

	Eligible CDBG Activity	Example Provided
1	Acquisition of Real Property	<i>Purchasing land for affordable housing</i>
2	Disposition	<i>Selling/transferring city-owned land for redevelopment</i>
3	Public Facilities and Improvements	<i>Constructing a community center</i>
4	Clearance and Remediation	<i>Removing abandoned buildings</i>
5	Public Services	<i>Meal programs, after school programs, job training programs, homeless prevention and support</i>
6	Interim Assistance	<i>Temporary infrastructure improvements</i>
7	Relocation	<i>Assisting tenants displaced by redevelopment</i>
8	Loss of Rental Income	<i>Compensating landlords for temporary loss during rehab</i>
9	Housing Services	<i>Providing housing counseling to tenants and landlords for fair housing issues</i>
10	Privately-Owned Utilities	<i>Extending water/sewer lines</i>
11	Rehabilitation and Preservation	<i>Repairing/upgrading low-income housing</i>
12	Construction of Housing	<i>Developing new affordable housing (CBDO-led)</i>

13	Code Enforcement	<i>Funding city inspectors</i>
14	Special Economic Development Activities	<i>Small business loan programs</i>
15	Microenterprise Assistance	<i>Grants for small businesses</i>
16	Special Activities by CBDOs	<i>Nonprofit-led affordable housing</i>
17	Homeownership Assistance	<i>Down payment assistance</i>
18	Planning and Capacity Building	<i>Conducting housing studies</i>
19	Program Administration Costs	<i>Staff salaries for CDBG administration</i>
20	Miscellaneous Other Activities	<i>Community engagement for urban planning</i>
21	2020 CDBG-CV Funding	<i>One-time Covid related flexible funding source</i>

25-30 Con Plan Needs Assessment	25-30 Housing Market Data
Need for more land for affordable housing development. Lack of available sites for transitional housing and supportive housing.	High land costs make it difficult to develop affordable housing. Limited land availability for new housing construction.
Need to repurpose vacant or underutilized properties for affordable housing and shelters.	Increasing demand for publicly owned properties to be redeveloped for housing.
Investment in public facilities like community centers, parks, and ADA-accessible infrastructure supporting low-income community members. Need for neighborhood revitalization projects.	Aging infrastructure in low-income neighborhoods. Lack of ADA-compliant public spaces.
Need to clear unsafe structures to develop new housing and community spaces.	Older buildings and former industrial sites require remediation before redevelopment.
Homelessness prevention programs needed for at-risk families and individuals. 37% of households are cost-burdened with renters at 55%. Need for rental assistance and eviction prevention services.	Rising housing costs increase displacement risks, requiring more tenant support.
Emergency assistance needed for households facing eviction or sudden displacement.	Lack of temporary housing options for those affected by economic hardship.
Displacement of low-income renters due to redevelopment pressures.	High housing costs force residents to relocate outside of Petaluma.
Support needed for landlords providing affordable units to keep rental prices stable.	Increasing rental prices make affordable housing harder to sustain.
Disparities in housing access and cost burden for Black (60.7%) and Hispanic (47%) and Pacific Islander (100%) households whereas 39% of senior households are cost burdened Fair housing education, enforcement programs and more affordable housing options are needed.	Shortage of affordable housing options forces families into overcrowded or substandard conditions.
Need for utility assistance programs for low-income households.	Rising energy and water costs make it harder for low-income residents to afford utilities.
60% of Petaluma's housing stock was built before 1980, increasing rehab needs. High maintenance costs for low-income homeowners.	Aging rental units need renovations to remain livable. Limited funding for housing rehabilitation programs.
Need for more affordable multifamily housing. Demand for 'missing middle' housing like duplexes and townhomes.	Median home price exceeds \$1,000,000, making homeownership unattainable. 30% increase in rental prices over the past three years.

Substandard rental units require habitability improvements.	Lack of compliance with safety and housing quality standards in older rental properties.
Workforce development needed for low-income job seekers. Support for small business creation.	Limited access to capital for small businesses owned by low-income entrepreneurs.
Minority- and women-owned businesses need financial and technical assistance.	Barriers to business expansion due to high commercial rent costs.
Community-based organizations need funding to develop local affordable housing solutions.	Partnerships with non-profits and housing developers are necessary to meet housing demand.
Need for down payment assistance and first-time homebuyer programs. Low homeownership rates among minority households.	High mortgage costs and competition with investors prevent low-income families from buying homes.
Fair housing policy improvements needed to reduce racial disparities in housing.	Zoning reform and policy updates required to expand affordable housing development.
Funding required for CDBG program management to ensure effective housing solutions.	Administrative costs increase as housing needs grow.
Need for housing stability programs to support families at risk of homelessness.	Rising construction costs make new affordable housing harder to build.
N/A	N/A

Alignment with Key Petaluma City Council Priorities	2020-2024 Funded CDBG Programs
Housing Element Implementation, Strategic Plan to End Homelessness	
Downtown Investments, Fairgrounds Programming & Masterplan	
Enhancing Senior Services, Downtown Investments	COTS and PPSC facilities improvements and maintenance
Blight Reduction & Housing Element Implementation	
Enhancing Senior Services, Housing stability Economic Development & Workforce Support,	PPSC Meals on Wheels program; Boys and Girls club after school services; North Bay Childrens Center School Garden nutrition education and fresh produce for families.
Active Transportation Plan, Climate Resilience	
Mobile Home Protections Implementation, Housing Stability	
Affordable Housing Preservation	
Affordable Homeownership Support	
Infrastructure Sustainability	
Affordable Housing Preservation, Housing Element Implementation	Rebuilding Together Petaluma Emergency Home Repair and Modification; PEP Housing improvements and maintenance Petaluma Senior Housing
Strategic Plan to End Homelessness, Housing Element Implementation	

Affordable Housing Preservation, Housing Safety & Standards	
Small Business Growth & Economic Development	
Small Business Growth & Economic Development	
Community-Led Housing Solutions	
Affordable Homeownership	
Zoning Code & General Plan Update	
Efficient Government & Program Implementation	Cost recovery for staff time to administrate
Public Engagement in Development	
Homeless Prevention; Housing Stability	COTS/ PPSC Rental Assistance Programs