

Draft Plan for Public Comment March 03,2023

**CITY OF PETALUMA
COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG)
ACTION PLAN FY 2023-2024**



City of Petaluma CDBG Action Plan FY2023-24 DRAFT P1

DRAFT

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Operating as an entitlement jurisdiction under the Community Development Block Grant Program, the City of Petaluma has an adopted 2020-2024 Consolidated Plan, as required by the Department of Housing and Urban Development (HUD). **The FY 2023-2024 Annual Action Plan will go before the City Council for approval on April 3, 2023.**

All strategies and activities proposed to be undertaken in FY 2023-2024 promote one or more of the goals of the Consolidated Plan and the Community Development Block Grant Program: provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities, particularly for low-and moderate-income persons.

The City's FY 2023-2024 menu of programs and services continues to be limited since annual allocations have not increased and do not provide adequate funding to address the growing needs of low and very low-income households in our community. Consequently, the allocation can only support funding for: (1) administration of the Community Development Block Grant Program; (2) rehabilitation of housing for low-income households; (3) rehabilitation of emergency shelter for individuals experiencing homelessness; and (4) the delivery of meals to low-income seniors. As in previous years, HUD's mandated Fair Housing Program will receive funding from other City Housing funds.

Funding allocations for FY 2023-2024 will be awarded by HUD no later than May of 2023. The City of Petaluma anticipated funding will be allocated in the range of previous years in the amount of \$330,000 of CDBG funding. The City does not anticipate a change in the FY 2023-2024 allocations, proposed City partner budgets will be adjusted proportionately from the estimated funding levels to match the actual allocation. This FY23-24 CDBG Action Plan also addresses roll-over funding from prior years totaling \$46,000. This unused funding from FY21-22 will be re-allocated to projects funded in the FY23-24 Plan.

Community nonprofit agencies, in partnership with the City of Petaluma, will provide services to address the community's priorities as outlined in the Consolidated Plan. Those priorities include:

1. Improve housing opportunities by preserving existing affordable housing.
2. Provide housing and services to low-income populations, including but not limited to children, seniors, and special needs population (homeless, disabled, etc.)
3. Increase the supply of affordable housing.
4. Promote housing opportunities for homeownership.
5. Improve accessibility in public facilities and infrastructure.

For FY 2023-2024, City of Petaluma CDBG services and programs include:

1. **CDBG Program Administration.** The City of Petaluma is allowed a maximum of 20% of its total entitlement to provide general administration of the CDBG program, including all planning and reporting activities. The funds are utilized for salaries, intergovernmental transfers, and various consulting agreements. The Administration funding has been reduced for FY 2023-2024 to provide more funding for programs and projects.

2. **Housing Rehabilitation for Low-income Households.** Rebuilding Together Petaluma (RTP) has served as the City's rehabilitation arm and is in its 27th year of providing much needed home repair, ADA modifications, and water and energy efficient improvement services to low and very low-income households. RTP will be coordinating with other services providers to provide facility improvements at locations that provide services for the city's low-income community.

i. Responds to Consolidated Plan Priority # 1 – Improve housing opportunities by preserving existing affordable housing.

3. **Housing Rehabilitation for Low-Income Seniors.** Petaluma Ecumenical Properties (PEP) will modernize the elevator in its 579 Vallejo Street affordable rental housing complex for seniors.

i. Responds to Consolidated Plan Priority # 1 – Improve housing opportunities by preserving existing affordable housing.

4. **Meal Delivery for Low-income Seniors.** Petaluma People Services Center (PPSC) will continue to deliver meals and much needed senior-related services to low-income seniors.

i. Responds to Consolidated Plan Priority # 2 – Provide housing and services to low-income populations, including but not limited to children, seniors, and special needs population (homeless, disabled, etc.)

2. Summary of the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City is tasked with determining both the areas of greatest need, and the areas in which community investment can have the greatest impact given the limited resources available.

Housing Needs (See NA-10)

- 28% of Petaluma's households (6,400 households) are extremely low-income, very low-income, or low-income, with incomes ranging from 0-80% of Area Median Income (AMI).
- 9.4% are extremely low-income (2,120 households at 0-30% AMI.) Of these households, 63% pay more than 50% of their income on housing.
- 8.5% are very-low income (1,915 households at 31-50% AMI.) Of these households, 60% pay more than 50% of their income on housing.
- The average rent for a two bedroom apartment in Petaluma is \$2750

Homeless Needs (See NA-40)

- The last published Point-In-Time count (2022) for Sonoma County found that just under 2,900 homeless individuals were in Sonoma County, and over 60% were unsheltered. 10% of people experiencing homelessness were located in Petaluma.

Non-Homeless Special Needs (See NA-45)

- 7,849 households in Petaluma include one or more seniors age 65 and over (34.6% of total households.)
- Elderly households are more likely to be low-income with 30% of senior households being extremely low-income, very low-income and low income with incomes ranging from 0-80% AMI, compared to 28% for the City as a whole.
- 84% of large family households who rent having a housing cost burden over 30% of income; 24% have housing cost burden over 50% of income.
- Elderly individuals are also more likely to be disabled, with 23.7% of elderly ages 65 or older considered disabled, compared to 9% of the total overall City population.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City prepares the detailed Consolidated Annual Performance and Evaluation Report (CAPER) which outlines how the City met the needs and objectives outlined in the 2020-2024 Consolidated Plan and Annual Action Plan. The City will next report on its annual accomplishments under the 2020-2024 Consolidated Plan in its 2022-2023 CAPER, which is due to HUD in September 2023. The City's most recent CAPER is published on its website at <https://cityofpetaluma.org/departments/housing/>.

100% of activities funded with CDBG funds supported low-income households. The City's general CDBG program accomplishments over the prior year (FY 2021-2022) included the following:

- **Meal delivery for low-income seniors and persons with disability.** Low-income persons received services through a Meals on Wheels program using CDBG funds.
 - *Goal: Providing services to the low-income community*
 - *Outcome: 296 persons were provided access to quality public services in the form of 120,000 nutritious home-delivered meals – a dramatic increase from pre-COVID rate of approximately 32,000 per year, due in part to increasing frailty among population served.*
- **Housing rehabilitation for low-income households.** Single-family dwellings occupied by low-income households and an emergency shelter for individuals experiencing homelessness were rehabilitated using CDBG funds. All but one project served

households of elderly and disabled individuals; the remaining project installed a homeless shelter handwashing station.

- *Goal 1: Improving housing opportunities by preserving existing affordable housing* ○ *Goal 2: Provide housing and services to the low-income populations, including but not limited to children, seniors and special needs populations such as homeless, disabled, etc.)*
- *Outcome: 43 critical repairs to low-income homeowners at 20 unique addresses to retain safe and decent housing, and repairs to Boys and Girls Club which serves children from local, lowincome, mostly BiPOC community.*

Accomplishments of the City with other housing funds

- **Fair Housing:** PPSC assisted 1,674 Petaluma residents with Fair Housing support, including 204 landlord trainings. PPSC provided 46 educational sessions. The 1,674 served represented a significant increase (25%) in cases over the prior year due largely to a prolonged spike in calls for assistance due to the State of California COVID eviction moratorium ending in March 2022.
 - *Goal – Provide housing and services to low-income populations, including but not limited to children, seniors, and special needs population (homeless, disabled, etc.)*
- **Homelessness Prevention – Rental Assistance:** PPSC provided homeless prevention assistance in the form of needs assessments, facilitated referrals to community resources, and direct financial aid. Over the program year, the program served 223 households, including 191 with facilitated resource referrals and 31 with direct financial assistance with move-in deposits and one-time rental assistance.
 - *Goal – Provide housing and services to low-income populations, including but not limited to children, seniors, and special needs population (homeless, disabled, etc.)*
- **Services for low-income youth.** The Boys & Girls Clubs provided support services to 390 young people at three of Petaluma’s affordable housing complexes. Supports included 65,100 hours of academic support, 33,255 meals, and parenting support for 113 female heads of household.
 - *Goal – Providing services to the low-income community.*
- **Homeless shelter, housing and services.** A total of 958 adults experiencing homelessness were supported through street outreach, emergency shelter and programs through services provided by the Committee on the Shelterless and Downtown Streets Team. This included 390 individuals who participated in emergency shelter programs, 369 people engaged through street outreach, 64 individuals living in supportive housing, and 25 individuals in a new non-congregate shelter program. The 110 individuals who participated in a supported employment program gained 9,096 work experience hours.
 - *Goal – Providing services to the low-income community – special needs population; homeless, disabled, etc.*
- **Services for homeless Veterans.** Two veterans were served through programs and housing with the Committee on the Shelterless. The City partners with Nations Finest and leases 3 Rocca Drive which provides a home for five veterans. City partner PEP

Housing provides 25 Veterans set aside units at its River City affordable housing complex.

- *Goal – Providing services to the low-income community – special needs population, homeless, disabled, etc.*
- **Home ownership for income qualified households.** Three First Time Homebuyer properties were preserved, two were resold and 13 new Inclusionary Housing homes were sold to income qualified households due to the Cities partnership and implementation of the Housing Land Trust of Sonoma County to restrict sales affordability in perpetuity.
 - *Goal – Promote housing opportunities for homeownership.*
- **Preservation of affordable housing.** The City's partnerships with Rebuilding Together Petaluma works to assist the elderly community to age in place and preserve affordable housing by completing routine maintenance and property repair for low income seniors and residents.
 - *Goal – Improve housing opportunities by preserving existing affordable housing.*

4. Summary of Citizen Participation Process and Consultation Process

Petaluma's FY 2023-2024 Action Plan was prepared with public outreach and participation. Partnering with a wide variety of community-based agencies and committees representing multiple sectors of the community provides City housing staff with a broad-based and up-to-date review of existing and developing needs. A virtual public workshop was held on February 9th, 2023 and noticed in the Argus Courier. Community members provided input for CDBG FY 2023-2024 funding suggestions. The community meeting included a discussion of application process, due date for applications and CDBG program review process.

The public notice was published in the local newspaper on March 3rd, 2023, and the draft of the proposed CDBG 2023-2024 Annual Action Plan was posted to the City housing website to ensure a 30-day public comment period. The City Council Public Hearing is scheduled for April 3rd, 2023 at 6:30 pm. Virtual access will be provided to allow residents the opportunity to provide input on how the City plans to distribute CDBG funds it will receive in Fiscal Year

5. Summary of public comments

This section will be updated after the 30-day comment period and public hearing.

6. Summary of comments/views not accepted and reasons for not accepting them

This section will be updated after the 30-day comment period and public hearing.

7. Summary

The funding Petaluma receives from its CDBG grant for FY 2023-2024 is allocated to (1) provide low-income homeowners with housing rehabilitation to keep residents stably housed; (2) provide services to seniors through home-delivered Meals; and (3) emergency shelter rehabilitation to improve privacy and living conditions for people experiencing homelessness.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|-------------|--------------------------|
| CDBG Administrator | PETALUMA | Housing Division |

Table 1 – Responsible Agency Narrative (optional)

Consolidated Plan Public Contact Information:

Karen Shimizu
Housing Manager
kshimizu@cityofpetaluma.org
707-778-4563

2023-2024. All meetings were publicly noticed and placed on the City's Housing webpage.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The consolidated planning process requires jurisdictions to contact and consult with other public and private agencies when developing the plan. The plan itself must include a summary of the consultation process, including identification of the agencies that participated in the process. Jurisdictions also are required to summarize their efforts to enhance coordination between public and private agencies.

The City of Petaluma will be the principal provider of Community Development and Economic Development Programs, housing projects, and financial support. Being a small jurisdiction, the City consults with multiple organizations located in Petaluma and parts of Sonoma County that provide services to the residents of Petaluma. In many instances, these consultations are part of on-going interactions between Housing staff and the agency or group described.

The City has consulted with public departments and agencies, private social service providers, and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services to agencies that attended the public workshop.

Notices are published in Petaluma's newspaper, the Argus Courier in both English and Spanish announcing the public meetings.

The Petaluma City Council authorizes (at a public hearing) the submission of the Annual Action Plan to HUD.

The City of Petaluma participates with the City of Santa Rosa and the Sonoma County Community Development Commission to develop and implement the annual Sonoma County Continuum of Care Plan. These three jurisdictions are currently collaborating on the Analysis of Impediments to Fair Housing choice to update the plan.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Sonoma County Community Development Commission (SCCDC) is the lead agency for the Sonoma County Continuum of Care (CoC) and hosts its planning process. The City of Petaluma, the SCCDC and the City of Santa Rosa, the three HUD entitlement jurisdictions in Sonoma County, jointly participate and have designated seats on the CoC governing body. Petaluma staff participates in quarterly membership meetings of the CoC. CoC membership includes representation from the non-profit, governmental, service provider, housing development, law enforcement, faith-based, business, homeless and general communities. In December 2022, the CoC published a 5 Year Strategic Plan to Prevent and End Homelessness 2023-2027. City of Petaluma homeless services programs align with priorities of the County plan, which include increased intensity of support services for highest needs individuals, increasing permanent supportive housing inventory, and strengthening street outreach and housing placement coordination.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The City of Petaluma does not coordinate ESG funds or directly oversee CoC administration of HMIS. As an entitlement jurisdiction, the City of Petaluma has a seat on the Continuum of Care governing body and therefore participates in Continuum of Care consultations on allocations of County and Balance of State ESG funds, evaluation of ESG applications, and funding, policies and procedures to ensure HMIS operations and administration compliance.

2. Describe agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service and other entities.

| | | |
|---|---|---|
| 1 | Agency/Group/Organization Consulted | PEP Housing |
| | Agency/Group/Organization Type | Housing Affordable Housing Developer Non-profit agency |
| | What section of the Plan was addressed? | Overall Plan |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated consultation or areas for coordination? | This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a local organization dedicated to increasing the supply of quality, affordable senior housing in Petaluma. outcomes of the improved |
| | | |
| 2 | Agency/Group/Organization | Rebuilding Together Petaluma |
| | Agency/Group/Organization Type | Housing Services - Housing Non-profit agency |

| | | |
|---|--|---|
| | What section of the Plan was addressed? | Housing Need Assessment Overall plan |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was invited to participate in the community meeting/public hearing and directly consulted in the development of various aspects of the Plan. The anticipated outcome of the consultation was to improve coordination with a local service provider dedicated to improving the quality of life of low-income households. |
| | | |
| 3 | Agency/Group/Organization Consulted | Petaluma People Services Center |
| | Agency/Group/Organization Type | Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Service-Fair Housing Non-profit agency |
| | What section of the Plan was addressed? | Housing Need Assessment Overall Plan |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was invited to participate in the community meeting/public hearing and directly consulted in the development of various aspects of the Plan. The anticipated outcome of the consultation was to improve coordination with a local human services organization dedicated to improving the quality of life of Petaluma residents. |
| | | |
| 4 | Agency/Group/Organization Consulted | Committee on the Shelterless (COTS) |
| | Agency/Group/Organization Type | Services-Homeless Services-Education Regional organization |
| | What section of the Plan was addressed? | Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy |

| | | |
|---|--|--|
| 5 | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination | This organization was invited to participate in the community meeting/public hearing and directly consulted in the development of various aspects of the Plan. The anticipated outcome of the consultation was to improve coordination with a local homeless service and shelter provider dedicated to improving the quality of life of Petaluma's homeless. |
| | Agency/Group/Organization Consulted | Boys and Girls Club of Sonoma -Marin |
| | Agency/Group/Organization Type | Services – Education and Family Services |
| | What section of the Plan was addressed? | Services – Children |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was invited to participate in the community meeting/public hearing and directly consulted in development of various aspects of the Plan. The anticipated outcome of the consultation was to improve coordination with local service organization dedicated to family services that improve the quality of life of Petaluma residents. |
| 6 | Agency/Group/Organization Consulted | Downtown Streets Team |
| | Agency/Group/Organization Type | Services—Homeless Non-profit agency |
| | What section of the Plan was addressed? | Homeless Services |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | This organization was invited to participate in the community meeting/public hearing. The anticipated outcome of the consultation was to improve coordination with a local agency providing outreach and job training services to unsheltered community members to improve the quality of life of Petaluma's low-income community. |

Table 2 – Agencies, groups, organizations who participated.

3. Identify any Agency Types not consulted and provide rationale for not consulting.

There were no agency types not consulted or invited to the community meeting.

4. Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | | Lead Organization How do the goals of your Strategic Plan overlap with the goals of each plan? |
|---------------------|---|--|
| Continuum of Care | Sonoma County Community Development Commission | Petaluma has a seat on the Continuum of Care governing body ensuring coordination with the Continuum of Care staff and consolidated planning process |

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/efforts made to broaden Citizen Participation and how it impacted goal setting.

In order to ensure maximum participation in the Consolidated Plan process among all populations and special needs groups , and to ensure that their issues and concerns are adequately addressed, the City developed a Citizen Participation Plan which was adopted by the City Council in April 2011 and approved by HUD. The Citizen Participation Plan describes the actions to be taken to encourage public participation in the development of the Consolidated Plan, and any Substantial Amendments to the Consolidated Plan, The Annual Action Plan and the Consolidated Annual Performance Evaluation Report (CAPER). The following represents a summary of the current Citizen Participation Plan; a full copy is available upon request from the City or from its website (<https://cityofpetaluma.org/departments/housing/>). The City is working to bring this plan up-to-date and anticipates a completion by fall 2023.

Public participation in the Action Plan process is encouraged. All public notices are placed in the Argus Courier in both English and Spanish. The City has made provisions to provide bilingual translators and signing or captioning services for the hearing-impaired if requested. The sites utilized for all public meetings/hearings are ADA compliant and within proximity to public transportation. The City's website is also available in Spanish.

Citizen Participation Outreach

| | Mode of Outreach | Target of Outreach | Summary of response/ attendance | Summary of comments received | Summary comments not accepted and reasons | URL |
|---|--------------------------------------|---|---|------------------------------|---|---|
| 1 | Public Meeting/ Technical Assistance | Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing | The City hosted a community meeting on February 9th, 2023 to allow the public to provide input on the Action Plan | No comments received | No comments were rejected. | https://city.ofpetaluma.org/departments/housing/ |
| 2 | Newspaper Ad | Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing | Public notice published in Argus Courier newspaper on 3/3/23 re City Council Public Hearing on 4/3/23 for consideration of CDBG AAP 2023-2024. | No comments received | No comments were rejected. | N/A |
| 3 | Public Hearing | Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing | A public notice was published in the Argus Courier for the 30-day comments period beginning 3/3/ 2023 re: funding allocations and to announce the 4/3/2023 date of the public hearing. | No comments received | No comments were rejected. | https://city.ofpetaluma.org/departments/housing/ |
| 4 | Internet Outreach | Minorities Persons with disabilities Non-targeted/ broad community Residents of Public and Assisted Housing | Public notices were published on the City Housing webpage in English and Spanish. The DRAFT 2023-2024 Action Plan was posted on the City's Housing webpage which can be translated into Spanish on the website. | No comments received | No comments were rejected. | https://city.ofpetaluma.org/departments/housing/ |

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City anticipates receiving \$330,000 in FY 2023-2024 in CDBG funding. Should additional allocations be made by HUD, the City will undertake amendments to its Action Plan to incorporate the funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 4/FY2023-24 | | | | Expected \$ Amount Available Remainder of ConPlan | Narrative Description |
|---------|-----------------|--|--|-------------------|-------------------------|-----------|---|--|
| | | | Annual Allocation \$ | Program Income \$ | Prior Year Resources \$ | Total \$ | | |
| CDBG | Public-federal | Acquisition, Admin/Planning, Economic Dev, Housing, Public Improvements, Public Svcs | \$330,000 | 0 | \$46,000 | \$376,000 | \$745,000 | City FY 23-24 allocation of \$330,000; final HUD award notice expected May 2023. |

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City of Petaluma does not have other Housing funds to be used as additional resources for their CDBG program. The City relies on non-profit agencies to leverage CDBG funds received with other state, federal or private funds to best utilize the modest amount of funds received through our entitlement grant. Funds are considered leveraged if financial commitments toward the cost of a project from a source, other than the originating HUD CDBG Program, are documented. The City will be as creative as possible to find other sources of funding from local, state, federal and private sources in order to develop and deliver cost effective projects.

If appropriate, describe public-owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City continues to consider the use of other public-owned land for the construction of affordable housing for low- and very-low-income households.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | CDBG Funding | Goal Outcome Indicator |
|----------|--|------------|----------|---|-----------------|------------------------------|--------------|---|
| 1 | Preservation of existing affordable housing | 2023 | 2024 | Affordable Housing Homeless Non-Homeless Special Needs | Petaluma | Affordable Housing (Rehab) | \$208,500 | Homeowner Housing Rehabilitated: 50 Households / Units (RBT) |
| 2 | Provide housing and services to special needs population | 2023 | 2024 | Affordable Housing Homeless Non-Homeless Special Needs | Petaluma | Non-Housing Services (Meals) | \$49,500 | Public service other than Low/Moderate Inc Housing Benefit: 300 Persons Assisted (PPSC) |
| 3 | Preservation of existing affordable housing | 2023 | 2024 | Affordable Housing Homeless Non-Homeless Special Needs | Petaluma | Affordable housing (Rehab) | \$76,000 | Rental Housing Rehabilitated: 50 Households / Housing Units (PEP) |

Table 6 – Goals Summary

Goal Descriptions

- 1 Goal Name** Preservation of existing affordable housing
- Goal** Rebuilding Together Petaluma (RBT) partners with the City of Petaluma to

| | | |
|----------|-------------------------|--|
| | Description | preserve and revitalize low-income homeowner properties. Their mission is to assure that low-income homeowners live in safe and healthy homes, particularly those who are elderly or disabled. Using CDBG funds, Rebuilding Together partners with other nonprofit agencies to help keep Petaluma's low-income community in their homes. |
| 2 | Goal Name | Provide housing and services to special needs population |
| | Goal Description | Using CDBG public service funds, the City of Petaluma provides services for low-income seniors partnering with Petaluma People Services Center for the Meals Program. |
| 3 | Goal Name | Preservation of existing affordable housing |
| | Goal Description | Petaluma Ecumenical Properties (PEP) partners with the City of Petaluma to provide supportive housing for people living with disabilities, seniors and those experiencing homelessness in Petaluma. Using CDBG funds, PEP will improve living conditions for people living in affordable senior rental housing. |

Table 7 – Goals summary

Projects

AP-35 Projects – 91.220(d)

Introduction

As discussed in section AP-20, the City has identified five goals to address housing and community development needs between Fiscal Year 2020 and 2025. On an annual basis, the City will try to achieve as many of these goals as feasible with the small grant amount received and within the Public Services funding cap equaling a maximum of 15% of the total allocation.

Projects

| | |
|----------|---|
| | |
| # | Project Name |
| 1 | Program Administration |
| 2 | Preservation of Affordable Housing – Rebuilding Together/Safe and Healthy Homes |
| | Program |

3 Public Services – Petaluma People Services Center/Home Delivered Meals

4 Preservation of Affordable Housing –PEP/Affordable Rental Housing Repairs

Table 8 - Project Information

Describe reasons for allocation priorities and obstacles to addressing underserved needs.

The primary objective of the CDBG Program is the development of viable communities through the provision of safe and affordable housing, a suitable living environment, and expanded economic opportunities. CDBG funds were allocated using a competitive RFP process and

determination of what projects best meet the City’s needs. Based on the City’s Priority Needs, affordable housing, non-homeless services and homelessness are high needs. Each application was prioritized on those needs and the projects’ potential to serve more households.

One of the primary obstacles to meeting the underserved needs of residents is the amount of funding that the City receives from their CDBG grant and the availability of other state and federal housing funds. To address funding challenges, in 2021, the City sought and was awarded State of California Housing and Community Development (HCD) a Permanent Local Housing Fund (PLHA) allocation of approximately \$1.1 million over five years. The purpose of the PLHA program is to create a permanent source of funding available to eligible local governments in California for housing-related projects and programs to address unmet housing needs in their local communities. The PLHA program provides formula grants to entitlement jurisdictions based upon the formula prescribed under federal law for the Community Development Block Grant (CDBG) program.

The City also established a Local Housing Trust Fund (LHTF) to support housing development. The California Department of HCD created the LHTF Program. Jurisdictions that have an active LHTF can apply to the state for matching funds to support the acquisition, predevelopment and construction costs of affordable housing for moderate, low, and extremely low-income households. HCD awards LHTF funds to eligible applicants to enhance local housing trust funds by providing a dollar-for-dollar match. The City can apply for a maximum amount allowable, which is \$5 million to be committed over a five-year period or for funds equal to eligible match funding per the program regulations. In June 2022, the City was awarded its first LHTF funding totaling \$1.1 million.

Lastly, in 2022 the City was awarded in partnership with affordable housing development Burbank Housing a State of California Housing and Community Development Homekey 2 program grant totaling \$15,680,382 to develop a new permanent supportive housing project for individuals experiencing chronic homelessness. This Homekey motel conversion project – the Studios at Montero – will create 60 single occupancy permanent supportive housing (PSH) units in Petaluma. The project is scheduled for completion in 2023; the Studios at Montero will be the largest Homekey-funded PSH project in Sonoma County.

AP-38 Project Summary

| 1 | Project Name | City Program Administration |
|----------|---------------------|------------------------------------|
|----------|---------------------|------------------------------------|

| | | |
|---|--|---|
| | Target Area | Citywide |
| | Goals Supported | Preservation of existing affordable housing Provide housing and services to special needs pop |
| | Needs Addressed | Affordable Housing Homelessness Non-Housing Services Non-Housing Community Development |
| | Funding | CDBG: \$42,000 |
| | Description | Administration of FY2023-2024 CDBG program |
| | Target Date | 7/1/2023 to 6/30/2024 |
| | Estimate number & type of families to benefit from activities | n/a |
| | Location Description | Citywide |
| | Planned Activities | The funds for program administration will be used to oversee the annual projects in the Action Plan approved by the City Council. |
| 2 | Project Name | Rebuilding Together Petaluma - Preservation of Affordable Housing |
| | Target Area | Citywide |
| | Goals Supported | Preservation of existing affordable housing |
| | Needs Addressed | Affordable Housing |
| | Funding | CDBG: \$203,500 |
| | Description | Rehabilitation of existing units. |
| | Target Date | 7/1/2023 to 6/30/2024 |
| | Estimate number & type of families to benefit from activities | 50 households will benefit from the proposed activities. |
| | Location Description | Citywide |
| | Planned Activities | Rebuilding Together will provide low-income homeowners with repairs/emergency modifications/upgrade appliances to electric as aligned with the City's Climate Action Plan |
| 3 | Project Name | Petaluma People Services Center (PPSC) Home Delivered Meals Program - Public Services |
| | Target Area | Citywide |

| | | |
|---|--|---|
| | Goals Supported | Public Services for low-income households |
| | Needs Addressed | Non-Housing Public Services |
| | Funding | CDBG: \$49,500 |
| | Description | 15% of CDBG funds can be used for public service purposes for low-income persons. |
| | Target Date | 7/1/2023 to 6/30/2024 |
| | Estimate number & type of families to benefit from activities | Approximately 325 low-income seniors will benefit from the proposed activities. |
| | Location Description | Citywide |
| | Planned Activities | PPSC will provide home delivered meals program for seniors, veterans and persons with disabilities. |
| 4 | Project Name | PEP Housing/Affordable Rental Housing Rehab/Capital Improvements |
| | Target Area | City Wide |
| | Goals Supported | Preservation of Existing Affordable Housing |
| | Needs Addressed | Non-profit capital improvement |
| | Funding | \$35,000 for FY 23-24 with \$41,000 carry over funds from FY 22-23 totaling \$76,000 |
| | Description | Elevator repair |
| | Target Date | 7/01/2022 to 6/30/2023 |
| | Estimate the number and type of families that will benefit from the proposed activities | 40 households will benefit from the project |
| | Location Description | Citywide |
| | Planned Activities | PEP will repair the elevator in an affordable housing development which serves seniors. |

Table 9 – Summary of FY2022-23 Projects

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of lowincome and minority concentration) where assistance will be directed.

The City does not have low-income target areas. The funds that are allocated to the City are available citywide with no priority assigned to geographic regions.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| Citywide | 100% |

Table 10 - Geographic Distribution

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One of the goals identified in the Consolidated Plan and this 2023-2024 Action Plan is to increase the supply of affordable housing for the City's lowest income households. The City is actively pursuing its goal of creating affordable housing units by working with developers to include affordable housing units in their development.

In December 2021, the City submitted a joint Homekey 2 grant application to the State of California HCD with affordable housing developer Burbank Housing requesting \$15,680,381 to purchase, renovate and operate as permanent supportive housing The Studios at Montero. The application was approved for funding by the State in February 2022. The project will convert an existing 62-unit motel in Petaluma into 60 permanent supportive housing units dedicated to people who meet the definition of Chronically Homeless. The Sonoma County Community Development Commission provided a \$600,000 match from the Sonoma County Homeless Housing, Assistance and Prevention Program (HHAP) to support the project. The City has committed up to \$1,100,000 for site acquisition using Local Housing Trust Funds. Case management and other supportive services for residents will be provided by Committee on the Shelterless (COTS) and funded in part through operating funds included in the Homekey 2 award. Move-in at The Studios at Montero is planned for mid-2023.

City staff continues to work on the following affordable housing developments in process:

- MidPen Housing Corp –414 Petaluma Blvd North - a 43-unit low-income rental development. Forty-two of the units will be for households with income between 30% to 60%AMI, with an average income of 49% AMI. There will be one unrestricted unit for the resident manager. The City approved \$900,000 in HOME funding and \$1.1 million in funding from housing in-lieu fees to support the project. The project has experienced some delays but is currently under construction and move-in is scheduled for spring of 2024.
- Burbank Housing – River Place a 50-unit affordable housing development. All 50 units are designated to be affordable at the very low and low income levels. Burbank has entered into a purchase agreement for the property and has secured funding from the HCD Accelerator Funding Program.

- Danco - Meridian at Corona– a 131-unit affordable housing project, including 33 supportive housing units. The developer purchased the land in Fall of 2022, and the City is partnering with Danco on grant funding under the Affordable Housing and Sustainable Communities Program. The grant application will be submitted in April of 2023, if

affordable to households from 30% to 60% AMI. MidPen purchased the land in January

In addition to supporting new affordable housing development, the City funds preservation of existing housing through a rental assistance programs using Housing In-lieu funds and allocated CDBG-CV funding. City nonprofit partners PPSC and COTS administer the program that serves households at or below 80% AMI . It is anticipated 140 households will receive rental assistance in 2023-2024.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 60 |
| Non-Homeless | 100 |
| Special-Needs | 0 |
| Total | 160 |

Table 11 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households to be Supported Through | |
|--|-----|
| Rental Assistance | 100 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 60 |
| Acquisition of Existing Units | |
| Total | 160 |

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

awarded it will provide funding for key sustainable infrastructure and transit amenity projects around the future Corona SMART Station.

- MidPen Housing - Washington Commons – a proposed 52 units affordable housing project that will include studios, one-, two- and three-bedroom units. The units will be

of 2023, with funding support from the City of Petaluma in the amount of \$500,000 of Housing In-Lieu Funds, and will be submitting an SB 35 application to the City in the spring of 2023.

Introduction

The City of Petaluma does not own or operate public housing units. The City does not have a Housing Authority. The Sonoma County Housing Authority covers Petaluma in their jurisdiction for the Section 8 voucher program. As of 2018, there were approximately 416 housing vouchers in Petaluma.

Actions planned during the next year to address the needs to public housing. Not Applicable - No public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership. Not Applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance. Not Applicable

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

As discussed in the Consolidated Plan, the City participates in the Sonoma County Continuum of Care (CoC), which was formed by the cities of Santa Rosa and Petaluma, and the Sonoma County Community Development Commission (CDC) to apply for CoC funding and jointly develop and implement a county-wide Homeless Action Plan. The CoC approved its new Sonoma County 5- year Strategic plan to Prevent and End Homelessness in December 2022; the County's plan aligns with the City's strategic plan including the ambitious goal of achieving functional zero. The County Plan is available at: [Sonoma County 5 Year Strategic Plan to Prevent and End Homelessness 2023 – 2027](#).

The City of Petaluma developed a three-year Homeless Action Plan to span 2022-2025 which can be viewed at <https://cityofpetaluma.org/documents/strategic-plan-to-end-homelessness/>.

The plan features new initiatives the City launched to support ending homelessness in Petaluma:

- Expansion of non-congregate shelter options
- Launch of new encampment resolution program
- Creation of new permanent supportive housing units
- Development of by-names shelter and housing program placement
- Increased collaboration with city and county integrated mental health resources

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

The City's overall goal is to reduce the number of people experiencing homelessness through alignment with Sonoma County Continuum of Care ending homelessness strategies and

launching multiple new programs and projects including an Encampment Resolution initiative, non-congregate shelter options, and creation of new permanent supportive housing units.

The City aligns its homelessness solutions with Sonoma County Continuum of Care goals to:

1. **Invest in more housing and prevention.** It is imperative to reduce the inflow of people into homelessness and create more pathways to long-term housing stability. Doing so will require investments in both homelessness prevention and housing solutions.
2. **Strengthen supportive services.** The current system of care strains to meet the complex and diverse supportive services needs of people in the community who are experiencing the crisis of homelessness. That strain is felt not only by people experiencing homelessness, but also by homeless service providers, who are overtaxed and under-resourced. Building supportive services capacity is critical to ease this strain and better meet the needs of those in a housing crisis.
3. **Operate as one coordinated system.** Sonoma is a large county with many local governments and a broad array of service providers and other stakeholders whose work directly or indirectly impacts homelessness. To achieve functional zero, partners across the county must work to develop shared priorities, aligned investments, seamless coordination, and equitable solutions to the crisis of homelessness.

Homelessness projects and programs of the City also support the following key System Performance Measures of the HEARTH Act, which governs all federal and state homelessness funding:

- Decrease the length of homeless episodes.
- Increase placements in safe housing for those living outside and increase placements in permanent housing for all homeless persons.
- Reduce the percentage of people experiencing homelessness for the first time.
- Increase employment opportunities and incomes; and
- Reduce the total number of people experiencing homelessness in Sonoma County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City's work aligns with FY 2023-2024 Sonoma County strategies which include but are not limited to the following:

- Expanding street outreach efforts to prioritize the needs of persons living outside, especially those whose health is compromised.
- Sustaining existing emergency shelter inventory and helping those in shelter exit to permanent housing through rental assistance and case management support.

The City continues its funding and collaboration commitments with key partners such as COTS, Downtown Streets Team (DST), Petaluma People Services Center (PPSC), and the Petaluma Health Center (PHC) – who together provide wrap-around services such as meals, showers, employment counseling, mental health and substance use disorder services, and a host of other holistic case management services. In 2022, the City collaborated with COTS and the County of Sonoma to open the People's Village at the Mary Isaak

Center. People's Village is a City-funded project, in partnership with the County of Sonoma and COTS, to place 25 tiny homes on the COTS campus to provide shelter and services to people currently living in encampments. This project provides an alternative to traditional dorm-style shelters by providing noncongregate individual shelter units, combined with intensive case management and other support services to facilitate residents' move to permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Sonoma County's Continuum of Care Funding Policies identify six project priorities, summarized below, aimed at helping vulnerable populations to attain and maintain housing.

- Creating new permanent supportive housing (PSH) units,
- Sustaining existing PSH projects and improving their capacity to serve the most vulnerable chronically homeless persons, ● Expanding Rapid Re-Housing (RRH) projects,
- Providing capital or operational investments in shelters, including Navigation Centers designed to serve the most vulnerable chronically homeless persons,
- Day centers and street/encampment outreach projects that currently serve, or may serve, as Coordinated entry Access Points,
- Homeless prevention or diversion projects that demonstrate improvements in housing stability among people at imminent risk of homelessness, or who have previously experienced homelessness.

In FY 2023-2024, the City will continue to employ multiple strategies to achieve these goals in Petaluma.

The Petaluma ***By-Name-List Working Group*** meets weekly to discuss the needs of people identified by health systems, law enforcement, and homeless outreach as having complex needs requiring intensive collaboration on strategies to support their obtaining and remaining in stable housing. Individuals served through By Name List service coordination often live completely unsheltered or in encampments and require intensive outreach and engagement to make and support referrals into housing and related services. As part of this weekly service coordination, individuals identified as meeting the definition of chronically homeless and having high vulnerability assessment scores will be referred through the Sonoma County CES to available units at The Studios at Montero.

Referrals through the Sonoma County CES are made directly to the prospective housing provider. As the housing provider for this project, COTS will verify the chronicity of prospective Montero tenants by collecting documents showing length of time homeless (either four occasions over three years totaling twelve months or twelve continuous months) and proof of disability. In addition to prioritizing chronic homelessness, the CES uses a HUD-approved assessment (the VI-SPDAT) to determine vulnerability, ensuring that 100% of this project's units will serve the most vulnerable people experiencing chronic

homelessness in Sonoma County. 100% of referrals to this project will comply and be consistent with federal and state fair housing requirements.

In 2022, the City began implementation of a new project funded by the California Homeless Coordinating and Financing Council through a ***Homeless Encampment Resolution Grant*** award to support intensive outreach, targeted supportive services and housing placement coordination for individuals residing at the Cedar Grove Encampment in Petaluma. The project provides intensive outreach, By Names List case management, and housing navigation services for approximately 60 individuals who were residing in the targeted encampment.

To evaluate progress toward goals of its three-year Action Plan to End Homelessness, the City is developing a comprehensive dashboard to track homeless program outcomes across the jurisdiction's funded agencies. The dashboard will reflect results of coordinating By Names List management, street outreach, emergency shelter, and related housing and supportive service programs to expedite movement into permanent housing, with an emphasis on improving outcomes for individuals who experience chronic homelessness. The dashboard is anticipated to go-live in the fourth quarter of FY 2022-23.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City's investment with non-CDBG funds in direct assistance including homelessness prevention, rapid rehousing and other emergency financial aid to help households obtain or remain in housing will continue in FY 2023-2024. The City continues to seek additional sources of funding to expand these services in the community. Toward that goal, the City is applying in March 2023 to the State of California Housing and Community Development for Prohousing Designation status and related Prohousing Pilot Program grant funding which will augment resources for affordable housing development and/or homeless services in Petaluma. In addition, in 2022 the City was awarded \$1.1 million by the State Local Housing Trust Fund program; these funds are flexible and may be used by the City to augment homeless services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A detailed analysis of these potential barriers is provided in the *2015-2023 Housing Element* adopted in December 2014. The City worked closely with the County of Sonoma and the City of Santa Rosa to update the Analysis of Impediments (AI) that is included in the City of Petaluma Housing Element Update. The final draft will be presented to the Petaluma City Council for consideration on March 20, 2023. The City of Petaluma will continue to work in collaborating but will also need to work within the budgetary constraints of each jurisdiction, including improving accessibility to fair housing information and resources on each jurisdictions'

respective website and strengthening the capacity of the local fair housing agencies. During the Action Plan period, the City will continue to collaborate with the County of Sonoma and the City of Santa Rosa in implementing the Assessment of Fair Housing (AFH) that is replacing the AI and updating the document in FY 2023-2024

Infrastructure, residential development impact fees, land use, growth management,

A barrier to developing affordable housing is the development impact fees which can have a financial impact on the proposed development.

In the Sonoma County Regional Analysis of Impediments to Fair Housing Choice for the County of Sonoma, City of Santa Rosa and City of Petaluma, it was recommended that we improve transit options in Sonoma County as that can be a barrier to affordable housing. It was also recommended that fair housing discrimination can be a barrier to affordable housing and the jurisdictions need to strengthen the capacity of our fair housing organization to reduce discriminatory activities in the County.

Potential constraints to housing development in Petaluma may include:

zoning ordinance provisions, etc.

-

-

Non-governmental barriers to affordable housing.

- Land, construction, and financing costs can hinder affordable housing construction.
- Income and wages not keeping pace with rising housing costs and overall cost of living.
- The low vacancy housing rate contributing to higher rents which are barriers to finding affordable housing.

Actions planned to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The City participates in the State of California Regional Housing Needs Allocation (RHNA) process. To ensure there is enough housing for everyone to live affordably, the State determines projected population numbers then estimates how many housing units must be created to meet future housing demand. The State then calls upon cities to help, allocating each city a number of housing units they must create to support the growing population – this is the RHNA. The State finalized the 2023-2031 RHNA – the number of housing units that will be allotted to Petaluma for these years. The recommended number of very-low, low- and moderate-income new housing units allocated to Petaluma in the Final RHNA: San Francisco Bay Area, 2023-2031 was 1,910 units. An additional 810 units for households with incomes above 120% median is also included in the Petaluma RHNA. In January 2023, the City submitted its Housing Element update incorporating this RHNA allocation to California Department of Housing and Community Development.

Some of Petaluma's current strategy for removing barriers to affordable housing include:

- The City is committed to an efficient development application process to alleviate some constraints by meeting with potential developers in a preliminary meeting at the Development Review Committee where staff from all departments meets to discuss what can be done to get the proposed development through the planning process.
- The City of Petaluma adopted a resolution to reduce development impact fees . Please add some language about the new reduced impact fee structure
- The City adopted a Homeless Services Strategic Action Plan and will be publishing quarterly reports on the progress In Petaluma, we have extended the service of our transit schedule to accommodate evening ridership to improve our transit options as well as coordinating service to Petaluma's SMART train station.

AP-85 Other Actions – 91.220(k) Introduction:

Actions planned to address obstacles to meeting underserved needs.

One of the primary obstacles to meeting underserved needs of residents is the lack of funding. The City actively seeks additional funding opportunities and will continue to do so. Recent examples of the City having brought new resources into play to meet underserved needs include its awards through State programs including Homekey, Local Housing Trust Fund, and Permanent Local Housing Allocation. Most recently, the City submitted applications to the State Prohousing Designation and Prohousing Incentive Pilot programs.

The City is also seeking new funding through County of Sonoma homeless funding sources including its recent Measure O and CoC Consolidated NOFA processes, and coordinating with County Behavioral Health Services to strategize seeking new Bridge Housing program sources.

Actions planned to foster and maintain affordable housing.

As stated throughout the Plan, housing is considered a high priority. Accordingly, the City prioritizes the use of its CDBG funding for projects and services that serve low-income households. Over the course of fiscal Year 2023-2024, the City anticipates providing financial assistance to approximately 160 affordable housing units through the use of CDBG funds.

Actions planned to reduce lead-based paint hazards.

The County of Sonoma has implemented the Childhood Lead Poisoning Prevention program (CLPP), funded through the State Department of Health Services, which employs a team of health professionals, who provide services to parents, healthcare providers, and the general public. The team is comprised of Registered Environmental Specialists, Public Health Nurses, and Health Educators. The CLPP program provides services in two major ways – 1) case management and source identification for lead poisoned children and 2) outreach and education to the community and targeted groups. The City works closely with Rebuilding Together Petaluma, who is instrumental in the rehabilitation of the majority of the City's housing units with CDBG funds. LBP hazard notices are distributed to the owners of the rehabilitated properties warning them of the LBP Hazards. All units rehabilitated with CDBG funds are subject to LBP compliance requirements.

Actions planned to reduce the number of poverty-level families.

The City aims to reduce the number of poverty-level individuals by targeting CDBG and local funds to projects that will provide affordable housing units and related services to foster self-sufficiency. In 2022, as part of a \$5.4 million county-wide initiative, the City of Petaluma invested \$650,000 from local ARPA resources to launch a two-year pilot program that will provide a guaranteed minimum income of \$500 a month to low-income families and study the program's impact on reducing poverty and promoting economic stability and mobility. The project is a collaborative effort by the Sonoma County Guaranteed Basic Income Coalition, a group of community-based organizations which includes the City and its partner PPSC, who is managing the guaranteed basic income pilot for Petaluma.

Actions planned to develop institutional structure.

The City of Petaluma's Housing Division will administer all of the activities specifically identified in the Consolidated Plan. The city works closely with other housing-related organizations and service providers in the City to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The working relationships between the Housing Division and other City departments are strong and facilitative. Due to the City's relatively small size, communication is typically direct and

immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but lack of funding resources.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City relies on private non-profit organizations as well as for-profit developers to build and acquire, develop, and rehabilitate affordable units. The City will continue to work closely with these entities to ensure that each year as many new, affordable units are produced or preserved as possible. The City's Homeless Services Action plan approved in 2022 clearly defines the need for services in the cities Pathway To Housing Program, and encourages a collaborative approach between the non-profit service sector to provide emergency shelter, transitional and special needs housing. The City will continue to support these organizations and their activities.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

The City has five goals to address housing and community development needs between Fiscal year 2020 and 2024:

1. Improve housing opportunities by preserving existing affordable housing.
2. Provide housing and services to the low-income populations, including but not limited to, children, seniors and special needs population (homeless, disabled, etc.)
3. Increase the supply of affordable housing.
4. Promote housing opportunities for homeownership.
5. Improve accessibility in public facilities and infrastructure.

**Community Development Block Grant Program
(CDBG) Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address priority needs and specific objectives identified in grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income Available: | 0 |

Other CDBG Requirements

| | |
|---|------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100% |