

**COUNTY OF SONOMA  
AGENDA ITEM  
SUMMARY REPORT**

**Clerk of the Board Use Only**  
**Meeting Date**                      **Held Until**  
 /   /                                      /   /  
**Agenda Item No:**                      **Agenda Item No:**  
 \_\_\_\_\_

**Department:** CDC and PRMD

( ) **4/5 Vote Required**

**Contact:** Cindy Rich

**Phone:**  
(707) 565-7537

**Board Date:**  
May 5, 2009

**Deadline for Board Action:**  
May 5, 2009

**AGENDA SHORT TITLE:**  
Affordable Housing Week 2009 Proclamation

**REQUESTED BOARD ACTION:**  
Proclamation establishing May 10 – May 17, 2009 as Affordable Housing Week 2009 in Sonoma County.

**CURRENT FISCAL YEAR FINANCIAL IMPACT**

<u>EXPENDITURES</u>		<u>ADD'L FUNDS REQUIRING BOARD</u>	
<b>Estimated Cost</b>	\$	<b>Contingencies</b>	\$
		(Fund Name:)	
<b>Amount Budgeted</b>	\$	<b>Unanticipated Revenue</b>	\$
		(Source:)	
<b>Other Avail Approp.</b>	\$	<b>Other Transfer(s)</b>	\$
(Explain below)		(Source:)	
<b>Additional Requested:</b>	\$	<b>Add'l Funds Requested:</b>	\$

**Explanation (if required):**

**Prior Board Action(s)**  
 5/2/06 – Board adopted resolution proclaiming Affordable Housing Week for 2006  
 5/15/07 – Board adopted resolution proclaiming Affordable Housing Week for 2007  
 5/6/08 – Board adopted resolution proclaiming Affordable Housing Week for 2008

**Alternatives - Results of Non-Approval:**  
 The County of Sonoma would not participate in Affordable Housing Week activities.

**Background:**

For many years, Sonoma County has been ranked as one of the least affordable housing markets in the country by the National Association of Home Builders/Wells Fargo Housing Opportunity Index. Affordable housing can be described as a home or an apartment that would cost no more than 30% of a household's income for housing costs (comprised of rent plus utilities for rental units, and mortgage payments, real estate taxes and hazard insurance for owner-occupied homes), allowing enough money left over for food, transportation, health care, clothing, and other living expenses. Monthly rents in Sonoma County continue to significantly outpace the income level of average County residents who often must spend more than 30% of their monthly incomes for housing. Using this standard, a family of four with two working parents being paid minimum wage could only afford to pay \$832 toward housing costs without cutting into other basic necessities. The Fair Market Rent for a two bedroom home in Sonoma County is \$1,296; a single mother with two or three children would have to work for 125 hours per week at a minimum for her rent to be truly affordable.

The County of Sonoma, through the Community Development Commission (CDC) and the Permit and Resource Management Department (PRMD), has worked for more than twenty years to assist the County's residents with their affordable housing needs. Since the Housing Element's adoption in 2001-2002, the County has provided a total of 1,062 new affordable housing units, 455 of which will be restricted as affordable to very low-income households, 309 of which will be restricted as affordable to low-income households and 298 of which will be restricted as affordable to moderate-income households.

In FY 08-09, the CDC will provide more than \$23.7 million in monthly rental subsidies to approximately 2,940 very-low income households to enable them to rent market-rate housing units. Since 1985, the CDC has provided approximately \$32.5 million to assist the development of housing affordable to very low-, low- and moderate-income households. During 2008, the CDC provided more than \$3.9 million in County Fund for Housing (CFH) loans to develop affordable housing in the County's unincorporated areas. Since the Board's adoption of the new Article 89 – Affordable Housing Program Requirements and Incentives, in lieu fees have contributed \$4,365,413 to the County Fund for Housing through February 2009.

The attached resolution proclaims May 10 through May 17, 2008 as Affordable Housing Week 2009 in Sonoma County and joins the County with the Sonoma County Housing Coalition and nonprofit housing developers, in recognizing the importance of affordable housing for Sonoma County residents.

**Attachments:**

Proclamation

**On File With Clerk:**

**CLERK OF THE BOARD USE ONLY**

**Board Action** (If other than "Requested")

**Vote:**