

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

Sonoma County

Board of Supervisors/Community Development Commission

2:30 p.m. - Tuesday, July 27, 2021



# One-Year Plan for CDBG/HOME/ESG – 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/HOME and ESG
  - 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)\*
    - \* except for \$\$ for services that benefit the entire county without regard to residence



# Review Process

- Notice of Funding Availability:
  - Released May 10, 2021
  - Applications Due on June 11, 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 (voted to approve One-Year Plan)
- Board of Supervisors/CDC – July 27, 2021 (*done within Public Comment Period*)
- Compile remaining public comments and 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
<b>CDBG Urban County Funds</b>			
-- Affordable Housing	Yes	Yes	No
-- Infrastructure/Accessibility	Yes	Yes	No
-- Homelessness	Yes	Yes	Yes
<b>HOME Urban County Funds</b>			
-- 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
<b>Accessibility and Infrastructure Projects</b>			
<b>Healdsburg</b>	Ward Street	\$ 135,000	\$ 42,500
<b>Sebastopol</b>	City Hall ADA	\$ 132,700	\$ 50,000
<b>Sweetwater Springs Water District</b>	Water improvements	\$ 1,013,230	\$ 705,000
Sponsor	Project	Ask	Recommendation
<b>Homelessness</b>			
<b>Catholic Charities</b>	Caritas Village	\$ 500,000	\$ 406,977

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



# Proposed Awards – HOME

- \$619,053 Available
  - Recommend \$82,488 for Award
  - \$535,565 remaining unallocated
    - (can be rolled into next year, amended in current year with substantial amendment)
- *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



# Two Key Issues This Time (Issue #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 later in the review process
- PEP Housing's concerns:
  - Says that HUD limitation should have been made more clear in the May 10, 2021 NOFA
  - Says that 5 of the Linda Tunis Project's 25 units' link to Coordinated Entry makes part of the LT project a countywide homeless service and therefore eligible for these funds.
  - Says that staff did not provide staff reports/recommendations in a timely manner, did not read PEP's comments into the record.



# Two Key Issues This Time (Issue #2)

- 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 incorporate any additional public comment into the record.





# Recommendation

- Staff recommends that the Board adopt the One-Year Plan, authorize staff to submit Plan to HUD in time for 8-16-2021; and if desired:
  - a) Direct staff to not award infrastructure/accessibility funds before 9-30-2021; so that
  - b) 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
  - c) If there is no HUD reinterpretation by 9-30-2021, direct staff to release the funds to the recommended projects starting 10-1-2021; and
  - d) Direct staff to include further public comment before August 9, 2021.



# Alternatively

2. Adopt the One-Year Plan as-is, direct staff to include further public comment and file by 8-16-2021
3. Change allocations today (some risk of a later more formal HUD determination)
4. Direct staff to look for other sources of funds for the ineligible project(s).

