma County Housing Authority (HA) Questions

1. What are the challenges that the HA is currently experiencing in the implementation of their programs? Staffing (more work than staff), lack of available housing stock.
2. The County recently issued a number of PBVs, in regards to the need for PBVs, what type of feedback is the HA receiving from property managers of these sites? To help deepen affordability for residents, recapitalize, and do necessary maintenance at properties.
3. When was the last Housing Choice Voucher lottery held? October 2021.
4. How many applicants applied for the lottery? About 4,200.
5. How many vouchers were awarded? 750 applicants were randomly selected for placement on the HCV waitlist.
6. Of the households that were awarded a voucher, how many were able to secure housing with their voucher before the first expiration date?
Over the past year, 44.79% of vouchers issued have successfully leased up. The remaining vouchers expired or were relinquished for some reason.

Time from Issuance to HAP Effective Date (Current: 2.37 months)	
% leased in 30 days	37%
% leased in 30 to 60 days	28%
% leased in 60 to 90 days	12%
% leased in 90 to 120 days	7%
% leased in 120 to 150 days	16%

7. How many voucher recipients had to request for an extension? 620 from 1/1/21 – 8/24/2022
8. During 2021 and 2022 how many tenant vouchers were awarded to households with children (without a veteran family member)? Please provide a count for 2021 and 2022.
2021- 154
2022 - 74
9. During 2021 and 2022 how many tenant vouchers were awarded to a household with a veteran family member? Please provide a count for 2021 and 2022.
2021 – 1
2022 - 6
10. During 2021 and 2022 how many vouchers were awarded to persons who were homeless or at-risk of being homeless? Please provide a count for 2021 and 2022
2021 – 151
2022 - 163

Attachment 3 – 2022 Sonoma County Point-In-Time Count

<https://sonomacounty.ca.gov/Main%20County%20Site/Development%20Services/CDC/Homeless%20Services/Homeless%20Data/County%20of%20Sonoma%202022%20Point-in-Time%20Count%20Results.pdf>

Attachment 4 - 2021 CoC Homeless Housing Inventory County Report



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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CoC Number: CA-504

CoC Name: Santa Rosa, Petaluma/Sonoma County CoC

Summary of all available beds reported by Continuum of Care:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	103	198	877	4	1,079	0	303	n/a	73	37
Emergency Shelter	97	182	552	4	738	0	303	n/a	44	33
Transitional Housing	6	16	325	0	341	n/a	n/a	n/a	29	4
Permanent Housing	165	466	1,088	0	1,554	n/a	n/a	n/a	449	93
Permanent Supportive Housing*	81	211	768	0	979	n/a	n/a	657	438	36
Rapid Re-Housing	60	163	223	0	386	n/a	n/a	n/a	10	21
Other Permanent Housing**	24	92	97	0	189	n/a	n/a	n/a	1	36
Grand Total	268	664	1,965	4	2,633	0	303	657	522	130

Available CoC beds reported by Program Type:

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.
 **Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.
¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.
²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.
³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



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Emergency Shelter

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Catholic Charities	Family Support Center	80	137	0	0	0	0	137	n/a	0	0
Catholic Charities	Samual L. Jones Hall Homele	0	0	60	0	0	0	60	n/a	0	0
Catholic Charities	Sam Jones Hall Emergency S	0	0	70	0	0	0	70	n/a	0	0
Catholic Charities	Sandman COVID Response (	0	0	0	0	0	91	91	n/a	0	0
Catholic Charities	Nightingale House (Brookwo	0	0	13	0	0	0	13	n/a	0	0
Catholic Charities	Nightingale House (Samuel J	0	0	13	0	0	0	13	n/a	0	0
Catholic Charities	Samuel Jones Hall (City Enca	0	0	70	0	0	0	70	n/a	0	0
Community Action Partnership	Sloan House	3	9	0	0	0	0	9	n/a	0	0
Community Support Network	Opportunity House	0	0	13	0	0	0	13	n/a	0	0
COTS	Kids First Family Shelter	10	28	0	0	0	0	28	n/a	0	0
COTS	Recuperative Care	0	0	3	0	0	0	3	n/a	0	0
COTS	Mary Isaak Multi-Service Cen	0	0	68	0	0	0	68	n/a	0	0
COTS	Mary Isaak Center - Petaluma	0	0	12	0	0	0	12	n/a	0	0
DAAC	HCHV/EH-Turning Point	0	0	17	0	0	0	17	n/a	0	0
DEMA	Fairgrounds Trailers	0	0	0	0	0	19	19	n/a	0	0
DEMA	Astro Hotel	0	0	0	0	0	36	36	n/a	0	0
Nation's Finest	HCHV/EH Hearn House	0	0	19	0	0	0	19	n/a	19	0
Nation's Finest	SSVF (ES)	0	0	25	0	0	0	25	n/a	25	0
Reach for Home	Emergency Shelter (Code Blu	0	0	0	0	0	8	8	n/a	0	0
Redwood Gospel Mission	Alliance Redwoods (NCS)	0	0	0	0	0	94	94	n/a	0	0
Redwood Gospel Mission	Men's Mission	0	0	42	0	0	0	42	n/a	0	0
Redwood Gospel Mission	The Rose Women's Shelter	0	0	30	0	0	0	30	n/a	0	0
Social Advocates for Youth	Stepping Stones	0	0	12	0	0	0	12	n/a	0	12
Social Advocates for Youth	BCP Coffee House	0	0	0	4	0	0	4	n/a	0	4
Social Advocates for Youth	Dream Center ES	0	0	12	0	0	0	12	n/a	0	12
Social Advocates for Youth	Winter Shelter	0	0	5	0	0	0	5	n/a	0	5
St. Vincent de Paul Sonoma County	NCS Fairgrounds Trailers	0	0	0	0	0	28	28	n/a	0	0
St. Vincent de Paul Sonoma County	Los Guilicos	0	0	60	0	0	0	60	n/a	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Tuesday, February 8, 2022



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Emergency Shelter

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
West County Community Services	COVID-19 CNS	0	0	0	0	0	27	27	n/a	0	0
YWCA of Sonoma County	Safe House (Location suppress	4	8	8	0	0	0	16	n/a	0	0
Total		97	182	552	4	0	303	1041	n/a	44	33

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

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Transitional Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Catholic Charities	Transitional Resident Progra	0	0	8	0	n/a	n/a	8	n/a	0	0
Community Action Partnership	Harold's House (Giffen)	4	12	5	0	n/a	n/a	17	n/a	0	0
Community Support Network	Bridges	0	0	10	0	n/a	n/a	10	n/a	0	0
DEMA	Mickey Zane Place (Azura)	0	0	60	0	n/a	n/a	60	n/a	0	0
DEMA	Sebastopol Inn	0	0	44	0	n/a	n/a	44	n/a	0	0
Interfaith Shelter Network	Blair	0	0	9	0	n/a	n/a	9	n/a	0	0
Interfaith Shelter Network	Carina	0	0	8	0	n/a	n/a	8	n/a	0	0
Interfaith Shelter Network	Hill	0	0	7	0	n/a	n/a	7	n/a	0	0
Interfaith Shelter Network	Kahlo	0	0	19	0	n/a	n/a	19	n/a	0	0
Interfaith Shelter Network	Mariposa	0	0	8	0	n/a	n/a	8	n/a	0	0
Interfaith Shelter Network	Meadow Lane Women	0	0	15	0	n/a	n/a	15	n/a	5	0
Interfaith Shelter Network	Meadowlane Men	0	0	9	0	n/a	n/a	9	n/a	9	0
Interfaith Shelter Network	Moorland	0	0	15	0	n/a	n/a	15	n/a	0	0
Interfaith Shelter Network	Elsa	0	0	14	0	n/a	n/a	14	n/a	0	0
Interfaith Shelter Network	Steele	0	0	7	0	n/a	n/a	7	n/a	0	0
Interfaith Shelter Network	Stewart	0	0	9	0	n/a	n/a	9	n/a	0	0
Nation's Finest	Robinson House	0	0	15	0	n/a	n/a	15	n/a	15	0
Redwood Gospel Mission	Manna House	0	0	11	0	n/a	n/a	11	n/a	0	0
Redwood Gospel Mission	Men's New Life Program	0	0	40	0	n/a	n/a	40	n/a	0	0
Social Advocates for Youth	Pregnant and Parenting Youth	2	4	0	0	n/a	n/a	4	n/a	0	4
The Living Room	Transitional Single	0	0	12	0	n/a	n/a	12	n/a	0	0
Total		6	16	325	0	n/a	n/a	341	n/a	29	4

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.



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Permanent Supportive Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Bucklew Programs	Sonoma SHP - SCIL	0	0	12	0	n/a	n/a	12	6	0	0
Bucklew Programs	Samaritan FACT	0	0	6	0	n/a	n/a	6	6	0	0
Bucklew Programs	Henry House	0	0	4	0	n/a	n/a	4	0	0	0
Bucklew Programs	HEART	0	0	11	0	n/a	n/a	11	11	0	0
Bucklew Programs	Boulevard Apts	0	0	14	0	n/a	n/a	14	0	0	0
Catholic Charities	PSH #3 – Tenant-Based, Scatt	0	0	6	0	n/a	n/a	6	6	0	0
Catholic Charities	PSH #2 – Tenant-Based, Scatt	0	0	6	0	n/a	n/a	6	6	0	0
Catholic Charities	PSH #3 – Site-based, Single S	0	0	26	0	n/a	n/a	26	26	0	0
Catholic Charities	PSH #2 – Site-based, Single S	0	0	14	0	n/a	n/a	14	14	0	0
Catholic Charities	Alternatives for Unsheltered	0	0	15	0	n/a	n/a	15	15	0	0
City of SR Housing Authority	HUD VASH – Tenant-Based,	37	89	341	0	n/a	n/a	430	430	430	0
Community Action Partnership	Earle Street	0	0	11	0	n/a	n/a	11	0	0	0
Community Support Network	Grand Avenue	0	0	5	0	n/a	n/a	5	0	0	0
Community Support Network	Sanctuary House	0	0	8	0	n/a	n/a	8	8	0	8
Community Support Network	Sanctuary Villas	0	0	9	0	n/a	n/a	9	4	0	0
Community Support Network	Stony Point Commons	0	0	16	0	n/a	n/a	16	16	0	0
COTS	PSH - MIC	0	0	11	0	n/a	n/a	11	0	0	0
COTS	PSH Singles	0	0	18	0	n/a	n/a	18	18	0	0
Nation's Finest	Rocca House	0	0	8	0	n/a	n/a	8	0	8	0
Reach for Home	PSH	1	5	4	0	n/a	n/a	9	9	0	0
Social Advocates for Youth	Sponsor Based Rental Assista	0	0	16	0	n/a	n/a	16	16	0	16
Sonoma County Housing Authority	CE Super	12	39	49	0	n/a	n/a	88	0	0	0
Sonoma County Housing Authority	S+C SPC7 (SCMH)	0	0	9	0	n/a	n/a	9	9	0	0
Sonoma County Housing Authority	S+C SPC6 (SAY Tamayo)	0	0	12	0	n/a	n/a	12	12	0	12
Sonoma County Housing Authority	S+C SPC1A (FTF)	1	2	37	0	n/a	n/a	39	25	0	0
Sonoma County Housing Authority	Mainstream	30	76	80	0	n/a	n/a	156	0	0	0
Sonoma County Housing Authority	CH SPC10 SNAP	0	0	12	0	n/a	n/a	12	12	0	0
West County Community Services	Mill Street Supportive Housin	0	0	8	0	n/a	n/a	8	8	0	0

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Tuesday, February 8, 2022



HUD 2021 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

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Permanent Supportive Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Total		81	211	768	0	n/a	n/a	979	657	438	36

¹HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

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³Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

⁴Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

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Rapid Re-Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Catholic Charities	HUD - CC State 19-20 ESG	0	0	10	0	n/a	n/a	10	n/a	0	0
Catholic Charities	RRH Nightingale Expansion	4	16	3	0	n/a	n/a	19	n/a	0	0
Catholic Charities	RRH Palms County HCV (Fo	0	0	4	0	n/a	n/a	4	n/a	0	0
Catholic Charities	RRH Palms Inn City	0	0	13	0	n/a	n/a	13	n/a	0	0
Catholic Charities	RRH SRCity HOST	3	8	9	0	n/a	n/a	17	n/a	0	0
Catholic Charities	RRH Rohnert Park	1	3	11	0	n/a	n/a	14	n/a	0	0
COTS	RRH Private	0	0	16	0	n/a	n/a	16	n/a	0	0
COTS	RRH ESG (19-20)	0	0	11	0	n/a	n/a	11	n/a	0	0
Interfaith Shelter Network	RRH (HAPP)	5	14	0	0	n/a	n/a	14	n/a	0	0
Interfaith Shelter Network	RRH Youth HAP	0	0	10	0	n/a	n/a	10	n/a	0	10
Interfaith Shelter Network	RRH HHAP	0	0	19	0	n/a	n/a	19	n/a	0	0
Interfaith Shelter Network	RRH ESG DR	0	0	2	0	n/a	n/a	2	n/a	0	0
Interfaith Shelter Network	RRH (BFH)	16	35	0	0	n/a	n/a	35	n/a	0	0
Interfaith Shelter Network	JMHCP Coumminty Based	0	0	2	0	n/a	n/a	2	n/a	0	0
Interfaith Shelter Network	Re-Entry RRH	0	0	39	0	n/a	n/a	39	n/a	0	0
Interfaith Shelter Network	RRH HDAP	0	0	5	0	n/a	n/a	5	n/a	0	0
Nation's Finest	SSVF (RRH)	0	0	10	0	n/a	n/a	10	n/a	10	0
Reach for Home	Short Term Subsidy (Rapid-R	5	15	15	0	n/a	n/a	30	n/a	0	0
Social Advocates for Youth	RRH HEAP (SAY)	0	0	11	0	n/a	n/a	11	n/a	0	11
Sonoma County Human Services Departm	HDAP (RRH)	0	0	11	0	n/a	n/a	11	n/a	0	0
Sonoma County Human Services Departm	Housing Support Program (H	18	55	0	0	n/a	n/a	55	n/a	0	0
West County Community Services	rrh	5	11	17	0	n/a	n/a	28	n/a	0	0
YWCA of Sonoma County	RRH Moving into Safety	3	6	5	0	n/a	n/a	11	n/a	0	0
Total		60	163	223	0	n/a	n/a	386	n/a	10	21

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

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Other Permanent Housing

Provider Name	Facility Name	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Seasonal	Overflow / Voucher	Total Beds	Subset of Total Bed Inventory		
									Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Catholic Charities	DeMeo House	1	5	0	0	n/a	n/a	5	n/a	0	0
Catholic Charities	Tammy Way	0	0	2	0	n/a	n/a	2	n/a	0	0
Catholic Charities	Yukon	0	0	6	0	n/a	n/a	6	n/a	0	0
Community Action Partnership	Aston Avenue Apartments	10	54	0	0	n/a	n/a	54	n/a	0	0
COTS	Integrity Houses	8	19	41	0	n/a	n/a	60	n/a	0	0
COTS	Benton Veterans Village	0	0	1	0	n/a	n/a	1	n/a	1	0
Social Advocates for Youth	Dream Center PH	0	0	24	0	n/a	n/a	24	n/a	0	24
Social Advocates for Youth	Tamayo Overflow	0	0	12	0	n/a	n/a	12	n/a	0	12
TLC Child and Family Services	THP Plus Expansion	3	8	4	0	n/a	n/a	12	n/a	0	0
West County Community Services	Park Village PH	2	6	7	0	n/a	n/a	13	n/a	0	0
Total		24	92	97	0	n/a	n/a	189	n/a	1	36

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2020 HMIS Data Standards.

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Attachment 5 –

- **HUD CHAS Data for Sonoma County, Cities of Petaluma and Santa Rosa**
- **California Department of Finance Population, Housing Estimates, 2021**

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: County

Created on: December 20, 2022

Data for: Sonoma County, California

Year Selected: 2015-2019 ACS

Income Distribution Overview	Owner	Renter	Total
Household Income less-than or= 30% HAMFI	8,445	13,605	22,050
Household Income >30% to less-than or= 50% HAMFI	9,225	11,835	21,060
Household Income >50% to less-than or= 80% HAMFI	15,785	16,505	32,290
Household Income >80% to less-than or=100% HAMFI	12,205	8,690	20,895
Household Income >100% HAMFI	70,725	22,350	93,075
Total	116,395	72,980	189,375
Housing Problems Overview 1	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	35,895	40,705	76,600
Household has none of 4 Housing Problems OR cost burden not available, no other problems	80,500	32,280	112,780
Total	116,395	72,980	189,375
Severe Housing Problems Overview 2	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	16,965	24,150	41,115
Household has none of 4 Severe Housing Problems OR cost burden not available, no other problems	99,425	48,835	148,260
Total	116,395	72,980	189,375
Housing Cost Burden Overview 3	Owner	Renter	Total
Cost Burden less-than or= 30%	82,080	35,705	117,785
Cost Burden >30% to less-than or= 50%	19,365	19,015	38,380
Cost Burden >50%	14,295	17,490	31,785
Cost Burden not available	655	775	1,430
Total	116,395	72,980	189,375
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of 4 Housing Problems	Total

	Housing Problems	OR cost burden not available, no other problems	
Household Income less-than or= 30% HAMFI	17,230	4,820	22,050
Household Income >30% to less-than or= 50% HAMFI	15,995	5,070	21,060
Household Income >50% to less-than or= 80% HAMFI	19,690	12,605	32,290
Household Income >80% to less-than or= 100% HAMFI	9,255	11,640	20,895
Household Income >100% HAMFI	14,430	78,645	
Total	76,600	112,780	189,375
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of 4 Housing Problems	Total
	Housing Problems	OR cost burden not available, no other problems	
Household Income less-than or= 30% HAMFI	10,775	2,830	13,605
Household Income >30% to less-than or= 50% HAMFI	10,300	1,540	11,835
Household Income >50% to less-than or= 80% HAMFI	11,705	4,800	16,505
Household Income >80% to less-than or= 100% HAMFI	4,305	4,385	8,690
Household Income >100% HAMFI	3,620	18,730	22,350
Total	40,705	32,280	72,980
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of 4 Housing Problems	Total
	Housing Problems	OR cost burden not available, no other problems	
Household Income less-than or= 30% HAMFI	6,455	1,990	8,445
Household Income >30% to less-than or= 50% HAMFI	5,695	3,530	9,225
Household Income >50% to less-than or= 80% HAMFI	7,985	7,805	15,785
Household Income >80% to less-than or= 100% HAMFI	4,950	7,255	12,205

Household Income >100% HAMFI	10,810	59,915	70,725
Total	35,895	80,500	116,395
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	16,865	14,695	22,050
Household Income >30% to less-than or= 50% HAMFI	15,585	8,765	21,060
Household Income >50% to less-than or= 80% HAMFI	17,910	5,865	32,290
Household Income >80% to less-than or= 100% HAMFI	8,220	1,350	20,895
Household Income >100% HAMFI	11,580	1,110	93,075
Total	70,160	31,785	189,375
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	10,560	9,275	13,605
Household Income >30% to less-than or= 50% HAMFI	9,955	5,300	11,835
Household Income >50% to less-than or= 80% HAMFI	10,445	2,530	16,505
Household Income >80% to less-than or= 100% HAMFI	3,515	340	8,690
Household Income >100% HAMFI	2,030	45	22,350
Total	36,505	17,490	72,980
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income less-than or= 30% HAMFI	6,305	5,420	8,445
Household Income >30% to less-than or= 50% HAMFI	5,630	3,465	9,225
Household Income >50% to less-than or= 80% HAMFI	7,470	3,335	15,785
Household Income >80% to less-than or= 100% HAMFI	4,705	1,010	12,205
Household Income >100% HAMFI	9,550	1,065	70,725
Total	33,660	14,295	116,395

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: December 21, 2022

Data for: Petaluma city, California

Year Selected: 2015-2019 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	1,000	1,470	2,470	
Household Income >30% to less-than or= 50% HAMFI	1,100	1,025	2,125	
Household Income >50% to less-than or= 80% HAMFI	1,735	1,490	3,225	
Household Income >80% to less-than or=100% HAMFI	1,310	865	2,175	
Household Income >100% HAMFI	9,780	2,875	12,655	
Total	14,930	7,725	22,655	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	4,650	3,790	8,440	
Household has none of 4 Housing Problems	10,280	3,930	14,210	
Cost burden not available, no other problems				
Total	14,930	7,725	22,655	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	2,130	2,270	4,400	
Household has none of 4 Severe Housing Problems	12,800	5,455	18,255	
Cost burden not available, no other problems				
Total	14,930	7,725	22,655	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	10,460	4,110	14,570	
Cost Burden >30% to less-than or= 50%	2,545	1,815	4,360	
Cost Burden >50%	1,885	1,660	3,545	
Cost Burden not available	45	140	185	
Total	14,930	7,725	22,655	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	1,880	590		2,470

Household Income >30% to less-than or= 50% HAMFI	1,595	530		2,125
Household Income >50% to less-than or= 80% HAMFI	1,925	1,305		3,225
Household Income >80% to less-than or= 100% HAMFI	1,150	1,030		2,175
Household Income >100% HAMFI	1,895	10,760		
Total	8,440	14,210		22,655
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,010	460		1,470
Household Income >30% to less-than or= 50% HAMFI	840	185		1,025
Household Income >50% to less-than or= 80% HAMFI	1,060	430		1,490
Household Income >80% to less-than or= 100% HAMFI	425	440		865
Household Income >100% HAMFI	460	2,415		2,875
Total	3,790	3,930		7,725
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	870	130		1,000
Household Income >30% to less-than or= 50% HAMFI	755	345		1,100
Household Income >50% to less-than or= 80% HAMFI	865	875		1,735
Household Income >80% to less-than or= 100% HAMFI	725	590		1,310
Household Income >100% HAMFI	1,435	8,345		9,780
Total	4,650	10,280		14,930
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,875	1,705	2,470	
Household Income >30% to less-than or= 50% HAMFI	1,545	795	2,125	
Household Income >50% to less-than or= 80% HAMFI	1,790	700	3,225	

Household Income >80% to less-than or= 100% HAMFI	1,140	135	2,175	
Household Income >100% HAMFI	1,550	205	12,655	
Total	7,900	3,545	22,655	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,005	905	1,470	
Household Income >30% to less-than or= 50% HAMFI	790	375	1,025	
Household Income >50% to less-than or= 80% HAMFI	980	365	1,490	
Household Income >80% to less-than or= 100% HAMFI	415	15	865	
Household Income >100% HAMFI	285		2,875	
Total	3,475	1,660	7,725	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	870	800	1,000	
Household Income >30% to less-than or= 50% HAMFI	755	420	1,100	
Household Income >50% to less-than or= 80% HAMFI	815	335	1,735	
Household Income >80% to less-than or= 100% HAMFI	725	125	1,310	
Household Income >100% HAMFI	1,265	205	9,780	
Total	4,430	1,885	14,930	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Comprehensive Housing Affordability Strategy ("CHAS") data

Summary Level: City

Created on: December 21, 2022

Data for: Santa Rosa city, California

Year Selected: 2015-2019 ACS

Income Distribution Overview	Owner	Renter	Total	
Household Income less-than or= 30% HAMFI	2,315	5,530	7,845	
Household Income >30% to less-than or= 50% HAMFI	3,040	5,045	8,085	
Household Income >50% to less-than or= 80% HAMFI	5,380	6,830	12,210	
Household Income >80% to less-than or=100% HAMFI	4,495	3,925	8,420	
Household Income >100% HAMFI	20,590	9,170	29,760	
Total	35,820	30,500	66,320	
Housing Problems Overview 1	Owner	Renter	Total	
Household has at least 1 of 4 Housing Problems	10,685	17,225	27,910	
Household has none of 4 Housing Problems	25,135	13,275	38,410	
Cost burden not available, no other problems				
Total	35,820	30,500	66,320	
Severe Housing Problems Overview 2	Owner	Renter	Total	
Household has at least 1 of 4 Severe Housing Problems	4,755	9,845	14,600	
Household has none of 4 Severe Housing Problems	31,070	20,655	51,725	
Cost burden not available, no other problems				
Total	35,820	30,500	66,320	
Housing Cost Burden Overview 3	Owner	Renter	Total	
Cost Burden less-than or= 30%	25,675	14,825	40,500	
Cost Burden >30% to less-than or= 50%	6,105	8,320	14,425	
Cost Burden >50%	3,775	6,970	10,745	
Cost Burden not available	270	380	650	
Total	35,820	30,500	66,320	
Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problem	Total
Household Income less-than or= 30% HAMFI	5,985	1,860		7,845

Household Income >30% to less-than or= 50% HAMFI	6,360	1,725		8,085
Household Income >50% to less-than or= 80% HAMFI	7,620	4,590		12,210
Household Income >80% to less-than or= 100% HAMFI	3,860	4,565		8,420
Household Income >100% HAMFI	4,090	25,675		
Total	27,910	38,410		66,320
Income by Housing Problems (Renters only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	4,335	1,195		5,530
Household Income >30% to less-than or= 50% HAMFI	4,475	570		5,045
Household Income >50% to less-than or= 80% HAMFI	4,790	2,040		6,830
Household Income >80% to less-than or= 100% HAMFI	2,235	1,695		3,925
Household Income >100% HAMFI	1,390	7,780		9,170
Total	17,225	13,275		30,500
Income by Housing Problems (Owners only)	Household has at least 1 of 4	Household has none of	Cost Burden not available,	Total
	Housing Problems	4 Housing Problems	no other housing problem	
Household Income less-than or= 30% HAMFI	1,650	665		2,315
Household Income >30% to less-than or= 50% HAMFI	1,885	1,155		3,040
Household Income >50% to less-than or= 80% HAMFI	2,830	2,550		5,380
Household Income >80% to less-than or= 100% HAMFI	1,625	2,870		4,495
Household Income >100% HAMFI	2,700	17,895		20,590
Total	10,685	25,135		35,820
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	5,840	4,950	7,845	
Household Income >30% to less-than or= 50% HAMFI	6,255	3,090	8,085	
Household Income >50% to less-than or= 80% HAMFI	6,805	2,155	12,210	

Household Income >80% to less-than or= 100% HAMFI	3,255	435	8,420	
Household Income >100% HAMFI	3,005	110	29,760	
Total	25,160	10,745	66,320	
Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	4,280	3,640	5,530	
Household Income >30% to less-than or= 50% HAMFI	4,380	2,070	5,045	
Household Income >50% to less-than or= 80% HAMFI	4,175	1,025	6,830	
Household Income >80% to less-than or= 100% HAMFI	1,765	200	3,925	
Household Income >100% HAMFI	690	35	9,170	
Total	15,290	6,970	30,500	
Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total	
Household Income less-than or= 30% HAMFI	1,565	1,315	2,315	
Household Income >30% to less-than or= 50% HAMFI	1,875	1,020	3,040	
Household Income >50% to less-than or= 80% HAMFI	2,625	1,125	5,380	
Household Income >80% to less-than or= 100% HAMFI	1,490	235	4,495	
Household Income >100% HAMFI	2,325	80	20,590	
Total	9,880	3,775	35,820	

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

California Department of Finance - Population, Households by City E-5, 2021

County	City	Total Population	Total Households	Total Group Quarters	Housing Units Total2	Housing Units	Housing Units
						Single Detached	Single Attached
Sonoma	Cloverdale	9,133	9,045	88	3,530	2,621	279
Sonoma	Cotati	7,429	7,419	10	3,218	1,466	613
Sonoma	Healdsburg	11,800	11,745	55	5,078	3,754	206
Sonoma	Petaluma	61,104	60,380	724	23,773	16,718	1,802
Sonoma	Rohnert Park	42,484	42,441	43	17,461	8,351	1,490
Sonoma	Santa Rosa	171,711	168,254	3,457	69,495	39,975	6,476
Sonoma	Sebastopol	7,657	7,528	129	3,530	2,227	343
Sonoma	Sonoma	10,924	10,687	237	5,725	3,186	583
Sonoma	Windsor	27,855	27,804	51	9,742	7,621	582
Sonoma	Balance Of County	134,110	131,769	2,341	65,216	53,026	2,617
Sonoma	Incorporated	350,097	345,303	4,794	141,552	85,919	12,374
Sonoma	County Total	484,207	477,072	7,135	206,768	138,945	14,991

Attachment 6 – Copy of Public Notice for Public Review Period and Public Hearing

Revised
Public Review Period Extended
NOTICE OF AVAILABILITY FOR PUBLIC COMMENT AND
NOTICE OF PUBLIC HEARING

HOME Partnership Investments (HOME) American Rescue Plan (ARP) Allocation Plan for Sonoma County – Fiscal Year 2021-22 Action Plan Substantial Amendment

15 30-Day Public Comment Period

A draft of the HOME ARP Allocation Plan for the participating jurisdiction of Sonoma County is now available for public review. The draft HOME ARP Allocation Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) for the use of \$2,991,512 of federal HOME ARP grant funds and provides an assessment of the shelter and housing inventory, needs, and gaps of the following population groups: homeless, at-risk of being homeless, persons and/or households experiencing, fleeing, or with a history of domestic violence, sexual assault, human trafficking, other vulnerable populations, and veterans, who are household members of the aforementioned groups. The Allocation Plan provides a pathway for Sonoma County to address the needs and gaps of these populations. After HUD reviews and approves the Allocation Plan, these federal funds will be available countywide except for activities/projects located within or primarily benefiting residents of the cities of Santa Rosa and Petaluma.

The draft Allocation Plan can be found at the following locations for your review:

1. On the Sonoma County Community Development Commission website here:
2. <https://sonomacounty.ca.gov/development-services/community-development-commission/plans-policies-and-reports>
3. A hard copy at the Sonoma County Library, Santa Rosa Branch, located at 211 E Street, Santa Rosa, CA 95404
4. A hard copy at the Community Development Commission office Monday through Friday from 8:00 A.M. to 5 P.M. at 1440 Guerneville Road, Santa Rosa, CA 95403.
5. A hard copy is available upon request by contacting Veronica Ortiz-De Anda at 707-565-7520 or via email at Veronica.Ortiz-DeAnda@Sonoma-County.org.

The County of Sonoma appreciates all public input on the draft Allocation Plan. Public comment can be submitted from **January 30, 2023 through February 14 March 1, 2023** to Veronica Ortiz-De Anda, Community Development Associate in one of the following ways:

1. Via Email to: Veronica.Ortiz-DeAnda@Sonoma-County.org
2. In writing mailed to: Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA, 95409 with Attention to: V. Ortiz-De Anda.
3. At the public hearing to be held on February 15, 2023 as indicated below.

Public Hearing

The Sonoma County Community Development Committee and the Cities and Towns Advisory Committee will hold concurrent public hearings to review and recommend approval of the draft HOME ARP Allocation Plan to the Board of Supervisors, who will consider the plan at a future meeting in March of 2023.

The concurrent public hearings for the Community Development Committee and the Cities and Towns Advisory Committee will be held via teleconference on the following date and time:

Date: Wednesday, February 15, 2023

Time: 10:00 A.M.

All interested persons are invited to attend and comment on this matter. In accordance with AB 361 signed by Governor Newsom on September 16, 2021 and Sonoma County Board of Supervisors Resolution 21-0399, the hearing will be held via teleconference to protect community members from the potential spread of COVID-19. Members of the public may participate in this meeting virtually by accessing the following link:

<https://sonomacounty.zoom.us/j/99875395486?pwd=bzRXNm04anFQWTION05hNm5ejBOZz09>

Webinar ID: 998 7539 5486

Passcode: 213564

Or via telephone by calling: 1-669-900-9128

Public comments may be submitted in writing prior to the meeting via e-mail by writing to: Veronica.Ortiz-DeAnda@Sonoma-County.org or by mailing to: Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA 95403 ATTN: V. Ortiz-De Anda, or may be made verbally at the public hearing.

If you need an interpreter, language services, need to make a reasonable accommodation request, and/or require a person to assist you while attending these hearings, please contact Veronica Ortiz-De Anda by calling 707-565-7520 (TDD 707-565-7555) or via email at Veronica.Ortiz-DeAnda@Sonoma-County.org as soon as possible to ensure arrangements.

For more information about the meeting please call Veronica Ortiz-De Anda at 707-565-7520.

Notificación Revisada
Plazo Extendido Para Revisión del Publico
NOTICIA DE DISPONIBILIDAD PARA REVISION PÚBLICA Y
NOTICIA DE AUDENCIA PÚBLICA

Programa federal de Asociación de Inversión HOME (HOME) Plan de Rescate Americano (ARP) para el condado de Sonoma – Cambio Importante al Plan de Acción para el Año Fiscal 2021-22

Periodo de 30 días para comentarios del publico

El Plan de Asignación HOME ARP provisional para el Condado de Sonoma ya está disponible para revisión pública. El Proyecto de HOME ARP Plan (el Plan) de Asignación es un requisito del Departamento de Vivienda y Desarrollo Urbano (HUD) de los Estados Unidos para el uso de \$2,991,512 fondos federales. El Plan proporciona una evaluación del inventario de viviendas y necesidades de los siguientes grupos de población: personas sin hogar o desalojadas; personas o hogares al riesgo de quedarse sin hogar, personas y/o hogares que padecen de violencia doméstica y/o huyen de tal violencia, asalto sexual, tráfico humano o tienen antecedentes de tales circunstancias; otras poblaciones vulnerables; y veteranos que son miembros de un hogar de los grupos mencionados. El Plan ayuda al Condado de Sonoma a proveer a las personas o hogares que forman parte de las poblaciones mencionadas. Después de que HUD revise y apruebe el Plan, estos fondos estarán disponibles en todo el condado, excepto para proyectos/programas ubicados dentro o que benefician principalmente a los residentes de las ciudades de Santa Rosa y Petaluma.

El Plan provisional puede encontrarse en los siguientes sitios para su revisión:

1. Página de internet de la Comisión de Desarrollo Comunitario del Condado de Sonoma ubicada aquí:
<https://sonomacounty.ca.gov/development-services/community-development-commission/plans-policies-and-reports>
2. Copia del documento en la biblioteca del Condado de Sonoma localizada en la ciudad de Santa Rosa, 211 E Street, Santa Rosa, CA, 95404.
3. Copia del documento en la oficina de la Comisión de Desarrollo Comunitario del Condado de Sonoma localizada en 1440 Guerneville Road, Santa Rosa, Ca 95403.
4. Copia al pedido es disponible comunicándose con Verónica Ortiz-De Anda al 707-565-7520 o a través de correo electrónico: Veronica.Ortiz-DeAnda@Sonoma-County.org.

El Condado de Sonoma aprecia todo los comentarios del publico sobre el Plan de Asignación. Comentarios pueden entregarse desde el **30 de enero 2023 hasta el fin del día de 14 de febrero 1ro de marzo 2023**. Comentarios se entregan a Verónica Ortiz-De Anda, Asociada del Desarrollo Comunitario en una de las siguientes maneras:

1. A través de correo electrónico: Veronica.Ortiz-DeAnda@Sonoma-County.org.
2. Por escrito a: Comisión de Desarrollo Comunitario, 1440 Guerneville Road, Santa Rosa, CA 95403. Atención a V. Ortiz-De Anda.
3. Durante la junta de audiencia pública que se llevará a cabo el 15 de febrero 2023 tal como se indica abajo.

Noticia de Audencia Pública.

El Comité de Desarrollo Comunitario del Condado de Sonoma y el Comité Asesor de Ciudades y Pueblos tendrán audiencias públicas concurrentes para revisar y recomendar la aprobación del Plan de Asignación HOME ARP a la mesa directiva de supervisores, que considerará el plan en una futura reunión en marzo de 2023.

Las audiencias públicas concurrentes para el Comité de Desarrollo Comunitario y el Comité Asesor de Ciudades y Pueblos se llevarán a cabo a través de teleconferencia (por internet) en la siguiente fecha y hora:

Fecha: miércoles, 15 de febrero de 2023 Hora: 10:00 A.M.

Todas las personas interesadas están invitadas a asistir y comentar sobre este asunto. De acuerdo con la ley estatal establecida por AB 361 cual fue firmada por el gobernador Newsom el 16 de septiembre de 2021 y la resolución aprobada por la mesa directiva de supervisores del condado, No. 21-0399, la junta se llevará acabo virtualmente (por internet) para proteger a los miembros de la comunidad de la posible propagación de COVID-19. Los miembros del público pueden participar en esta reunión virtualmente en:

<https://sonomacounty.zoom.us/j/99875395486?pwd=bzRXNm04anFQWTlON05hNm5eJkZBOZz09>

Webinar ID: 998 7539 5486

Contraseña: 213564

O por teléfono: 1-669-900-9128

Los comentarios del público pueden presentarse por escrito antes de la reunión por correo electrónico escribiendo a: Veronica.Ortiz-DeAnda@Sonoma-County.org o por correo postal a Sonoma County Community Development Commission, 1440 Guerneville Road, Santa Rosa, CA 95403 ATTN: V. Ortiz-De Anda, o pueden hacerse verbalmente en la audiencia pública.

Si necesita un intérprete, servicios lingüísticos, necesita hacer una solicitud de adaptación razonable, y/o requiere una persona que le asista mientras asiste a estas audiencias, por favor póngase en contacto con Verónica Ortiz-De Anda llamando al 707-565-7520 (TDD 707-565-7555) o por correo electrónico a Veronica.Ortiz-DeAnda@Sonoma-County.org tan pronto como sea posible para asegurar los arreglos.

Para mas información comuníquese con Veronica Ortiz-De Anda llamando al 707-565-7520