



Fifth Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER 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.

The grantee must submit an updated Financial Summary Report (PR26).

Executive Summary

Program Year 5 CAPER Executive Summary response:

The Sonoma County Consolidated Annual Performance and Evaluation Report (CAPER), prepared by the Sonoma County Community Development Commission describes FY 2009-10 accomplishments resulting from the use of Community Development Block Grant (CDBG), Home Investment Partnerships (HOME) and Emergency Shelter Grants (ESG) funds. These three funding sources are components of a single strategy for meeting locally defined housing and community development needs. This report also details projects and programs completed during the period and measures the accomplishments compared to the goals established in the County's 2005 Consolidated Plan. While the CAPER uses the required Department of Housing and Urban Development's (HUD) Integrated Disbursement and Information System (IDIS) as a means of tracking expenditures and reporting performance, citizens are encouraged to review the narrative and tables in the document to help assess actual performance.

This narrative report, as well as the IDIS financial information, reflects the activities undertaken within the community between July 1, 2009 and June 30, 2010. In FY 2009-10, the Community Development Commission received \$1,982,248 in CDBG Entitlement funds, \$1,253,122 in HOME funds, and \$87,647 in ESG funds. Any additional CDBG and HOME funds generated as program income was reutilized for programs. Accomplishments noted in the report include:

- Public service programs funded with CDBG dollars served 8,367 low-income households and individuals.
- 100% of the activities funded with CDBG funds were utilized to support either low-income households, access modification (ADA) projects benefiting the elderly or disabled, or area-wide benefit projects. 99.6% of individuals assisted had incomes less than 80% of the annual median income for Sonoma County as determined by HUD.
- Sixty-five single-family dwellings, occupied by low-income households, were rehabilitated using CDBG, CalHome and Redevelopment funding. Some of these units house elderly and disabled individuals.
- The County continues support for the development of affordable rental and ownership housing units with funding in FY 09/10 of 156 rental units and 34 homeownership units utilizing HOME funds.

The FY 2009-2010 Consolidated Annual Performance and Evaluation Report is comprised of this narrative report and the statistical reports listed below.

Narrative Report

The CAPER's narrative report consists of three basic elements: 1) a summary of resources and programmatic accomplishments, 2) the status of actions taken during the year to implement the jurisdiction's overall strategy, and 3) a self-evaluation as to the progress made during the past year in addressing identified priority needs and objectives, including the extent to which those activities yielded the desired outcomes in the community and lives of the persons assisted.

Included in the narrative are:

- A summary of financial resources used to address community development priorities identified in the Sonoma County Consolidated Plan and Action Plans.
- Summaries of the community development accomplishments for FY 2009-2010 using CDBG, HOME and ESG funds for activities in the areas of affordable housing and emergency shelter facilities, public services, and public facilities and improvements.
- Summaries of the income levels and the racial/ethnic composition of persons assisted through the CDBG, HOME and ESG Programs.
- Summaries of the relationship between the community development goals and specific objectives identified in the County's Consolidated Plan, the projects funded with CDBG, HOME and ESG funds, and the outcomes achieved by those activities.

Statistical Reports Attached

- **Community Development Block Grant (CDBG) Reports**
 - Financial Summary Report (CO4PR26)
 - Reconciliation of Funds
- **HOME Investment Partnerships (HOME) Reports**
 - Match Report (HUD-40107-A)
 - MBE/WBE Report for HOME Projects (HUD-40107)
- **Section 3 Summary Report (HUD-60002)**

Statistical Reports Available through HUD's Integrated Disbursement and Information System

- **Consolidated Plan Reports**
 - Summary of Consolidated Plan Projects (CO4PR06)
 - Program Year 2009 Summary of Accomplishments Report (CO4PR23)
- **Community Development Block Grant (CDBG) Reports**
 - Timeliness Report (CO4PR56)
 - Activity Summary (GPR) (CO4PR03)
 - Housing Activities (CO4PR10)
 - New Housing Construction Activities (CO4PR11)
- **Emergency Shelter Grants (ESG) Reports**
 - Activity Summary (CO4PR20)
 - Statistics for Projects (CO4PR19)
- **HOME Investment Partnerships (HOME) Reports**
 - Status of Grants (CO4PR27)
 - Status of CHDO Funds (CO4PR25)
 - Status of Activities (CO4PR22)
 - Cost Per Assisted Unit/Family (CO4PR15)
 - Lower-income Benefit (CO4PR16)
 - HOME Match Liabilities (CO4PR33)
- **General Reports**
 - HUD Grants and Program Income (CO4PR01)

General

General Questions

Program Year 5 CAPER General Questions response:

1. Assessment of the one-year goals and objectives:

a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

All funds received from the CDBG, HOME and ESG Programs were used to address the goals and objectives identified in the County's Consolidated Plan 2005 and FY 2009-2010 Action Plan. The majority of funds received in FY 2009-2010 were used to develop new affordable housing units, preserve the stock of existing affordable housing, and assist very low- and low-income persons with monthly rental costs. Funds were also used to address the needs of transitional/supportive housing, homeless programs, infrastructure and non-housing community development priorities, and fair housing.

b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

The following reflects completed activities awarded funding in FY 2009-2010, as well as projects awarded funding in prior years but not completed until FY 09-10. Funding was provided to meet the following goals and objectives:

Housing Goal: To increase the housing stock affordable, accessible and available to extremely low-, low-, and moderate-income residents of Sonoma County, including special needs subpopulations. This meets HUD's objective for Decent Housing (DH).

CDBG funding:

| | |
|---|-------------------|
| BHDC – Sequoia Village Homeownership | \$ 370,899 |
| Community Action Partnership - Homeless Prevention Program | \$ 19,691 |
| Disability Services and Legal Center - Housing Access Modifications | \$ 64,514 |
| Sea Ranch 31 Roof, Window, Water Heater Repair | \$ 99,393 |
| Sonoma County CDC – Countywide Housing Rehabilitation Program | \$ 256,809 |
| TOTAL CDBG Funding for this goal and objective | \$ 440,407 |

HOME funding:

| | |
|--|-------------------|
| BHDC – Sequoia Village – HOME ADDI funds | \$ 61,964 |
| CHSC – Operating Expenses | \$ 37,488 |
| Sonoma County Housing Authority – Tenant-based Rental Assistance | \$ 732,337 |
| Total HOME Funding for this goal and objective | \$ 831,789 |

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. This meets HUD's objective for Suitable Living Environment (SL).

CDBG funding:

| | |
|---|-------------------|
| Catholic Charities – Homeless Service Center | \$ 25,000 |
| Catholic Charities – Family Support Center | \$ 80,000 |
| Catholic Charities – Samuel Jones Hall | \$ 17,663 |
| Committee on the Shelterless – Services for Homeless Children and Parents | \$ 17,735 |
| Community Action Partnership of Sonoma County – Fair Housing | \$ 52,500 |
| Community Action Partnership – Sloan House Shelter | \$ 14,559 |
| Cloverdale Community Outreach Committee – The Wallace House | \$ 10,000 |
| Social Advocates for Youth – The Coffee House | \$ 10,000 |
| Sonoma Overnight Support – The Haven | \$ 10,000 |
| The Living Room, Inc. – The Living Room | \$ 12,500 |
| YWCA – Adobe Project | \$ 10,000 |
| YWCA – Safe House | \$ 12,500 |
| TOTAL CDBG Funding for this goal and objective | \$ 272,457 |

ESG funding:

| | |
|--|------------------|
| COTS – Services for Homeless Children and Parents | \$ 32,265 |
| COTS – Mary Isaak Center | \$ 51,000 |
| TOTAL ESG Funding for this goal and objective | \$ 83,265 |

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. This meets HUD’s objective for Suitable Living Environment (SL).

CDBG funding:

| | |
|---|--------------------|
| City of Cloverdale—Sidewalk ADA Improvements | \$ 89,360 |
| City of Cotati—Sidewalk ADA Improvements | \$ 44,647 |
| City of Healdsburg—E. Grove Sidewalk ADA Improvements | \$ 85,773 |
| City of Healdsburg—Downtown Sidewalk ADA Improvements | \$ 70,632 |
| SCDTPW—Fulton Sidewalk ADA Improvements | \$ 295,000 |
| SCDTPW—Penngrove Sidewalk ADA Improvements | \$ 294,275 |
| SCGS—Los Guilicos Restroom ADA Improvements Phase 1 | \$ 50,000 |
| SCGS—Los Guilicos Restroom ADA Improvements Phase 2 | \$ 70,000 |
| SCPW—Moorland Avenue Sidewalk ADA Improvements | \$ 118,100 |
| SCWA—Moorland Avenue Sewer System Replacement Project | \$ 149,151 |
| TOTAL CDBG Funding for this goal and objective | \$1,266,938 |

c. If applicable, explain why progress was not made towards meeting the goals and objectives.

By the end of the 2005-2010 Consolidated Plan, we had expected to meet all but three multi-year goals. While significant progress has been made toward the availability and accessibility of decent housing, the Commission’s quantified objectives in providing comprehensive rehabilitation loans, hazard mitigation, and access modifications have not been met due to the declining amount of federal funding, escalating costs of rehabilitation construction, and an overestimation of number of units that could be rehabilitated given available resources. In 2005 the Housing Rehabilitation Program Design was revised to work equally well with funding from redevelopment project areas and state funding. This additional funding helped to rehabilitate more homes for low-income individuals.

The Commission’s numerical objectives in providing public facilities have also not met the 2005-2010 Consolidated Plan targets for suitable living environments. Homeless prevention and services to the homeless, as well as the provision of affordable housing, have been an increasing focus during these fiscal years. In addition, the design, environmental, and bidding processes have taken longer than expected and as noted above, the funding has decreased. Completed projects, however, such as a new teen center, rehabilitation of transitional and affordable housing, and community centers, libraries, parks, sidewalk and drainage improvements are having a positive impact on the low-income, elderly, and disabled populations most in need.

The construction of affordable housing units are on track to meet the goals set; however one agency, Petaluma Ecumenical Properties, (PEP), decided not to use HOME funds that the Commission had previously committed to the building of Shiloh Senior Apartments, an 80 unit senior housing project.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The Commission periodically adjusts time line requirements to balance timeliness of expenditures and compliance with federal regulations with the needs to project sponsors. Any changes to our program are adopted in the Commission’s funding policies and procedures.

3. Affirmatively Furthering Fair Housing:

a. Provide a summary of impediments to fair housing choice.

The 2005 review of statewide fair housing complaints showed that disability, race, familial status, and national origin are the primary areas of fair housing complaints, and complaints submitted to local fair housing providers paralleled those categories.

The Sonoma County Community Development Commission (Commission), in conjunction with the CDBG entitlement Cities of Santa Rosa and Petaluma, completed a joint Analysis of Impediments to Fair Housing Choice (A.I.) in the fall of 2005. Statistics showed that there is not a great outward discrimination problem in Sonoma County but rather a more pervasive problem of differential treatment towards some renters in protected classes throughout the county.

Other factors impeding fair housing choice for low-income, elderly and disabled persons are:

1. Screening tactics used by landlords.
2. Income and security deposit requirements for approval of rental applications that may be insurmountable burdens to the low-income population who may not have adequate credit ratings or sufficiently available cash. As the high number of foreclosures continues due to the instability of the local economy, a large number of these renters are receiving eviction notices.
3. A lack of proactive code enforcement, allowing substandard housing units to go un-repaired; causing tenants to live in unsafe conditions.
4. Limited proficiency in English language that may cause difficulty in house-seeking and may afford an avenue allowing abusive terms and conditions to be enforced.
5. Education, job training and credit counseling options that may not be readily available to low-income persons to enable them to rise to the challenge of obtaining and maintaining permanent housing in this still high-cost area.
6. Since the mid-1990's, Sonoma County became one of the most expensive areas to live in terms of housing cost.

b. Identify actions taken to overcome effects of impediments identified.

Fair Housing provisions are required in all contracts with subgrantees and continued desktop and site visit monitoring ensures that all allocated funding is used in a manner that affirmatively furthers fair housing. Please also see Monitoring Section.

The agency providing Fair Housing services for the greater part of Sonoma County reported assistance to 663 people during FY 09-10. Three mediations for tenant-landlord issues took place, seventeen complaints were heard and forwarded to the California Department of Fair Employment and Housing, four complaints were referred to Marin Fair Housing for testing, and thirty-nine educational community presentations were provided offering materials on Fair Housing laws and landlord/tenant rights and responsibilities. This addresses factors 1 and 2 above.

The Community Development Commission's Rehabilitation division works closely with the Permit and Resource Management Department to ensure smooth progress toward home rehabilitation for low-income individuals. Please also refer to the Barriers to Affordable Housing section. This addresses factors 1 and 3 above.

One agency allocated CDBG funds provided one-time-only assistance to 2,135 individuals for security deposits, delinquent rent or mortgages and other emergency assistance, addressing factor 2 above.

American Recovery and Reinvestment Act (ARRA) funding of the Emergency Shelter Grant (ESG) Homeless Prevention and Rapid Re-Housing Program (HPRP) provided assistance to 1,060 low-income individuals for security deposits, delinquent rent, housing voucher assistance and other emergency services, also addressing factor 2 above.

The Community Development Commission and all subrecipients have a Limited English Proficiency policy to which all must adhere. In addition to these required policies, factor 4 is further addressed by several agencies providing ESL classes and by the Commission and most other agencies printing all notices, brochures and other publicly disseminated information in both English and Spanish, the two most prevalently spoken languages in Sonoma County.

Regarding factor 5 above, Catholic Charities is one of the few HUD-approved housing counseling agencies in the area assisting many households with credit and housing issues. It is also the local agency implementing the Homeless Prevention and Rapid Re-Housing Program. COTS provides Work Right and Rent Right education and CAPSC also provides the Rent Up program. COTS also provides the Family Connection, a mentoring program supporting families in their transition from homelessness to permanent housing.

The need for affordable housing has been an on-going need in Sonoma County as noted in factor 6. The housing market has changed significantly during the last three years with many homes selling short of the amount owed or being foreclosed upon and currently on the market as bank-owned properties. While the median value of resale single-family homes has risen slightly to \$345,000 as of April 2010 from the \$315,000 median value reported in April 2009, the economic climate has forced several businesses to close and caused significant layoffs. The unemployment rate in April 2010 was 10.6%, an increase from 9.1% reported in April 2009. The rate of foreclosures would seem to make the rental market tighter with a lower vacancy rate and an increase of rents but in fact, RealFacts, a local company that tracks rental markets across the nation, reported that the average monthly rent dipped 2 percent in the first quarter of 2010 (*Press Democrat*, April 22, 2010). The vacancy rate has leveled off indicating rents might become slightly more affordable. Still, Fair Housing of Sonoma County reported an increasing number of evictions, possibly as a result of job loss and evictions by banks foreclosing on properties. To address the on-going needs, the Commission provides:

- Homeownership opportunities, through first-time homebuyer and sweat-equity, self-help programs. Please see Sequoia Village and Hollyhock, as well as specifics on other ownership and rental housing projects, in the Housing section under Specific Housing Objectives.
- Early-in funding is made available to affordable housing projects to enable developers to leverage funding from other sources. Please see Question 5 in this section, Leveraging Resources, below.
- Notices of funding availability are disseminated to potential developers and service providers, and the application procedure is clear and not overly restrictive. Notices are emailed, published in the local newspaper, announced in radio service spots in both English and Spanish, and can be located on the County website. Applications, with instructions, can be obtained in person, through the mail, downloaded from the website, and emailed to an interested applicant. An annual Technical Assistance session is provided for all interested applicants.
- Collaboration between housing developers and other service providers that result in blocks of units with supportive services in new affordable housing projects targeted towards specific special needs populations, such as those with mental disabilities or farm workers. Burbank Housing Development Corporation and Community Housing Sonoma County consistently collaborate with other non-profit agencies to house individuals with special needs. Results of this collaboration include the provision of accessible housing units for disabled individuals referred by Disability Services and Legal Center (DSLCL), the West Hearn project for Veterans, and Fife Creek Commons, an affordable housing rental project in the Guerneville area with set aside units for mentally ill residents.

- Housing Rehabilitation. During FY 09-10 the Commission and DSLC rehabilitated 95 units using CDBG, Redevelopment, CalHome and FEMA funding to:
 - Provide access modifications to rental and owner-occupied properties and to preserve the existing housing stock.
 - Assist low-income, elderly and disabled households in maintaining housing in lieu of becoming homeless or being driven into institutional facilities prematurely.
 - Create an on-going and additional supply of accessible and affordable housing.
- Interagency Collaboration with public works officials to facilitate ADA-compliant access and functional public transportation options linking both current and planned affordable housing units to employment opportunities and services.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Mortgage Credit Certificate Program: The County's Mortgage Credit Certificate (MCC) Program, available to low-income homebuyer residents of the entire county, assisted 7 local homebuyers in purchasing their first home.

Land Use Incentive Programs: In addition to funding and/or administering the variety of affordable housing finance programs described throughout this report, the County has adopted and administers a variety of land-use regulatory incentives, such as density bonuses and parking standard reductions, to encourage creation of new affordable for-sale and rental housing.

County Fund for Housing: During FY 09-10, the County approved a \$750,000 County Fund for Housing HELP short term loan to Burbank Housing Development Corporation (BHDC) to pay predevelopment costs associated with 47 units of affordable housing in the Guerneville area. The current CFH balance available for eligible projects is \$1.4 million.

Tenant-Based Rental Assistance: The Sonoma County Housing Authority operates a number of programs to supplement rents for low-income households to ensure that their housing costs do not exceed 30-40% of their monthly income. These programs enable low-income households to maintain existing rental units that would otherwise be unaffordable to them, and helps to prevent homelessness for these families. The Section 8 Housing Choice Voucher Program, Shelter Plus Care Program, Mobile Home Space Rent Assistance Program and HOME Tenant-Based Rental Assistance Program (TBA) all serve this purpose. During FY 09-10:

- The Section 8 Housing Choice Voucher Program assisted 2,722 households each month. Additionally, in November 2009, the Sonoma County Housing Authority was awarded 50 Family Unification Program (FUP) vouchers. As of July 2010, 33 of these FUP households have received rental assistance and 17 households are in the process of receiving rental assistance. These 50 FUP vouchers are in addition to the 2,722 Housing Choice Voucher households that were assisted each month.
- Previous McKinney "Continuum of Care" funding commitments and a renewal commitment of Shelter Plus Care funding from HUD provided rental subsidies for homeless individuals and families that included 70 units for persons with HIV/AIDS, 37 units for persons with mental illness, 17 units for persons with physical disabilities and 21 units for former foster youth with disabilities.
- The Mobile Home Space Rental Assistance Program (MSRAP) subsidized the space rent of 31 very low-income seniors and persons with disabilities and families who own their own mobile home and pay for space rent.
- HOME Tenant Based Assistance Program (TBA) provided rental assistance to 84 households. Refer to Housing section titled "Specific Housing Objectives" and "HOME/ADDI."

Flood Elevation Program: In September of the report year, the Commission was awarded FEMA funding in the amounts of \$1.2 million of FMA08 funding and \$7.1 million of SRL08 funding to continue the Flood Elevation Program, primarily in the lower Russian River area. Utilized in conjunction with the \$1.5 million of FMA07 funding allocated late the previous year, the Commission completed eleven elevations, with an additional twenty elevations in various stages of development.

Neighborhood Stabilization Program (NSP): During the reporting year, the Commission worked in conjunction with the City of Santa Rosa in disbursing NSP funds administered by the State of California for the purpose of allowing non-profit agencies to purchase foreclosed upon properties to be used as permanent or transitional housing for their clients at risk. The program funded six loans to three separate non-profit agencies resulting in approximately 18 special needs and disabled persons receiving permanent or supportive housing.

Redevelopment Agency Activities:

The Commission is the umbrella organization over the Sonoma County Redevelopment Agency that administers three redevelopment areas following State of California Community Redevelopment Law. Activities in the Springs (Sonoma Valley), Russian River, and Roseland (SW Santa Rosa) redevelopment areas utilize concentrated redevelopment funding to address physical and non-physical blight and to increase the stock of quality affordable housing stock. These efforts, and similar efforts from other jurisdictions' Redevelopment agencies, relieve pressure on CDBG and other funding to address similar needs.

Community Development Block Grant Program-Recovery (CDBG-R):

During FY 2009-2010, the County received \$534,690 in CDBG-R entitlement funds which are being used to finance public service, improvements, and facilities projects. See the Other Narrative Section for more information on the progress of these projects.

Supportive Services: The Commission provides CDBG funding to nonprofit agencies to operate programs that work to reduce the number of persons living below the poverty level through self-sufficiency programs. For HUD performance measurement purposes, the assisted individuals are reported under the Homelessness Specific Objectives of agencies providing day center services, emergency shelter beds or transitional housing. However, the activities provided in addition to these basics needs are worth noting. Supportive services such as health services, counseling, childcare, parenting education, financial management classes, housing search, a mentoring program for recently homeless families once they achieve permanent housing, substance abuse treatment, domestic violence intervention, transportation assistance, assessment of individual and family needs, and outreach to the "street" homeless are also provided by the agencies listed below:

| | |
|------------------------------|---|
| Catholic Charities | Community Action Partnership of Sonoma County |
| Committee On The Shelterless | Cloverdale Community Outreach Committee |
| La Luz | Social Advocates for Youth |
| Sonoma Overnight Support | The Living Room |
| YWCA | |

CalHome: During this reporting period, the Commission completed eleven housing rehabilitation projects utilizing CalHome funds awarded to the City of Rohnert Park and nine projects using CalHome funds allocated to Sonoma County.

McKinney Homeless Assistance: During FY 09-10, the County received over \$2 million of funding for the support of several McKinney Homeless Assistance programs, including the Supportive Housing and Shelter Plus Care programs.

5. Leveraging Resources

a. Identify progress in obtaining “other” public and private resources to address needs.

As detailed throughout this report, the Commission utilized CDBG, HOME, ESG, Supportive Housing Program (SHP), S+C, County General Fund, County Fund for Housing, and Redevelopment funds, along with funds from other public and private sources, to administer programs providing emergency shelter, transitional housing, permanent housing, and supportive/transitional services for the low-income residents of Sonoma County, including special needs populations who are not homeless but who require supportive housing. The Commission also worked collaboratively with non-profit developers to pursue State of California housing grants and loans. Through the Continuum of Care, SHP funds were used to administer the Countywide Homeless Management Information System (HMIS).

Several federal funding sources, including HOME and McKinney-Vento funds, provide administration funding in amounts less than actual administration costs. The Sonoma County Board of Supervisors annually appropriates County General Funds to the Commission to augment these administration funds. In addition, Sonoma County General Funds provided operational resource for the Russell Avenue Homeless Shelter, providing 30 beds, and the Samuel Jones Homeless Shelter, providing 120 beds. Up to 15% additional beds are made available at each of these shelters during inclement weather.

b. How Federal resources from HUD leveraged other public and private resources.

For affordable housing projects in general, local government is often looked to as a “gap” financier to provide funds to achieve final feasibility for projects that have acquired commercial mortgage and tax credit equity commitments and, perhaps, other public sources of debt or grant funding. The Commission routinely fills these *pro forma* “gaps” causing projects to move forward and by doing so, leverages five to twenty dollars for every dollar of “gap” financing. The Commission also routinely commits funds early in the pre-development process thereby enabling the sponsor to be more competitive in seeking funding from other sources because a commitment of local public dollars can be demonstrated.

Similarly, with regards to public services funding, service provider agencies invariably cobble together a number of private and public sources of funding in order to deliver program services. Thus, the Commission is typically one of many funders for each public service program awarded grant funding. The level of service delivery taking place is far greater than the commensurate level provided through Commission funding due to this mutual leveraging of funds with other funders.

In addition to ESG matching fund requirements stated in the ESG portion of this report and the matching funds for HOME projects shown on form 40107-A, agencies reported \$1,061,275 of additional federal funding, \$799,543 state funding, \$3,647,620 of local public funding, and \$1,221,282 of private funding received to enable them to carry out their projects.

c. How matching requirements were satisfied.

The chart in the ESG Section, Question 3, delineates the source and amount of matching funds utilized in carrying out the ESG projects in the FY 2009-2010 Action Plan. Form 40107-A, delineating matching funds for HOME projects, can be found in Appendix B.

Managing the Process

Program Year 5 CAPER Managing the Process response:

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

The Commission conducts two Technical Assistance Sessions for subrecipients during each fiscal year. One is held for all parties interested in submitting applications for funding to explain the program guidelines and submission requirements. A second session is held for successful applicants prior to commencement of each new fiscal year delineating the programmatic contractual requirements. All technical assistance sessions are conducted at the Commission's office, which is fully accessible to all, and written feedback is requested at the end of each session and used for designing future sessions. The Community Development Commission's website has a comprehensive handbook, updated regularly, containing sample forms, programmatic descriptions and examples specific to the type of activity the subrecipients are undertaking.

Citizen Participation

Program Year 5 CAPER Citizen Participation response:

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

1. Provide a summary of citizen comments.

The CAPER was made available to the public for examination and written comment for a period of 15 days prior to its submission to the U.S. Department of Housing and Urban Development (HUD) on or before September 30th. Additionally, public comment on the CAPER was solicited during public meetings of the Community Development Committee and the Technical Advisory Committee at the Community Development Commission's office in Santa Rosa. No members of the public appeared at the meeting to submit a verbal comment, and no written comments were received during the public comment period.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

A variety of resources were available during FY 2009-2010 for affordable housing, public services, public improvements, homeless assistance and generally furthering the goals and specific objectives identified in the Sonoma County Consolidated Plan and Action Plans. The following federal resources were utilized by a variety of entities during this reporting period. Please see maps on the geographic distribution and location of expenditures as well as a map of Sonoma County Census Tracts in Appendix C.

Community Development Block Grant Program (CDBG)

In FY 2009-2010, Sonoma County used the majority of the available CDBG funds for housing or housing related activities. Funds were also used for public services and public facilities/improvements activities. A complete listing of projects funded in various years and completed during FY 09-10 is included in General Questions 1b.

Grant Funds \$3,889,572.85 Program Income \$211,295.63 Funds Obligated \$1,898,257.26
Funds Expended \$2,202,611.22 Geographic distribution/location of expenditures -(See Maps in Appendix C)

Emergency Shelter Grants Program (ESG)

In FY 2009-2010, the County received a small ESG allocation that was used for the administration and operation of emergency homeless shelters and provision of homeless prevention assistance and supportive services for homeless persons. A listing of projects funded is included in Emergency Shelter Grant portion of this report.

Grant Funds \$87,647.00 Program Income \$0.00 Funds Obligated \$0.00
Funds Expended \$87,647.00 Geographic distribution/location of expenditures -(See Maps in Appendix C)

Home Investment Partnerships Program (HOME)

In FY 2009-2010, Sonoma County used its HOME entitlement funds for new rental housing construction, Community Housing Development Organization (CHDO) operating costs, and tenant based rental assistance. Housing Section, HOME/ADDI, Question 1, includes a list of funded projects.

Grant Funds \$3,440,832.17 Program Income \$6,487.00 Funds Obligated \$1,948,332.9
Funds Expended \$1,498,986.27 Geographic distribution/location of expenditures -(See Maps in Appendix C)

Institutional Structure

Program Year 5 CAPER Institutional Structure response:

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

During FY 2009-2010, the Commission worked closely with the various County Departments, municipalities and other entitlement jurisdictions within Sonoma County to address a wide range of housing and homeless issues and needs. Through the annual CDBG, HOME and ESG application and funding approval process, and through coordination with the Continuum of Care planning process, the County works closely with many of the nonprofit agencies and County Departments to coordinate their application for, and utilization of, federal funds. Activities are also coordinated with the Federal Emergency Management Agency (FEMA) in connection with their joint effort to mitigate the effects of seasonal flooding within the County. Please also see General Question #2 and Monitoring Question #1 below.

Within the County government structure, all departments with involvement in social and health services, including in this broad definition all criminal justice operations, appoint department heads or other senior staff to the Health and Human Services Coordinating Committee. This committee meets 4-6 times annually for high level coordination and information sharing purposes.

Monitoring

Program Year 5 CAPER Monitoring response:

1. Describe how and the frequency with which you monitored your activities.

The Commission closely monitors the performance of subrecipients receiving CDBG, HOME and ESG funds. On-site monitoring visits and desktop monitoring are conducted by staff at least annually for awardees to assure compliance with program regulations and requirements. All requests for reimbursement submitted by subrecipients are compared to the approved budget line items and each request must be accompanied by complete supportive documentation to be eligible for reimbursement. Quarterly reports are required and reviewed to ensure each agency is providing assistance as outlined in the Scope of Service and that capital projects are proceeding in a timely manner. Compliance with HMIS data requirements is reviewed. One local policy for all non-profit agencies is to provide minutes from their Board of Director's meetings no

later than 30 days from approval of the minutes. These minutes are a valuable source of information about the financial and programmatic health of each agency.

Members of the Evaluation Committee of the Continuum of Care annually visit and review each non-profit agency requesting funding for adherence to federal regulations and acceptable accounting practices. Many agencies receiving McKinney Vento funding through the Continuum of Care also receive CDBG or ESG funding from the Commission.

Sonoma County's Health and Human Services Coordinating Committee meets regularly. Department heads and other senior staff of all departments involved in human and health services, including the Commission, meet to discuss performance of Health and Human Service activities including those activities carried out by community-based non-profit agencies, many of which are CDBG sub-recipients.

A local administrative board, whose membership includes a Commission staff member, reviews applications and deliberates funding allocations for the Emergency Food and Shelter Program, a FEMA-funded program primarily to provide food for the homeless. In reviewing the applications and deliberating funding allocations, agencies' services, functions, staff turnover, problems, duplication of services, et cetera are monitored. The grant process for this funding is competitive and committee members review past performance of all applicant agencies, many of which also receive CDBG or ESG funding from the Commission.

The Commission's Community Development Manager also participates on local United Way committees involved in agency assessment related to near-future funding decisions and served in a similar capacity for Community Action Partnership of Sonoma County for their federally-funded capacity-building program.

2. Describe the results of your monitoring including any improvements.

Eleven public service agencies and one public facility were visited during FY 09-10 covering seventeen programs. These activities found non-profit agencies funded with CDBG, CDBG-R, and ESG funding complied with most federal and local requirements. Results of monitoring help to inform the Commission of future technical assistance topics of discussion. The exceptions are as follows:

- One agency was inadequately collecting race and ethnicity data and was issued a Recommendation. A Recommendation was issued regarding inadequate HMIS data collection and technical assistance was offered. All issues were satisfied, but this agency will be monitored again to confirm continued understanding and compliance.
- One agency was confusing outdated forms and policies, not providing meeting minutes, not adequately responding to monitoring correspondence, not adequately tracking environmental review forms, missing some lead hazard risk assessments, not providing grant agreements with clients, not re-certifying clients in a timely manner, not adequately maintaining files, and not adequately tracking equipment. This agency was issued one Finding, five Concerns and three Recommendations. On-going financial and programmatic technical assistance was provided. A second monitoring visit was conducted leaving one Finding and two Concerns. This agency will be offered on-going technical assistance.
- One agency was inadequately collecting race and ethnicity data and was issued a Concern. A Recommendation was issued regarding inadequate HMIS data collection and technical assistance was offered. All issues were satisfied, but this agency will be monitored again to confirm continued understanding and compliance.
- One agency was inadequately collecting race and ethnicity data and was issued a Concern. This issue was satisfied and this agency will be monitored again to confirm continued understanding and compliance.

- One agency was given three Recommendations and two Concerns due to the inadequate collection of data, the use of outdated materials, the agency's unfamiliarity of vital planning documents related to their program, and being out of compliance with Homeless Management Information System data standards. Follow up monitoring will be performed to assure continued compliance.
- Two agencies received Recommendations regarding the adequate entry of data into the HMIS. One of these also received a Concern related to not forwarding Board of Directors meeting minutes in a timely manner. These have been satisfied/
- Two agencies were given a Recommendation to provide Board of Director's meeting minutes in a timely manner. The Recommendations have been satisfied.
- One newly-funded agency received six Recommendations and One Concern. The agency provided inadequate programmatic and personnel policies, inconsistently forwarded meeting minutes, inadequately collected income, race and ethnicity information, provided inaccurate quarterly reports, and did not offer enough regularly-scheduled staff training. In addition, this agency was not adequately collecting and reporting data into the HMIS. On-going technical assistance will be provided and follow up monitoring will be performed to assure compliance.

During FY 2009-2010, the Commission's Affordable Housing Staff visited ten HOME-assisted rental housing developments. These included the Canyon Run Apartments in Healdsburg, Vinecrest Senior Apartments in Windsor, Winter Creek Village in Windsor, Carrillo Place in the unincorporated area of Southwest Santa Rosa, Lavell Village Apartments in the unincorporated area of Larkfield, the Arbors Apartments in Rohnert Park, Larkfield Oaks Apartments in the unincorporated area of Larkfield, Petaluma Avenue Homes in Sebastopol, Giffen Transitional Housing in the unincorporated area of Southwest Santa Rosa, and Springs Village in the unincorporated area of Sonoma Valley. Each HOME site visit included a meeting with the resident manager, a review of a random sample of the files for HOME-assisted and other units, inspections of several HOME-assisted and other units, and a tour of the common areas and grounds. Without exception, all of the HOME-assisted developments were found to be well managed and well maintained. Commission monitoring staff was pleased to witness indicators of positive tenant-relations and property management staff that were committed and sufficiently trained to meet HOME compliance responsibilities. The site visits did not reveal any findings or significant concerns. Income verification and other documentation were available, accurate and organized. Minor problems or discrepancies that were noted were followed up and quickly rectified by property managers. Likewise, Commission monitoring staff took the opportunity to point out facility maintenance issues such as broken electrical outlet covers and inoperable smoke alarms that were immediately taken care of by responsive property managers.

3. Self Evaluation

a. Describe the effect programs have in solving neighborhood and community problems.

The County's activities and strategies are making a positive impact on the goals and objectives contained in the County's Consolidated Plan 2005. Funding from the County's CDBG, HOME and ESG programs are combined with other resources to achieve measurable outcomes from the services and activities provided to the County's low-income residents and neighborhoods. The CDBG and HOME monies fund new construction and rental assistance programs to increase the affordability and accessibility to decent housing for the low- and moderate-income residents of Sonoma County. Funding from these programs also finances needed improvements in low-income neighborhoods and assists in the elimination of slums and blight, increasing the sustainability and availability to suitable living environments. CDBG and ESG funds also support varied public service activities that assist low-income households and individuals, including those households with special needs such as HIV/AIDS, people with mental illness and physical disabilities, individuals and families that are homeless and those at risk of becoming homeless. These services enhance the accessibility and availability of decent housing and economic opportunities, and help stabilize the lives of many of those served.

b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Sonoma County, as one of the least affordable housing markets in the United States, has significant barriers to overcome. Please see the first question in the Housing section of this report under Housing Needs, Specific Housing Objectives, Barriers to Affordable Housing, HOME, ADDI; the first question in the Homeless section under Homeless Needs, Specific Homeless Prevention Elements, Emergency Shelter Grants; the first question in the Community Development section, and the first question in the Non-Homeless Special Needs section, for specific progress made in meeting the priority needs and objectives in this County.

c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Please see the Executive Summary, General Question #4, Housing Needs Question #1, Specific Housing Objectives Question #1, HOME/ADDI Question #1, Community Development Question #1, #7 and #12.

d. Indicate any activities falling behind schedule.

Please see General Question 1c. The County has emphasized timely expenditure of grant funds throughout all programs by both the enactment of specific time-line policies and the implementation of the funding process. The subrecipients of the grant funds, associated members of the Urban County, and the recommending bodies have all responded positively to this emphasis. Funding proposals are not submitted for consideration unless the projects are capable of getting underway in a timely manner and the recommending bodies reinforce that criterion in their funding recommendations. The Commission process contains several benchmarks to encourage and monitor timely completion of funded activities. As a result, nearly all projects are progressing according to the approved schedule.

e. Describe how activities and strategies made an impact on identified needs.

Objectives were clearly defined in the Consolidated Planning process, stating specific goals to be met annually in order to achieve the overall goals of providing decent housing, a suitable living environment and economic opportunity. Please see Monitoring section, Question 3b.

f. Identify indicators that would best describe the results.

The CPD Performance Measurement Indicators used to help measure the impact federal funding made on the housing needs identified in the 2005 Consolidated Plan are the number of

- Rental units constructed
- Rental units rehabilitated
- Owner occupied units rehabilitated
- Homeownership units constructed or acquired and rehabilitated
- Households provided with direct housing-related financial assistance
- Individuals with special needs provided with Tenant Based Rental Assistance

The impact made on homelessness is indicated by the number of individuals assisted with:

- Public services
- Homeless shelters
- Emergency housing

The impact made on non-housing community development goals are the number of:

- Public facilities or infrastructure improvements to improve accessibility
- Individuals provided with homeless prevention education and financial assistance
- Individuals utilizing public services for education, referrals, food, shelter, job search assistance and other services.

g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Diminishing funding has resulted in several agencies' inability to maintain staff and provide services. Additional mandated activities such as the Homeless Management Information System (HMIS) cause more strain on both financial and staff resources. The economic downturn has exacerbated the housing cost burden for many segments of the communities. Not only are families disrupted, but property taxes used to support county-wide services are diminished, causing a further diminishment of resources for non-profit agencies to provide public services, affordable housing projects and accessibility improvements.

h. Identify whether major goals are on target and discuss reasons for those that are not on target.

The major objectives of the County, specified as Goals and Specific Objectives in the Consolidated Plan 2005 and FY 2009-2010 One Year Action Plan, have been addressed by the activities, programs and projects itemized in General Question 1.c. The County's FY 2010-2011 Annual Action Plan continues to fund programs and activities that directly and materially address the goals and objectives of the County's Consolidated Plan.

i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

A minimum allocation amount of \$10,000 has been set, streamlining tracking and administrative tasks for the CDC staff, and providing more adequate grants for awardees. In addition, all reprogrammed funds are now allocated to the low-income housing rehabilitation program, saving administrative costs by not having to set contingency projects in place during the allocation process and funding them slowly during the year as funds from failed projects are reprogrammed. Finally, electronic technology is used to the highest extent possible to save time and administrative expense, from the application process through the year-end closing process, as well as monitoring, reimbursement requests and quarterly reports. Most public noticing is now done electronically with the exception of those recipients that have requested to continue to receive hard copies.

Lead-based Paint

Program Year 5 CAPER Lead-based Paint response:

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

The Commission's continuing efforts to reduce lead-based paint hazards include proactively disseminating printed information concerning lead based paint hazards to all residents of housing rehabilitation and rental assistance programs, visual inspections conducted by all on-site inspection staff, and third-party risk assessments conducted on all non-exempt structures in the housing rehabilitation program. The Commission's Lease Negotiator/Inspectors have received training in visual assessment of lead-based paint hazards and are observant of the existence of this hazard during their property inspections. The Housing Rehabilitation Specialists have received training in the identification of lead hazards, proper methods of paint stabilization, interim control, abatement procedures and testing/clearance reports to ensure compliance with all lead hazard reduction requirements during rehabilitation activities. A California state certified risk assessor is utilized to conduct all necessary lead-based paint inspections and risk assessments. Most of the lead-based paint hazards identified have been limited to specific building components, and have been addressed through safe work practices and interim controls specified in the work write-ups. The Commission also ensures compliance with lead hazard reduction requirements by subrecipients of CDBG, HOME and ESG funding used to acquire and/or renovate existing buildings for housing or to undertake residential activities.

Housing

Housing Needs

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

Program Year 5 CAPER Housing Needs response:

1. Describe Actions taken during the last year to foster and maintain affordable housing.

See also General Question #4.

The HOME-funded Tenant-Based Rental Assistance Program (TBA) enables homeless families residing in shelters, survivors of domestic violence, seniors, persons with HIV/AIDS and other disabilities, and people displaced by a locally declared disaster to receive housing assistance. It provides these very low-income families and individuals with rental subsidies, making market rate housing units affordable to them. It results in their successful transition from homelessness to maintaining decent and affordable housing.

Participants are referred by various emergency shelters, transitional shelters and non-profit service providers, including the Catholic Charities Family Support Center, YWCA, Community Action Partnership, Face to Face, Disability Services and Legal Center, Community Support Network and the County of Sonoma Human Services Department, Division of Adult and Aging Services. Please see HOME/ADDI section, Question 1.

See Monitoring, Question 3b. As stated throughout this report, developing and maintaining affordable housing is a high priority. In addition to funding the above two programs, several major housing projects are listed in Specific Housing Objectives. Please also see General Question 4 for other funding directed toward affordable housing as well as other services not directly funded.

The County combined its funding with the City of Santa Rosa to create one countywide Homeless Prevention and Rapid Re-Housing Program (HPRP). Since its inception in September 2009 through June 30, 2010, 1,060 individuals received financial assistance, housing relocation and stabilization services through the program.

Specific Housing Objectives

Program Year 5 CAPER Specific Housing Objectives response:

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

See the Housing Needs Table in the Needs.xls workbook and duplicated in Appendix D

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

All of the affordable rental and ownership housing units reported in response to question #1 above, and noted elsewhere throughout this report, qualify as Section 215 units. These include first time homebuyer resales, tenant based rental assistance, rehabilitation of single family and multi-family units and affordable housing developments completed and reported in Specific Housing Objectives Question #1 and HOME/ADDI Question #1.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

As detailed throughout this report, assistance was given to low-income mobile home resident households requiring earthquake hazard mitigation measures, hookups to sewer systems and access modifications to allow disabled persons to live independently. In addition, a joint Redevelopment and CFH loan application was processed to award \$2.6 million to Fife Creek Commons (FFC), a proposed 48-unit multi-family affordable rental project, to pay a portion of the project’s predevelopment and construction costs. The completed project will reserve 17 units for special needs clients. The HOME-funded Windsor Redwoods project will set aside 6 out of the 65 units for mentally ill persons. The TBA program provides rental assistance to households currently living in emergency or transitional shelters, seniors, persons with disabilities and people displaced by a locally declared disaster. One public service agency was allocated funding for operation of a day center for homeless people and eight public service agencies were allocated funding for eleven homeless shelters, one of which serves youth, and one which serves women and children who are victims of domestic violence.

The CDC ensures compliance with the Federal Fair Housing Act and Section 504 of the Rehabilitation Act of 1973 for all new housing construction projects. This includes, at a minimum, that five percent of the total dwelling units or at least one unit in a multifamily housing project, whichever is greater, shall be made accessible for persons with mobility impairments. A unit that is on an accessible route and is adaptable and otherwise in compliance with the standards set forth in § 8.32 is accessible for purposes of this section. An additional two percent of the units (but not less than one unit) in such a project shall be accessible for persons with hearing or vision impairments.

In general, as detailed throughout this report, much of the assistance provided by the use of ESG, HOME and CDBG targets individuals and households at or below 30% MAI, including special needs households.

Public Housing Strategy

Program Year 5 CAPER Public Housing Strategy response:

1. Describe actions taken during the last year to improve public housing and resident initiatives.

The Sonoma County Housing Authority does not own public housing.

Barriers to Affordable Housing

Program Year 5 CAPER Barriers to Affordable Housing response:

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Please see the answer to General Question, #4 and HOME/ADDI answer to Question #1.

During FY 09-10, the CDC worked closely with PRMD to finalize and begin implementation of the revised Housing Element of the General Plan, now certified by the State of California, to eliminate barriers to the production and maintenance of affordable and market-rate housing. Policies were developed, after extensive public comment opportunity, to ensure that design review, development standards and conditions of approval for housing projects do not result in a reduction of allowable project density or number of units.

HOME/ American Dream Down Payment Initiative (ADDI)

Program Year 5 CAPER HOME/ADDI response:

1. Assessment of Relationship of HOME Funds to Goals and Objectives

a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

Please also see Specific Housing Objectives, Question 1.

The HOME Tenant Based Assistance Program (TBA) assisted 84 households, 70 of which had incomes of 30% or less of MAI, 13 of which had 50% or less of MAI and 1 had income of 80% or less of MAI.

Commission staff administers an American Dream Downpayment Initiative (ADDI) Program to assist low-income, first time homebuyers achieve homeownership by providing deferred-payment loans to pay non-recurring closing costs for homes sold through the Commission's Initial Sale and Resale Program. The ADDI loans carry a 0% interest rate and become due and payable at the end of the thirty year term or when the homes are sold or are otherwise no longer owner-occupied, whichever comes first. Twelve households were assisted using approximately \$61,964 of ADDI funding in FY 09-10 at the Sequoia Village Homeownership project. Construction of this project was completed in FY 07-08 but due to the State of California budget crisis, state funding was delayed, pushing the owners' loan closing into FY 09-10. Remaining available ADDI funds have been reserved for use by low-income first-time homebuyers at BHDC's Hollyhock Homeownership project, and will assist up to 34 households for a total of \$87,683.

2. HOME Match Report

a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year. Please see Appendix B.

3. HOME MBE and WBE Report

a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs). See Appendix B.

4. Assessments

a. Detail results of on-site inspections of rental housing. See Institutional Structure, Monitoring, Question 2.

b. Describe the HOME jurisdiction's affirmative marketing actions.

All recipients of HOME and CDBG funds are required to submit MBE/WBE outreach, affirmative marketing and Section 3 Plans as applicable to their projects, and Commission staff monitors subrecipients on an on-going basis to ensure that they implement such plans and are in compliance with all related laws and regulations.

The Sonoma County Community Development Commission requires all projects receiving HOME funds to adhere to the requirements of 24 CFR 92.351 and to follow its affirmative marketing procedures and requirements for rental and homebuyer projects containing 5 or more HOME-assisted housing units. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability. Crossroads Apartments will be required to follow these procedures.

c. Describe outreach to minority and women owned businesses.

All recipients of HOME and CDBG funds are required to submit MBE/WBE outreach, affirmative marketing and Section 3 (economic opportunities for low- and very low-income persons) Plans as applicable to their projects.

Homeless

Homeless Needs

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

Program Year 5 CAPER Homeless Needs response:

1. Identify actions taken to address needs of homeless persons.

In 1997, Sonoma County joined with the entitlement jurisdictions of Petaluma and Santa Rosa to work with representatives of the nonprofit, governmental, service provider, housing provider, law enforcement, business, homeless and general communities to develop an ongoing Continuum of Care planning process for the Sonoma County region. With the Sonoma County Community Development Commission acting as Lead Agency, the three jurisdictions and this coalition of groups have come together as the Continuum of Care Planning Group since 1998 to review and revise homeless services plans and strategies. The County recognizes that homelessness is an issue that crosses geographic boundaries, and that complex problems result in loss of housing, requiring specific programs and coordinated services directed to specific target populations. The planning group analyzes gaps in the County's continuum of care system and includes the specific goals and action steps to be undertaken during each 12-month period.

During FY 2009-2010, the Continuum of Care Planning Group and others continued working to achieve the Continuum goals. The Planning Group also worked in preparation for responding competitively to the annual funding submission for McKinney-Vento funding. A 10-year action plan on area homelessness was developed and approved during 2006/2007, entitled: "A Roof Over Every Head: Sonoma County's 10-Year Homeless Action Plan" and this plan increasingly shapes the planning for service delivery and coordination.

The Sonoma County Continuum of Care revised its Unmet Needs inventory in light of the number of homeless families revealed in the 2009 Homeless Count and Survey.

A description of the activities for which Supportive Housing Program (SHP) and Shelter Plus Care (S+C) Program funding was used during FY 2009-2010 by the County and nine nonprofits under the Sonoma County Continuum of Care Plan is included in General Questions #4 and 5.

During FY 2009-2010, SHP, S+ C, CDBG, HOME, ESG, County General Fund and funds from other sources were used to administer programs providing emergency shelter, transitional housing, permanent housing, and supportive/transitional services for the homeless and for special needs populations who are not homeless but who require supportive housing. The funded activities are further detailed in General Question 4, Monitoring Question 3c, Housing Question 1, Specific Housing Objectives, Question 1, HOME/ADDI Question 1a, Specific Homeless Prevention Elements Question 1 and Emergency Shelter Grants Question 1.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

By funding nonprofit agencies and administering programs to assist homeless and special needs populations, the County is helping to expand affordable housing opportunities. The Housing Authority's HOME-funded TBA and S+C programs have expanded affordable housing opportunities by providing rental subsidies that enable homeless individuals and families to move off the streets or out of emergency shelters and into transitional or permanent housing. These programs also provide rental subsidies for persons with HIV/AIDS, mental illness, and physical disabilities, and for former foster youth with disabilities, to enable them to live independently while receiving supportive services from Face-to-Face, Community Support Network, Sonoma County Department of Mental Health Services/Mental Health Division, Disability Services and Legal Center, Social Advocates for Youth, Community Action Partnership of Sonoma County, Catholic Charities, and the YWCA, all of which work with these special needs households. Without the TBA and S+C programs, these homeless and special needs households would likely remain on the streets or have no place to go when their stay at shelters and health care facilities ends.

The funding provided by the County to several nonprofit agencies enables them to operate programs that provide supportive services and supportive housing for homeless people and/or special needs households. The Catholic Charities Family Support Center provides both emergency and transitional housing for homeless families. Catholic Charities' Russell Avenue Shelter, Sonoma Overnight Support's The Haven, and West County Community Services' Winter Shelter provide emergency shelter for homeless individuals and families. The Catholic Charities Homeless Service Center provides both transitional housing for single men and day center services for homeless individuals and families. The COTS transitional housing facilities provide shared housing with supportive services for homeless individuals and families. The Living Room provides a daytime drop-in center for homeless women and children. COT's Family Connection program trains community volunteers and assists them to form mentor teams linked to families leaving homeless shelters to help them obtain and retain permanent housing by providing the types of support many non-homeless people receive from their families and close friends. The YWCA Women's Emergency Shelter provides transitional housing and counseling services for battered women and their children. These activities expand affordable housing opportunities in two ways. First, virtually all of the people served have no other place to live. Without these housing opportunities, most of these individuals and families would be homeless. Second, the supportive services provided to these special needs groups are designed to assist them to acquire the knowledge and skills necessary to make the transition to independent living and to break the cycle of homelessness.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

During FY 2009-2010, all McKinney-Vento funded local non-profit agencies and the Commission obtained renewal commitments of Supportive Housing Program and Shelter Plus Care funding from HUD. In addition, the local Continuum of Care successfully applied for and received renewal of over \$2 million in McKinney-Vento funding for programs operated by nine local non-profit agencies.

Specific Homeless Prevention Elements

Program Year 5 CAPER Specific Housing Prevention Elements response:

1. Identify actions taken to prevent homelessness.

CDBG funds were used to support the following programs:

- The YWCA Adobe project assisted victims of domestic violence living in the Safe House with family advocacy, case management, and peer support group facilitation.
- Community Action Partnership provided security deposit move-in and one-time emergency assistance with rental payments to prevent homelessness for low-income families, seniors and people living with disabilities.

ESG stimulus funds were used to support the Homeless Prevention and Rapid Re-Housing Program (HPRP) which provided assistance for security deposits, delinquent rent, housing voucher assistance and other emergency services

Emergency Shelter Grants (ESG)

Program Year 5 CAPER ESG response:

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets). One agency, administering two programs, was funded with ESG funding. The COTS Services for Homeless Children and Parents provides emergency shelter, with supportive services for homeless families. The COTS Mary Isaak Center provides emergency shelter to homeless adults without children in their care. COTS has since moved its Homeless Children and Parents emergency shelter beds into the second floor of the Mary Isaak Center. These shelter beds became transitional housing beds rather than emergency shelter beds.

2. Assessment of Relationship of ESG Funds to Goals and Objectives

a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.

Please see Homelessness Specific Objectives table in Appendix D. Emergency Shelter Grant Funding is provided to an agency providing day center services, emergency shelter and transitional housing and supportive services to homeless persons. This agency assists parents to implement rigorous action plans to overcome core causes of their homelessness and improve their children’s developmental, educational, physical and mental status. Also provided are tutoring, child assessment and referral center, parenting education and mentoring for families and volunteer support teams for families during their first year post-shelter or transitional housing. As noted in Question 3 below, the annual goal for matching funds for these activities has been met.

b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.

Please see the Continuum of Care discussion in General Questions 2, 4 and Homeless Question 1. The agency providing services as outlined in question 1 above is expanding affordable housing opportunities to people who have no other place to live and assists them to acquire knowledge and skills necessary to make the transition to independent living and to break the cycle of homelessness. ESG funding is used only to support the homeless population through the agency’s emergency shelters and transitional housing. During FY 09-10, 706 individuals were assisted, utilizing 130 shelter beds. All but 23 of these individuals had incomes below 30% MAI.

3. Matching Resources

a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

The amount of other funding (excluding McKinney-Vento funding) received by the agency receiving ESG funding in FY 09-10 is \$573,434 of local public funds and \$101,000 of private funds.

4. State Method of Distribution

a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

The Sonoma County Community Development Commission is not a state grantee.

5. Activity and Beneficiary Data

a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.

There were no problems collecting this information from subrecipients and it is considered reliable.

| | |
|--------------------------------|-----------------|
| <i>Shelter Operation Costs</i> | |
| Operations for COTS | \$41,360 |
| Staff Costs for COTS | \$ 8,276 |
| <i>Essential Services</i> | |
| COTS | \$24,929 |
| <i>Homeless Prevention</i> | |
| COTS | \$ 8,700 |
| Total ESG Budget: | \$83,265 |

b. Homeless Discharge Coordination: As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.

Due to the minimal amount of ESG funding received, funds are used for the operation of homeless shelters and no federal funding received from the Commission is used for assistance to individuals after release from shelters.

c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

No ESG funding is used for the following efforts:

Two major and recent Sonoma County policy initiatives are directly related to discharge planning and coordination and a third initiative is indirectly related. The first is the endorsement of the Continuum of Care developed “*A Roof Over Every Head: Sonoma County’s 10-Year Homeless Action Plan*”, adopted by the Sonoma County Board of Supervisors in February 2007, that speaks directly to the important preventative need for discharge planning. Specifically, the plan identifies six key steps to end homelessness, the first of which is homelessness prevention. The relevant excerpt from the plan is as follows:

1) Homeless Prevention

- Reduce the number of people becoming homeless upon discharge from public institutions by 80%, by developing and implementing **protocols to assist people in finding housing when discharged from public institutions** (jails, prisons, mental health institutions, hospitals, and foster care) under the leadership of a **Homeless Prevention Council**.

The recommendation of creating a Homeless Prevention Council has been assigned to the existing Sonoma County Health and Human Services Coordinating Committee (HHSCC) for deliberation and possible action. This committee consists of County government department heads and other key senior staff from Health Services (Divisions of Alcohol and Other Drug Services, Mental Health, Prevention and Planning, Public Health), Human Services (Divisions of Adult & Aging Services, Economic Assistance, Employment & Training Services, Family, Youth & Children’s Services, and the Human Services Commission), Probation, County Administrator’s Office, and the Community Development Commission (Housing Authority, Redevelopment Agency and Community Development Division).

Planning continued on the steps necessary to develop and implement discharge policies throughout County government institutions, and to the extent possible, private institutions, to guard against discharges that have the affect of exacerbating the frequency or severity of homelessness. This planning and implementation process will continue into FY 2009-2010 and possibly, subsequent years.

The second major County initiative is the Board of Supervisors directed Sonoma County Strategic Plan, a comprehensive, multi-year planning effort to guide all County departments’ efforts and prioritizations for the near future. The Board adopted the final version of the Strategic Plan in December 2007, concluding a fact-finding, public input and drafting process kicked-off in December 2005. In July 2008, the Board adopted the Implementation Plan, a key component of the overall Strategic Plan.

One of the major projects listed in the Implementation Plan, identified as Project #27, is for “Upstream Investments to Reduce Long-Range Demand for County Criminal Justice”. In this context, “upstream investments” are defined as opportunities to intervene with individuals before they become involved with the juvenile or adult justice system. It is expected that this project will result in a heightened focus on funding “upstream” or preventative services that will not only reduce future levels of criminal justice incarceration, but also, necessarily reduce future levels of homelessness due to the prioritization of prevention and early intervention services targeting at-risk individuals. The County’s Human Services Department is the project “owner” and the Commission is identified as a necessary key partner.

The third indirectly related policy initiative is the County’s *Corrections Master Plan*. This planning effort is a systematic review of over-crowded conditions found in the current County incarceration facilities and new practices are being designed to alleviate this condition. Included in the planning process is the recognition that a full review and assessment of treatment options must be undertaken including, but not limited to, sentence and diversion options. A specific element of the *Corrections Master Plan* is to design a Community Corrections Center, a minimum security residential facility that offers a transitional experience from jail to the community.

Additional elements in the plan include a renewed emphasis on Drug Court and Mental Health Court as a result of a heightened focus on treatment. It is expected that these elements, once implemented, can and will mitigate the incidence of homelessness.

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

Program Year 5 CAPER Community Development response:

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

Please see General Question 1b.

b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Please see Monitoring Question 3c, Housing Question 1 and Specific Housing Objectives Question 1.

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

During FY 09-10, 7,928 individuals with incomes less than 30% of MAI, 1,346 individuals with incomes less than 50% of MAI and 298 individuals with incomes less than 80% of the MAI for Sonoma County were benefited with CDBG and HOME funded activities. Thirty-five individuals were considered over 80%.

The Moorland Avenue Sewer Collection System project funded for design and preconstruction costs in FY 2006-2007 was completed. The rehabilitation and replacement of these waste water lines will improve performance and water quality for the 178 low-income individuals connected to the system.

Projects completed in this fiscal year meeting the Non-Housing Objectives to preserve neighborhoods, perform access modifications to public facilities, or to facilitate economic integration and self-sufficiency were all either certified as benefiting extremely-low or low-income persons, or the project was determined to be an area-wide benefit to 51% or more households with low-income, or the project benefited a limited clientele such as meeting the special needs of persons with disabilities and the elderly in accordance with the American Disabilities Act (ADA).

2. Changes in Program Objectives

a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

The Commission continues to believe the program objectives are consistent with the concerns of the citizens of Sonoma County. The overall goals did not change in FY 09-10. See also General Question #2.

3. Assessment of Efforts in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

See General Question 4, Managing The Process Question 1 and Homeless Needs Question 1.

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

All requests by non-profit agencies for a certification of consistency with the Consolidated Plan are routed to the Commission's Community Development Manager. The certification is provided only if the subject proposal unambiguously addresses goals and objectives articulated in the Consolidated Plan.

c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

The Board-approved CDBG, HOME and ESG policies are based upon the Consolidated Plan, as are the entire funding allocation and contracting processes. Commission actions are dictated and governed by the Consolidated Plan.

4. For Funds Not Used for National Objectives

a. Indicate how use of CDBG funds did not meet national objectives.

b. Indicate how did not comply with overall benefit certification.

Grantee funds were used exclusively for the three national objectives and the grantee complied with the overall benefit certification.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

During FY 2009-2010, one activity utilizing CDBG funds was undertaken that resulted in the demolition of existing housing units and business structures, and the displacement of individuals and businesses. This project is the Hollyhock Homeownership Project that has both residential and commercial structures on site. The developer, BHDC, contracted with relocation specialists for the process and is following all the prescribed guidelines set forth by the Uniform Real Property Acquisition and Relocation Act and Section 104(d) of the Housing and Community Development Act of 1974.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons**
- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.**
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.**
 - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.**

No economic development/job creation activities were assisted this year.

- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit**
- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.**

The County's CDBG funds were used to assist a variety of housing, public service and public improvement/facility activities addressing the Consolidated Plan's specific objectives during FY 2009-2010. One hundred percent of the County's CDBG funding was used for activities that demonstrated compliance with income eligibility requirements in a number of ways. All housing development and housing rehabilitation activities require documentation that 100% of project beneficiaries are low- or moderate-income persons.

Some public service activities served a clientele falling within one of the categories of presumed 51% low- and moderate-income benefit, such as the homeless, domestic violence victims, disabled and elderly persons.

Some of the public service activities demonstrated at least 51% low- and moderate-income benefit by requiring written certification of family size and income. Other activities carried income eligibility requirements limiting the activity exclusively to low- and moderate-income persons.

Some public improvement/facility activities are considered to be a presumed low- and moderate-income benefit because they are limited to the removal of material or architectural barriers to the mobility or accessibility of elderly or disabled persons.

- 8. Program income received**
- a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.**

All program income received by Sonoma County is expended on active projects requiring reimbursement for expenditures prior to drawing down additional funds from the U.S. Treasury. During FY 2009-2010, no program income was deposited into revolving loan funds and no program income was retained by subrecipients. Program income is used immediately and, therefore, no interest is accrued on said funds. No unexpended program income was on hand as of 6/30/10.

- b. Detail the amount repaid on each float-funded activity.**
The Commission does not have float-funded activity.

c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.

Housing rehabilitation loan repayment pertaining to single family structures amounted to \$161,109.71. Loan repayments related to multi unit dwellings amounted to \$45,846.47. A water line rebate was received in the amount of \$4,336.65 and copier fees in the amount of \$2.80 were received for a total of \$211,295.63.

d. Detail the amount of income received from the sale of property by parcel.

None.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:

- a. The activity name and number as shown in IDIS;**
- b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;**
- c. The amount returned to line-of-credit or program account; and**
- d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.**

No expenditures have been disallowed.

10. Loans and other receivables

a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

No float-funded activity.

b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.

The total number of other loans outstanding is 283 and the principal balance outstanding is \$11,711,840 as of June 30, 2010.

c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

The Commission does not originate loans as forgivable loans. However, on October 2, 2007, the Sonoma County Board of Commissioners adopted Mature Loan Policies for Non-Profit Borrowers in order to create a standardized reference for responding to requests for loan term extensions, restructuring or forgiveness for existing Commission loans reaching maturity. Pursuant to these policies, if all criteria are met, the Commission shall forgive loans for public facilities such as, but not limited to, fire stations, transitional housing and emergency shelters for the homeless, teen centers, senior centers, and similar community facilities. The criteria include: 1) The borrower has demonstrated material compliance with conditions of the loan over the life of the loan and is in good status with the Commission and other Sonoma County departments and agencies with regards to the underlying financing and the use and operation of the property. 2) The subject property must be in good condition. If significant amounts of maintenance have been deferred, the loan extension, restructuring or forgiveness request will be denied. 3) The borrower must reasonably demonstrate that projected operating income and reserves are sufficient to finance ongoing operating expenses, including debt service, and capital replacement and maintenance for the period of any proposed loan term extension. 4) The borrower must demonstrate through an appraisal or other means acceptable to Commission staff that the value of the property is adequate to continue to fully secure any extended-term Commission debt. As required by Community Development Block Grant (CDBG) regulations, a deed restriction will be recorded against title to the property stipulating that, in the event the owner chooses to change the use or dispose of the property at any future date, the owner must reimburse the Commission in the amount

of the then-current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of and improvements to the property. The property owner shall also continue to abide by all other applicable CDBG regulations. No loans were forgiven during FY 09-10.

There are 283 deferred loans for a total of \$11,711,840, forty-eight of which are due from non-profit agencies. The outstanding principal for this group is \$7,771,789. Forty-three have a 20 or 30-year deferral, four have a 40- or 55-year deferral and one is due on sale or transfer. The CDC has 235 loans to single family homeowners with a total outstanding principal of \$3,940,051. The majority of these are deferred for 20-30 years, with an outstanding principal of \$3,774,907. Eleven of these are amortized loans, with an outstanding principal of \$142,383. The rest are deferred for 40 years and have an outstanding principal of \$22,761.

d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.

No loans were forgiven during FY 09-10.

e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period. The Commission has not purchased property with CDBG funds. No property acquired by subrecipients using CDBG funds is available for sale.

11. Lump sum agreements

- a. Provide the name of the financial institution.**
- b. Provide the date the funds were deposited.**
- c. Provide the date the use of funds commenced.**
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.**

The Commission administers no lump sum agreements.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

a. Identify the type of program and number of projects/units completed for each program.

The Countywide (including incorporated cities/town, DSLC, and BHDC)) Rehabilitation Program completed rehabilitation or the installation of earthquake resistant bracing systems of forty-four single-family units and twelve rental units using CDBG-funds. Redevelopment funding was used to rehabilitate an additional eight single family units and CalHome funds were used to rehabilitate twenty units. FEMA funding was used to elevate eleven homes above the base flood elevation in special flood hazard areas.

During FY 09-10, the Commission completed eight housing rehabilitation projects with funding generated from various redevelopment project areas. The City of Rohnert Park provided \$71,048 and the two County-sponsored redevelopment project areas contributed \$114,094 to complete these projects.

Please see Specific Housing Objectives, Question 1.

b. Provide the total CDBG funds involved in the program.

\$420,716

c. Detail other public and private funds involved in the project.

Owner contributions in the amount of \$41,537 were used in Redevelopment and CalHome-funded projects and \$217,718 of owner contributions were used in FEMA-funded projects.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

No Neighborhood Revitalization activities were assisted this year.

Antipoverty Strategy

Program Year 5 CAPER Antipoverty Strategy response:

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Please see the response to General Question #4.

Non-homeless Special Needs

Non-homeless Special Needs

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

Program Year 5 CAPER Non-homeless Special Needs response:

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

The Sonoma County Housing Authority offers the Family Self-Sufficiency Program (FSS) as a component of the ongoing Section 8 Housing Choice Voucher Program. The FSS Program assists extremely low and low-income families to develop skills that will permit them to become financially independent. During FY 2009-2010, 43 families were enrolled in the FSS Program, 6 families completed the requirements of the FSS program. Since the inception of the Family Self-Sufficiency Program, 360 families have enrolled in the FSS program and 155 families have successfully completed the program. Sixty of those families have completed the requirements of the program, 90 families have become independent of Section 8 government assistance, and 19 have become Homeowners. The Sonoma County Housing Authority works with the Sonoma County Human Services Department and numerous nonprofit and community based agencies to assist FSS clients in achieving their goals. The services that are available through these organizations include, but are not limited to, adult basic education services, English as a Second Language, GED classes, job club, job search, pre-employment preparation, transitional employment, vocational training, supported work, education and job services, transportation, substance abuse treatment, food programs and pre-and post-natal care.

CDBG funding was provided to the YWCA for its domestic violence program. During FY 09-10, 173 women and children were sheltered and supported.

CDBG funding was provided for housing rehabilitation assistance to enable 29 elderly and 10 disabled individuals to continue living independently. Some elderly persons were also disabled, accounting for the discrepancy in the number of rehabilitated homes. Twenty elderly individuals were provided tenant-based rental assistance funded by HOME.

CDBG funding was used to perform ADA improvements to sidewalks in the Cities of Cotati, Cloverdale, two locations in Healdsburg and three locations in unincorporated Sonoma County. Two public facilities in the County were also made accessible.

Specific HOPWA Objectives

The Community Development Commission does not receive HOPWA funds.

Other Narrative

Include any CAPER information that was not covered by narratives in any other section.
Program Year 5 CAPER Other Narrative response:

During Fiscal Year 09-10, the Community Development Commission received \$534,690 in CDBG-R Entitlement funds. This funding was allocated to the following projects:

| | | | |
|---|-----------------|----------------|------------------|
| Cloverdale Comm. Outreach—Job Skills Training | Public Service | Countywide | \$ 10,000 |
| CAPSC—Sloan House Women’s Shelter | Public Service | Countywide | \$ 10,000 |
| La Luz—Community Svcs. and Education | Public Service | Countywide | \$ 25,367 |
| The Living Room-Employment & Income Solutions | Public Service | Countywide | \$ 34,836 |
| DAAC—Roof Replacement | Public Facility | Countywide | \$120,305 |
| City Hall ADA Restroom Improvements | Public Improve. | Cotati | \$ 37,634 |
| Sidewalk Access ADA Improvements | Public Improve. | Healdsburg | \$ 37,634 |
| Sidewalk Access ADA Improvements | Public Improve. | Sebastopol | \$ 37,634 |
| Senior Center ADA Improvements | Public Improve. | Windsor | \$ 37,634 |
| Senior Housing Energy Retrofit | Housing Related | Sonoma | \$ 37,634 |
| Orenda Center Window Replacement | Public Improve. | Unincorp. Area | \$ 40,000 |
| Biwana Collection System Replacement | Public Improve. | Unincorp. Area | \$ 52,543 |
| Administration | | | \$ 53,469 |
| Total of CDBG-R Projects | | | \$534,690 |

The Sloan House Women’s Shelter, La Luz Community Services and Education, Orenda Center Window Replacement and Healdsburg Sidewalk ADA Improvements Projects were complete in FY 09-10. All other projects are in progress.