

One-Year Action Plan for CDBG/HOME funds FY 2021-22 (proposed)

Sonoma County

Board of Supervisors/Community Development Commission

Tuesday, July 27, 2021



One-Year Plan for CDBG/HOME – FY 2021-22

- A One-Year Action Plan is:
 - Based on the 5-year Consolidated Plan (adopted June 2020)
 - A map for expenditures for FY 2021-22 from CDBG and HOME
 - Based on community input/participation & committee review
- Reflects CDBG/HOME funding for the Urban County:
 - Unincorporated areas plus ...
 - Seven non-entitlement cities: Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, Sonoma, and the Town of Windsor.
 - Not Santa Rosa and Petaluma (SR and Petaluma get own allocations)



Review Process

- Notice of Funding Availability – May 10, 2021
- Staff Review of Applications – June 12 – 25, 2021
- Meetings and Workshops – including the Cities and Towns Advisory Committee and Community Development Committee – June 16, 2021 and June 29, 2021
- Public Comment Period for One-Year Plan – July 9 – August 7, 2021
- Public Hearing of CTAC/CD Committee – July 21, 2021
- Board of Supervisors/CDC – July 27, 2021 (*done within Public Comment Period*)
- Compile Comments – August 7-10, 2021
- Submit One-Year Action plan to HUD – On or before August 16, 2021



Eligibility Summary

Type of Funds/Expenditures	Eligibility		
	Unincorporated Area	Seven Non-Entitlement Cities	SR and Petaluma
CDBG Urban County Funds			
-- Affordable Housing	Yes	Yes	No
-- Infrastructure/Accessibility	Yes	Yes	No
-- Homelessness	Yes	Yes	Yes
HOME Urban County Funds			
-- Housing Construction/Rehab	Yes	Yes	No
-- Tenant-Based Rental Assistance	Yes	Yes	No



Proposed Awards

- \$1,204,477 available from CDBG
- \$1,204,477 awarded by CTAC/CD Committee to Accessibility/infrastructure (\$797.5K) & Homelessness (\$406,977)

Sponsor	Project	Ask	Recommendation
Healdsburg	Ward Street	\$ 135,000	\$ 42,500
Sebastopol	City Hall ADA	\$ 132,700	\$ 50,000
Sweetwater Springs Water District	Water improvements	\$ 1,013,230	\$ 705,000
Sponsor	Project	Ask	Recommendation
Homelessness			
Catholic Charities	Caritas Village	\$ 500,000	\$ 406,977

Sponsor	Project	Ask	Recommendation
Affordable Housing			
PEP Housing	Linda Tunis Project	\$ 850,000	\$ -
Danco Communities	Meridian at Corona Station	\$ 1,460,906	\$ -
SC CDC	Housing Rehab Program	\$ 12,000,000	\$ -



Proposed Awards – HOME

- \$619,053 Available
 - Recommend \$82,488 for Award
 - \$535,565 remaining unallocated
- *NOTE: HOME funds come with income restricted rents*

Sponsor	Project	Ask	Recommendation
Danco Communities	Meridian at Corona Station	\$660,323	\$0
Sonoma County Housing Authority	Tenant Based Rental Assistance	\$82,448	\$82,488
CHDO Reserve		\$123,781	\$0



Key Issues This Time (part 1)

- If CDBG Urban County funds for Affordable Housing can generally only *primarily benefit* the unincorporated area + seven cities, then:
 - Three applications were/are ineligible
 - More specific information from HUD came during the review process
- PEP Housing disagrees with the interpretation.
 - Says that it should have been made clear in the May 10, 2021 NOFA
 - Says that 5 of the Linda Tunis Project's 25 units' link to Coordinated Entry makes it a countywide homeless service, eligible for these funds.
 - Says that staff did not provide material in a timely manner, did not read PEP's comments into the record.



Key Issues This Time

- We're asking the Board/CDC to approve the Plan *within* the Public Comment period, not at its end (preferable). Why?
 - Board meets again 8-17, but
 - One-Year Plan is due to HUD 8-16
 - OK from HUD to do this, but staff needs to add additional public comment to the record as comment period closes.



Recommendation

- Staff recommends that:
 1. The Board adopt the One-Year Plan, and authorize staff to submit Plan to HUD in time for 8-16-2021; and
 2. Direct staff to not award infrastructure/accessibility funds before 9-30-2021; and
 3. If HUD has a reinterpretation by 9-30-2021, direct CTAC/CD Committee to meet again and return to the Board with new recommendations to be processed via a Plan Amendment); or
 4. If there is no HUD reinterpretation by 9-30-2021, direct staff to release the funds to the recommended projects starting 10-1-2021.

