



Second Program Year Action Plan

The CPMP Second Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 2 Action Plan Executive Summary:

The FY 2006-2007 Action Plan: One-Year Use of Funds details the activities to be assisted by Sonoma County using Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Federal Emergency Shelter Grants (FESG) funds from the U.S. Department of Housing and Urban Development (HUD).

Priority Needs, Goals and Objectives

The overall goal of the CDBG, HOME and FESG Programs is to develop viable urban communities principally for low- and moderate-income persons by providing decent housing, providing a suitable living environment, and expanding economic opportunities. The County's 2005 Consolidated Plan establishes three goals, one each in the areas of homelessness, housing and non-housing community development, to guide the County in using HUD funding to address the primary federal goals and the priority needs identified in Sonoma County. The Consolidated Plan also establishes specific objectives to address the goals. During FY 2006-2007, the Community Development Commission will administer programs, either directly or through funding provided to other governmental or nonprofit agencies, that will benefit low- and moderate-income households and assist in the elimination of slums and blight by addressing the goals and objectives enumerated in the Consolidated Plan and summarized below.

Homelessness Goal:

To promote new and existing day centers, emergency shelters, transitional housing facilities and services that will coordinate and improve the continuum of care system for homeless residents of Sonoma County.

Note 1: Under each of the objectives listed below, the financial assistance may be provided to acquire, renovate, construct or reconstruct the facility in which services will be provided and/or to pay a portion of the delivery costs for the services to homeless persons.

Note 2: Permanent supportive housing represents one component of a fully developed continuum of care system for homeless persons, as well as a housing solution for non-homeless people with special needs. The County's specific objective for assisting permanent supportive housing development is discussed in the *Specific Housing Objectives* section of this Plan and is not repeated here.

Homeless Specific Objectives:

- S-1: Provide day center services to homeless persons, some with special needs.
- S-2: Provide emergency shelter beds for homeless persons, some with special needs.
- S-3: Provide transitional housing with supportive services to persons leaving homeless shelters or to persons who are living “on the streets”, some with special needs.
- S-4: Provide mental health, other health and social services, counseling, employment training, education, childcare, parenting education, substance abuse treatment, domestic violence intervention, self-sufficiency skills, and transportation assistance, to homeless persons living “on the streets” or in emergency shelters, including outreach to the “street” homeless and assessment of individual and family needs. Some of the assisted persons will be from special needs subpopulations.
- S-5: Provide homeless prevention services to households who are at risk of becoming homeless, some with special needs.

Housing Goal:

To increase the housing stock that is affordable, accessible and available to extremely low-, low-, and moderate-income residents of Sonoma County, including special needs subpopulations.

Housing Specific Objectives:

- H-1: Develop new rental and ownership housing units that are affordable and available to extremely low-, low- and moderate-income households, some with special needs.
- H-2: Develop new housing units with appropriate supportive services that are affordable, accessible and available to extremely low-, low- and moderate-income special needs households.
- H-3: Provide tenant-based rental subsidies to make market rate housing units affordable to extremely low-income households, some with special needs.
- H-4: Provide comprehensive rehabilitation and targeted hazard mitigation assistance to make needed repairs and improvements to conventional single- and multi-family housing and mobile homes owned and/or occupied by extremely low-, low- and moderate-income households, some with special needs.
- H-5: Provide loans to eligible entities to acquire and/or rehabilitate existing multi-family housing that is affordable, accessible and available to extremely low-, low- and moderate-income households that is at risk of becoming market rate housing. The occupants of some of these assisted housing units will include special needs households.
- H-6: Provide direct fair housing education and mediation services to low- and moderate-income renter households, some with special needs.

Non-Housing Community Development Goal

To assist in creating and/or replacing infrastructure systems, public facilities and non-housing services that meet the needs of the extremely low-, low- and moderate-income residents of Sonoma County, including the homeless and special needs subpopulations.

Non-Housing Community Development Specific Objectives:

- C-1: Preserve low- and moderate-income neighborhoods and improve the quality of neighborhood-based living, including construction or reconstruction of storm/flood drain improvements, water and sewer improvements (connecting water and sewer lines to new or existing affordable housing developments, sewer mains, and rural water facilities), streets, streetlights, sidewalks, curbs and gutters (either non-existent or in need of repair or upgrade).
- C-2: Construct, renovate or install access modifications to meet the special needs of persons with disabilities and the elderly in accordance with the American with Disabilities Act (ADA) in public facilities, including but not limited to public parks, restrooms, youth centers, senior centers, fire stations, libraries and community recreation facilities.
- C-3: Facilitate economic integration and self-sufficiency for lower income persons through self-sufficiency programs and through job training and economic development activities to increase job opportunities.

Other Actions to be Taken During FY 2006-2007

As described further in the 2005 Consolidated Plan's Five-Year Strategic Plan, during FY 2006-2007 the Community Development Commission will also continue working to:

- 1) reduce lead-based paint hazards through its housing rehabilitation programs and take the actions necessary to comply with HUD's regulation, "Requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance";
- 2) strengthen the institutional structure that comprises the delivery system for activities to be carried out under the Consolidated Plan;
- 3) enhance the coordination between assisted housing providers and health, mental health and service agencies with the intention of fostering development of more supportive housing options for special needs populations throughout the County; and
- 4) reduce the number of poverty-level families by targeting CDBG, HOME, FESG and local funds to projects that will provide services to foster self-sufficiency, in conjunction with the provision of housing, shelter and other public facilities.

Community Development Block Grant Program (CDBG)

In FY 2006-2007, Sonoma County will receive \$2,061,003 in CDBG funds. CDBG funds will be used for housing, public services, public improvements and public facilities. Federal regulations impose a 15% maximum cap on funding to be expended for public service activities.

Administrative costs are limited to 20% of the total CDBG funding and program income received. This year's plan proposes to use 100% of FY 2006-2007 CDBG funds for activities that benefit low- and moderate-income persons or the elimination of slums and blight.

The projected uses of funds for CDBG are as follows:

1. Catholic Charities- Family Support Center	Public Service	Countywide	\$ 77,052
2. Catholic Charities- Homeless Service Center	Public Service	Countywide	\$ 26,500
3. Cloverdale Cmmnty Outreach-Wallace House	Public Service	Countywide	\$ 7,000
4. COTS-Svcs. For Homeless Children/Parents	Public Service	Countywide	\$ 40,239
5. CAPSC- Fair Housing	Public Service	Countywide	\$ 52,500
6. CAPSC- HCA Emergency Rental Assistance	Public Service	Countywide	\$ 35,873
7. CAPSC- Sloan House (Chanate) Shelter	Public Service	Countywide	\$ 6,986
8. SAY – Coffee House	Public Service	Countywide	\$ 10,000
9. SCAYD – Homeless Prevention Program	Public Service	Cotati/R.Park	\$ 5,000
10. SCHA - Project HERO	Public Service	Countywide	\$ 10,000
11. The Living Room	Public Service	Countywide	\$ 10,000
12. Women's Recovery Services	Public Service	Countywide	\$ 10,000
13. YWCA - Adobe Project	Public Service	Countywide	\$ 8,000
14. YWCA – Safe House	Public Service	Countywide	\$ 10,000
15. Guerneville Library ADA Improvements	Public Facility	Unincorp. Area	\$ 100,000
16. Community Center ADA Improvements	Public Facility	Rohnert Park	\$ 65,521
17. Valley of the Moon Teen Center Construction	Public Facility	Unincorp. Area	\$ 80,000
18. Maxwell Farms ADA Improvements	Public Improv.	Unincorp. Area	\$ 60,000
19. Moorland Ave. Collection System	Public Improv.	Unincorp. Area	\$ 149,151
20. River Child Care Bldg. Rehabilitation	Public Facility	Unincorp. Area	\$ 72,974
21. Grove St. Sidewalk Access ADA Imprvmnts	Public Improv.	Healdsburg	\$ 57,042
22. Housing Rehabilitation Program	Housing Related	Healdsburg	\$ 25,000
23. Housing Rehabilitation Program	Housing Related	Windsor	\$ 25,000
24. Streetlights for Wild Oaks Neighborhood	Public Improv.	Windsor	\$ 65,521
25. BHDC-Sea Ranch 31 Roof Repair	Housing Related	Unincorp. Area	\$ 100,000
26. CRI-Access Modifications	Housing Related	Countywide	\$ 82,974
27. Sequoia Village (Covert Ln.) Homeownership	Housing Related	Sebastopol	\$ 300,000
28. Housing Rehabilitation Program	Housing Related	Sonoma	\$ 90,522
29. SCCDC Housing Rehabilitation Program	Housing Related	Countywide	\$ 65,948

30. Administration	\$ 412,200
TOTAL OF CDBG PROJECTS	<u>\$2,061,003</u>

Home Investment Partnerships Program (HOME)

In FY 2006-2007, Sonoma County will receive \$1,163,448 in HOME Program funds. Federal regulations require a minimum of 15% of each year's HOME allocation to be set-aside for Community Housing Development Organizations (CHDOs). The set-aside amount for FY 06-07 is \$174,518. Administrative costs are limited to 10% of the annual HOME allocation and program income received. HUD has notified Sonoma County that it will also receive \$21,491 of HOME American Dream Downpayment Initiative (HOME ADDI) funding.

Leverage and Matching of Funds

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

The projected uses of funds for HOME are as follows:

1. AHA – Petaluma Avenue Homes	Housing Develop.	Sebastopol	\$ 145,000
2. BHDC - Gravenstein I Apartments	Housing Rehab.	Sebastopol	\$ 95,000
3. BHDC - Windsor Redwoods	Housing Develop.	Windsor	\$ 109,034
4. CHDCSR-Vida Nueva (COTS Commons)	CHDO Set-Aside	Rohnert Park	\$ 174,518
5. Sonoma County Housing Authority	Rental Assistance	Countywide	\$ 523,552
6. Administration			<u>\$ 116,344</u>

TOTAL OF HOME PROJECTS	<u>\$1,163,448</u>
------------------------	--------------------

The projected use of funds for HOME ADDI is as follows:

HUD has notified Sonoma County that it will receive \$21,491 in FY 06-07 HOME ADDI funds. These funds may only be used to assist low-income persons become first-time homebuyers. ADDI funds can be used for down payment assistance towards the purchase of single-family housing by low-income first-time homebuyers, and for rehabilitation that is completed in conjunction with a home purchase assisted with ADDI funds.

Federal Emergency Shelter Grants Program (FESG)

Sonoma County will receive \$88,274 in FY 2006-2007 FESG funds. Federal regulations impose a maximum available for both essential service and homeless prevention activities at 30% of the current allocation (\$26,482 each). The remainder of the allocation (\$35,310) must be used to fund homeless programs that deal directly with provision of emergency shelter. Local FESG Policies allow funding of four proposals with the County's allocation. This year, two proposals were allocated funding, a number appropriate to the 5% staff administration allowance of \$4,413.

Matching Funds

The FESG regulations require grantees to provide a 100% match for all FESG funds used. The projects listed below will provide sufficient match through funds from other sources such as United Way, local redevelopment agencies, Sonoma County Human Services Commission, CDBG, other State and local programs, and private donations.

The projected uses of funds for FESG are as follows:

1. COTS-Svs. for Homeless Children/Parents	Shelter/Services	Countywide	\$ 21,811
2. COTS-Mary Isaak Center	Shelter/Services	Countywide	\$ 62,050

3. Administration	\$ 4,413
TOTAL OF FESG PROJECTS	<u>\$ 88,274</u>

Contingency Projects

In addition to the projects listed above, the FY 2006-2007 One-Year Action Plan includes a listing of CDBG and HOME contingency projects that will be funded if sufficient program income and/or reprogrammed funds become available during FY 2006-2007.

Projected Use of Future CDBG Program Income and Reprogrammed Funds:

Twenty percent of CDBG program income will be used for the Community Development Commission's administration of the CDBG program. All program income derived from homebuyer activities will be used to assist new eligible homebuyers to purchase previously assisted homes in either the incorporated or unincorporated areas of the County. CDBG program income and/or reprogrammed funds derived from activities under the City/Town and Unincorporated Area Public Facility/Improvements categories will be used to fund contingency projects within those categories in the priority order listed below. Contingency projects in the CDBG Housing Rehabilitation category will be funded in the order of need.

A. CDBG Unincorporated Area Public Facility/Improvements Projects

1. Maxwell Farms ADA Improvements	Public Improvement	Unincorp. Area	\$ 15,000
2. Moorland Ave. Collection System	Public Improvement	Unincorp. Area	\$ 50,849

B. CDBG Countywide and Unincorporated Area Projects:

1. Guerneville Apartments-site acquisition	Housing Related	Unincorp. Area	\$ 400,000
2. Monte Rio Sewer Hook-ups	Housing Related	Unincorp. Area	\$ 1,080,000
3. Housing Rehabilitation Program	Housing Related	Countywide	\$ 1,621,552

C. CDBG Housing Rehabilitation Projects:

Housing Rehabilitation Program	Housing Related	Healdsburg	\$ 25,000
Housing Rehabilitation Program	Housing Related	Sebastopol	\$ 100,000
Housing Rehabilitation Program	Housing Related	Sonoma	\$ 9,478
Housing Rehabilitation Program	Housing Related	Windsor	\$ 275,000
Housing Rehabilitation Program	Housing Related	Countywide	See Chart B
Monte Rio Sewer Hook-ups	Housing Related	Unincorp. Area	See Chart B

D. CDBG City/Town Projects:

1. Housing Rehabilitation Program	Housing Related	Sebastopol	See Chart C
2. Housing Rehabilitation Program	Housing Related	Healdsburg	See Chart C
3. Housing Rehabilitation Program	Housing Related	Sonoma	See Chart C
4. Housing Rehabilitation Program	Housing Related	Windsor	<u>See Chart C</u>

(Sebastopol has first priority over contingency funding. All other cities will go in order of need.)

TOTAL CDBG Contingency Projects	\$3,576,879
---------------------------------	-------------

E. Projected Use of Future HOME Program Income and Reprogrammed Funds:

Ten percent of HOME program income will be used for the Community Development Commission's administration of the HOME program. All other HOME program income and/or reprogrammed funds will be used to fund the contingency project listed below.

1. BHDC-Gravenstein I Apartments	Housing Rehab.	Sebastopol	\$ 89,775
2. BHDC – Windsor Redwoods	Housing Develop.	Windsor	\$ 123,766
3. AHA – Petaluma Avenue Homes	Housing Develop.	Sebastopol	\$ 165,000
4. CHDCSR-Vida Nueva (COTS Commons) CHDO Set-Aside		Rohnert Park	\$ 1,982
5. Sonoma County Housing Authority	Rental Assistance	Countywide	<u>\$ 76,448</u>

TOTAL OF HOME CONTINGENCY PROJECTS	<u>\$ 456,971</u>
------------------------------------	-------------------

Evaluation of past performance

Each year HUD assesses the County of Sonoma's management of CDBG, HOME and ESG program funds; the County's compliance with the county's Consolidated Plan and the extent to which the County is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the County has performed satisfactorily in addressing its priority needs and carrying out the programs described in the Consolidated Plan. HUD's Annual Community Performance Assessment letters have recognized and appreciated the diligence, expertise, and professionalism demonstrated by the County staff.

This ends the Executive Summary portion of the FY 2006-2007 Action Plan. To view the entire Plan a copy may be found at the following locations:

Sonoma County Community Development Commission
1440 Guerneville Road
Santa Rosa, CA

Sonoma County Public Library, Main Branch
E Street between 3rd and 4th Streets
Santa Rosa, CA

Sonoma County Board of Supervisors
575 Administration Drive
Santa Rosa, CA

A compact disc may also be requested by contacting Cathy Allyn, Community Development Associate at (707) 565-7541.