

Executive Summary

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

1. Introduction

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

1. Introduction

The City's Housing Division is the lead agency overseeing the completion of the Consolidated Plan. Housing Division is in the City Manager's Office and receives direction from the City Council in the review and approval of Block Grant policies and financial allocations. The Consolidated Plan process involved the housing and community organizations in Petaluma, affordable housing non-profits, service providers for low/moderate and special needs populations.

This Consolidated Plan 2020-2021 is the strategic plan for allocating CDBG funds. It utilizes data gathered through public input, market analysis, and a needs assessment to identify the highest priorities for directing CDBG dollars. Goals include:

- Improve housing opportunities by preserving affordable housing
- Provide housing and services to the low-income populations- children, seniors and special needs population (homeless, disabled.)
- Increase the supply of affordable housing

While there is demand for the below goals that have been established for the City, there is currently not enough funding to address all of the stated community goals. Specifically the two goals stated below.

- Promote homeownership opportunities
- Improve accessibility in public facilities and infrastructure

Based on the Consolidated Plan, the Action Plan details the activities the City will undertake to address the housing needs and local objectives using CDBG funds received during the program year 2020-2021.

With the City's CDBG allocation being so small, it has been the goal of the Housing Division to concentrate the funds on activities that serve the greater number of residents. Activities to implement the Strategic Action will include:

- Allocate funds to programs that expand or create services for special needs population
- Allocate funds to local partners that collaborate and leverage commitments to promote a higher level of service

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Petaluma is located 40 miles north of San Francisco in southern Sonoma County, having been incorporated in 1858. Growth of the city continued steadily until the end of the 1900's, with a spurt in population in the 1950's thru the 1970's. While a growth management plan was adopted to slow that growth resulted in 500 units per year, the actual growth rate slowed during the early 2000's to an annual growth rate of 0.05% per year. The percentage of owner-occupied households decreased over the decade from an estimated 70% in 2010 to an estimated 66% in 2020. The result of the slower growth and rising cost of construction of housing, especially for low and very low-income households is outlined herein:

Housing Needs

- 34% of Petaluma's households (7,160 households) - extremely low-income, very low-income, or low-income, - incomes ranging from 0-80% of Area Median Income (AMI).8.8% - extremely low-income (1,885 households at 0-30%)9.1% - very-low income (1,950 households at 31-50%)15.5% - low-income (3,325 households at 51-80%)

Public Housing

- Petaluma does not have public housing
- Housing vouchers are with Sonoma County Housing Authority - serves Petaluma households.
- County Housing Authority assists 399 Petaluma households Housing Choice Vouchers with 1,170 Petaluma households on the voucher waiting list

Homeless Needs

- Despite concerns about the effects of the 2017 fires, the 2019 Point-in-Time Homeless Count shows that the number of people experiencing homelessness in Sonoma County has declined by 2% during the past year - from 2,996 in 2018 to 2,951 in 2019.
- The reduction may be attributed to impacts that followed the 2017 fires.

Non-Homeless Special Needs

- 4,746 households in Petaluma are 65 and over (22.9% of total households).
- Elderly households likely to be low-income with 47% of households 62 or older being extremely low-income, very low-income and low income with incomes ranging from 0-80% AMI, compared to 34% for the City as a whole.
- 40% of households with children fall within low-, very low- and extremely low-income.
- Elderly are likely to be disabled, with 47% of elderly ages 65 or older considered disabled, compared to 9% of the total City population.

3. Evaluation of past performance

The City prepares the Consolidated Annual Performance and Evaluation Report (CAPER) which outlines how the City met the needs and objectives outlined in the 2015-2020 Consolidated Plan and Annual Action Plan. The City's key accomplishments using CDBG funds over the 2015-2020 Consolidated Plan periods include:

- Preserved affordability of more than 243 units of housing units, senior, disabled, and multi-family.
- Assisted approximately 1,050 seniors through its Meals on Wheels program.
- Provided a new children's playground/sport court which improved access to a suitable living environment for 230 children at one of our affordable family complexes.
- Provided new ADA access to a public facility for approximately 4,746 persons with disabilities.
- Provided funds to rehabilitate a children's center to provide improved access to services for 130 children.

Accomplishments of the City with other housing funds:

- Provided funds to assist approximately 3,000 homeless individuals by supporting COTS programs – the Mary Isaak Center and their family transitional housing program.
- Provided funds for the development of 181 affordable housing units (multi-family and senior) in three projects, which are completed and are fully occupied.
- Provided funds for over 1,250 children access to the Boys and Girls Club program at five of our affordable housing family complexes.
- Provided funds to add a commercial kitchen to the Mary Isaak Center.
- Provided funds to the City's Fair Housing program that provided accessibility to services for over 1,200 people.

4. Summary of citizen participation process and consultation process

City's 2015-2023 Housing Element was approved in December 2014 and certified by the State January 2015. Through that process, there were many opportunities to get public input and participation on what the needs were for Petaluma's low-income households. Partnering with a wide variety of community-based agencies and committees representing various sectors of the community provided housing staff and Council with a set of changing needs. Public input was solicited during the preparation of the draft Housing Element by utilizing an online survey.

For the 2020-2024 Con Plan a public meeting was held in March 2020. as a joint public meeting with staff with invited Housing Authority and several local non-profits to discuss housing needs. A public workshop was held at the Housing Division office on February 24, 2020 as noticed in the Argus Courier in January 23, 2020.

Other governmental agencies, community-based organizations and citizens were notified to coordinate housing plans and anticipated resources. A public Council meeting was held on April 20, 2020 for input for the Consolidated Plan 2020-2024 and 2020-2021 Annual Action Plan.

5. Summary of public comments

From the public hearing on April 20, 2020, October 19, 202, December 21,2020 and April 19,2021, the following comments were received:

- The lack of apartments units is a barrier to finding housing.
- Challenges for a single person with children to find suitable and affordable rental and ownership housing.
- Most seasonal workers are undocumented and cannot find a place to live
- Recruit and retain workforce by creating homeownership opportunities.
- Policies are already in place specifically for support and financial assistance with City and otehr funds for development of new and rehabilitated multi-family rental units and provision of home ownership opportunities for moderate and low income households.
- Take into consideration climate change and energy efficiency when funding rehab and new construction projects
- The City needs to find other fundng sources to increase the production of affodable housing for low income households, specifically very low income households.

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

There were no comments or views not acceted during the public hearing or citizen participation process.

7. Summary

No additional summary comments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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 Agencies

Narrative

Consolidated Plan Public Contact Information

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Housing Manager

Housing Division

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Petaluma has maintained a very active and successful Housing Division for many years that has focused on the production and rehabilitation of housing for low and very low-income families, seniors, individuals, persons with physical and mental disabilities and other groups with housing needs. The City has funded locally-based non-profits to serve those populations with CDBG, local In-lieu attained housing funds, state HOME and other federal and state resources.

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(I)).

The City works with the Sonoma County Housing Commission and Housing Authority to help low and very low-income households to apply for, track the waiting list and secure Housing Choice vouchers for its citizens. The City produces brochures, informational sheets for local low-income housing sites, and other resources to assist its citizens to secure affordable housing as well as mental health, jobs training, legal services and rental housing assistance. The City collaborates with the County Health Department and the Community Development Commission which includes the Countywide Housing Authority to address issues and provide resources for critical issues such as homelessness in the county and in particular in Petaluma. The City Housing staff maintains a robust website: <https://cityofpetaluma.org/departments/housing/>. Information is provided for a range of housing policies, lists of housing opportunities and recent actions approved by the City Council regarding the provision of affordable housing and community services for low and moderate-income households.

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 City of Petaluma participates with the Sonoma County's Continuum of Care Committee and shares resources and information to address the needs of homeless persons in Petaluma. Examples include, during the 2017 Sonoma County Fires and the recent COVID-19 impacts and 2020 Sonoma County the City has helped provide funds to house homeless seniors and senior veterans at Sonoma State University in neighboring Rohnert Park to stay in vacant dorms rooms. Also, during the fires in the Summer of 2020, the City of Petaluma provided staffing and resources to house families and individuals to be housed and provided food and other assistance at the Sonoma County South Fairgrounds in central Petaluma.

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

The ESG funds are allocated directly to the County of Sonoma and the City of Santa Rosa, as well as the State. Petaluma does not receive ESG funds. As member of the County's Continuum of Care, Petaluma helps to develop performance standards and evaluate outcomes.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Housing Land Trust of Sonoma County
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Land Trust of Sonoma (HLT), a Petaluma based organization, administers the City's affordable homeownership program and provides homeownership opportunities for low and moderate income homebuyers by retaining the land under a 99 year lease and help to secure home loans for the above-ground housing units thus providing affordable opportunities. HLT participates in the City efforts, such as the annual Community Meeting to provide input about current and future housing needs in preparation of the Consolidated Plan and AAP.
2	Agency/Group/Organization	Petaluma Peoples Services Center (PPSC)
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Education Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Petaluma Peoples' Services Center (PPSC) provides fair housing, meals on wheels, rental assistance under CDBG-CV funding and a range of services for low and very low-income families, individuals and persons with disabilities. PPSC is very active with the City, the County and related local non-profit organizations in Petaluma to coordinate delivery of services as well as participate in the annual CDBG Community Meeting to help identify current and future needs for low and very low-income families, seniors and individuals.
3	Agency/Group/Organization	Rebuilding Together Petaluma
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Rebuilding Together Sonoma (RBT) is a local Petaluma based non-profit that provides housing rehabilitation for low and very low-income homeowners. RBT participate in the City's Community meeting and provided input regarding the current and future needs for affordable housing, especially rehabilitation needs for seniors, veterans and persons with physical disabilities. RBT works with other non-profit such as COTS for the rehab of its homeless shelters and homes.

4	Agency/Group/Organization	Committee on the Shelterless (COTS)
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Committee on the Shelterless (COTS) provides shelters, rental housing, education, job preparation, health and counseling services for persons experiencing homelessness. COTS work with City staff, a local support committee to track and provide services at homeless camps and other non-profits and countywide organizations.
5	Agency/Group/Organization	PETALUMA ECUMENICAL PROPERTIES (PEP)
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Petaluma Ecumenical Properties (PEP) with offices in the City participated in the annual CDBG Community Meeting and provided information about the current unmet needs for rental housing low and very low-income seniors, veterans and persons with disabilities. PEP works with other local non-profits, the City and the County to provide housing and coordinate services.
6	Agency/Group/Organization	Sonoma County Community Development Commission
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Sonoma County Community Development Commission (CDC) is a agency of Sonoma County, CA. The CDC included the Countywide Housing Authority (HA) and provides funding for the development of low and moderate-income affordable housing. The City of Petaluma works in conjunction with the local non-profit organizations to assist with securing funding from the CDC which includes submitting letters of support, Housing Staff providing in-person testimony in support of local funding requests and regular communication with CDC staff to coordinate funding requests.
7	Agency/Group/Organization	City of Sebastopol
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection., mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.
8	Agency/Group/Organization	Petaluma Health Care District
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection., mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.
9	Agency/Group/Organization	County of Sonoma Water Agency
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection., mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.
10	Agency/Group/Organization	County of Sonoma Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection., mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.
11	Agency/Group/Organization	Petaluma Visitors Center
	Agency/Group/Organization Type	Visitor and Referral Center
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection., mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.
12	Agency/Group/Organization	Petaluma Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection., mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.
13	Agency/Group/Organization	CAL FIRE
	Agency/Group/Organization Type	Other government - State Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City circulated the Public Review Draft LHMP for 30 days and solicited public input on the draft plan. The City collected and revised comments and incorporated them into the Draft LHMP submitted to CAL OES and FEMA Region IX. Early in the planning process, the City determined that data collection, mitigation strategy development and plan approval would be greatly enhanced by inviting state, federal and local organizations to participate in the process. Base on their involvement in hazard mitigation planing their landowners status in the County, and their interest as a neighboring jurisdiction, representative participated.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

City officials and staff reach out and collaborate with most organizations at the county level, with neighboring cities and within the City of Petaluma, including local hospitals, mental health service organizations, housing non-profit as well as non-profits that serve homeless persons with health and mental health conditions. It would be unusual for the City of Petaluma to not work any such agency. For example, this past year the County created a Committee on the Homeless to coordinate the provision of services and sharing of funding to address homelessness throughout the county. A Petaluma Councilmember has been an active member participating with that committee and reported back to the Petaluma City Council to discuss our the city could better improve its approach and outreach to homeless persons and the neighboring homeowners to homeless encampments, with support from the City Police, Public Works, Housing Division and City Manager's office.

The City did not consult any agencies in the area of Broad Band Services, but recognizes this an a important aspect of City operations in order to provide access and equity for all members of the community. As part of the City Technogy Advisory Committee the City will be forming a committee to address Broad Band Services City wide. The project will be managed by the Department of Technoligy and Open Goverment.

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	As a participant, Petaluma's goals are the same.

Table 3 – Other local / regional / federal planning efforts
Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Petaluma Housing staff works continuously with internal units of the City of Petaluma. The Housing staff serve as the Housing Division under the City Administrator and is overseen by the Assistant City Manager as affordable housing and community assistance are critical needs and top goals of the City's Strategic Plan. Housing Division works hand-in-hand with the City Attorney and Finance Director and Planning Department in the discussion, review and Planning Commission and City Council in the processing and approvals of housing policies, such as the Housing Element, General Plan and Specific Plan, as well as adoptions of affordable housing related city ordinances and specific single-family and multi-family housing development projects that are proposed for affordable housing. The Housing Division works closely with the Sonoma County Community Development Commission (CDC) and Housing Authority PHA), State Department of Housing and Community Development to secure housing funds such as the HOME program, and the state Treasurer to secure Low Income Housing Tax Credits (LIHTC) for development of rental housing affordable to households at 60% and below of AMI.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Until the COVID-19 pandemic outbreak in early 2020, the City of Petaluma has consistently been very inclusive in development goals and strategies to address the low and very low-income needs of the community for affordable housing, homeless persons, persons with physical disabilities, mental health issues, seniors, veterans and others. Attached in AD-25 is the draft Petaluma Citizen Participation Plan updated on 1/27/2021. Of note, the City has included outreach, notification and encouragement of participation in the development of the Consolidated Plans and Annual Action Plans, needs assessments and attendance at Planning Commission and City Council workshops and public hearings on such matter. However, with the COVID-19 outbreak in Sonoma County, and recent fires, the city has been unable to conduct the same level of outreach and especially conduct meetings with the public and staff in attendance. However, the City has conducted its Council meetings using the virtual capabilities available to the city and community. These conditions have limited the full potential of past efforts. Nonetheless, the City staff has made every effort to provide notice and virtual participation in all City Council meetings for public meetings involving the CDBG program, adoption of the 2020-2024 Consolidated Plan and 2020-2021 Annual Action Plan. In that effort, the city has attempted to provide the most up-to-date information available to document the housing and community services needs of the low and very low-income communities in Petaluma.

Demo

Citizen Participation Outreach

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Demo

1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The COVID-19 pandemic has caused modifications of how the city has needed to changes its normal process of assuring citizen participation outreach. In a normal CDBG program year staff publishes a Public Notice and invites citizen input on identifying the critical needs that the city should address with available CDBG and invites local non-profit agencies to attend to learn and understand the city's process for allocating CDBG funds to non-profit organizations that service low and moderate income households, seniors, person with disabilities, and minorities. Due to the sheltering-in-</p>	<p>There have been a few verbal comments made by Petaluma Peoples' Services Center (PPSC) of the need to address fair housing and rental assistance needs of lower income families.</p>	<p>There were no citizen comments during recent public hearings regarding the CDBG program in 2020.</p>	
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Demo

			<p>place regarding the coronavirus pandemic, the city did not conduct that community outreach meeting for 2020. The city did submit Public Notices to be published in the local Petaluma newspaper and posted on the City's website, and there has been outreach by email to local non-profits. The Public Notice is provided in Spanish and English. The notices provide information for citizens to get copies of staff report It is difficult to determine how many of those organizations have been online for virtual Council meetings. Typically the non-profit agency representatives</p>			
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Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			<p>participate in most Council meetings, especially when there is a CDBG item on the Council agendas, such as the Consolidated Plan, Action Plan and funding allocations. On July 20, 2020 the Council approved the 2020-2024 Consolidated Plan and 2020 Action plan when representatives of Rebuilding Together (RBT) and Petaluma People's Services Center (PPSC) spoke in support of their proposed CDBG funding allocations in the virtual setting.</p>			

Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>As described in detail above adds are placed in the Argus newspaper edition for the City of Petaluma with a copies of English and Spanish providing details of the scheduled Public Hearing for the date and time at the City Council and the method for joining the Council Public Hearing. meeting electronically. Public Notices were posted for the July 20, 2020 for the Consolidated Plan 2020-2024 in the local newspaper on July 9, 2020 for a five-day period to July 14,2020 per the HUD waiver due to COVID-19.</p>	<p>There were no comments received for regarding the Public Notice printed in the newspaper, nor the one posted on the City's website. During the virtual public hearing on January 25, 2021 here were two comments provided by city residents involving impacts of climate chane</p>	None	

Demo

3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Information and Council Agendas are placed on the internet page for the City of Petaluma with a copies of English and Spanish providing details of the scheduled Public Hearing for the date and time at the City Council and the method for joining the meeting electronically. The information is also provided on the City Website under the Housing section and emails are sent to the organizations that have requested the information and especially to RBT and PPSC, the non-profit agencies recommended for 2020-2021 funding. During emails with local citizens and</p>	As discussed above.	None	
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Demo

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			non-profit agencies provide technical assistance as needed and/or requested.			

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

A review of the City's population, business and housing characteristics helps to identify trends and housing needs. The following analysis shows that although the City of Petaluma has had remarkable success in addressing the City's affordable housing goals, the need for appropriate affordable housing continue to grow, particularly for three key populations, children seniors, and Latinos.

This section of the Consolidated Plan provides a summary of the City's needs related to affordable housing, special needs housing, community development and homelessness. The Need Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Needs Assessment
- Non-Housing community Development needs

The Needs Assessment identified those needs with the highest priority which forms the basis for the Strategic Plan section and the programs and projects to be administered. Most of the data tables in this section are populated with default data from Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD based on 2007-2011 American Community Survey (ACS)

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The data in this section analyze households with housing problems, those experiencing 1) overcrowding; 2) substandard housing; 3) cost burden (paying more than 30 percent of household income for housing costs); and 4) severe cost burden (spending over 50% of household income for housing costs.)

The following income categories are used throughout the Plan:

- Extremely low –households with income less than 30% of area median income (AMI)
- Very low – households with income between 31 and 50% of AMI
- Low – households with income between 50 and 80% of AMI
- Moderate – households with income between 81 and 120% of AMI
- Above moderate – households with income above 120% of AMI

Based on the data below, there are 57,265 people residing in Petaluma comprising approximately 21,454 households. Of these households, approximately 34% are at or below 80% of AMI and considered “low Income” per HUD regulations. According to the 2007-2011 American Community Survey, 66% of households are owner-occupied and 34 percent are renter-occupied. The low income renters are often burdened with overpaying for their housing. In the data listed below approximately 42% of low income renter households are paying more than 30% for their housing as compared with 31% for owner-occupied households. Overcrowding and substandard housing were not categorized as prevalent housing problems among both renters and owner households according to the data from the 2007-2011 ACS.

As shown in the Housing Needs Assessment in this Section, very-low and low income renters suffer from the greatest cost burden. Therefore, the City’s goal is to develop and implement projects and programs aimed at alleviating that cost burden, such as rental assistance and to provide services (such as senior meals, and quality child care, etc.) to help alleviate other household expenses for the low income household.

In the span of the 2020-2021 Consolidated Plan, the City’s Housing and Block Grant program, in partnership with community-based nonprofit providers, will attempt to address extremely low, very low and low-income[CJ1] households. Seniors, youth and disabled persons are the most vulnerable populations with the fewest choices in determining their welfare, the City of Petaluma will target them as the priority recipients of the City’s limited funds

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	57,941	59,340	2%
Households	20,575	21,615	5%
Median Income	\$72,881.00	\$80,276.00	10%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,885	1,950	3,325	1,675	12,610
Small Family Households	475	560	1,190	790	7,070
Large Family Households	230	125	340	105	940
Household contains at least one person 62-74 years of age	395	410	795	385	2,205
Household contains at least one person age 75 or older	445	520	510	190	755
Households with one or more children 6 years old or younger	335	215	575	310	1,385

Table 6 - Total Households Table

Data Source Comments:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	350	55	1,450	1,910	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	50	10	15	90	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	155	20	145	0	320	0	0	10	4	14
Housing cost burden greater than 50% of income (and none of the above problems)	565	485	415	45	1,510	625	350	670	255	1,900

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	60	315	720	225	1,320	40	130	370	375	915
Zero/negative Income (and none of the above problems)	55	0	0	0	55	60	0	0	0	60

Table 7 – Housing Problems Table

Data Source
Comments:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	790	590	620	60	2,060	625	350	690	255	1,920
Having none of four housing problems	175	470	905	530	2,080	175	545	1,110	830	2,660
Household has negative income, but none of the other housing problems	55	0	0	0	55	60	0	0	0	60

Table 8 – Housing Problems 2

Data Source
Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	140	380	540	1,060	260	85	435	780
Large Related	185	45	170	400	45	80	120	245
Elderly	275	249	175	699	300	275	370	945
Other	0	0	0	0	65	40	135	240
Total need by income	600	674	885	2,159	670	480	1,060	2,210

Table 9 – Cost Burden > 30%

Data Source

Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	125	200	165	490	260	75	295	630
Large Related	185	20	0	205	45	80	55	180
Elderly	240	145	90	475	280	155	250	685
Other	240	155	160	555	45	40	85	170
Total need by income	790	520	415	1,725	630	350	685	1,665

Table 10 – Cost Burden > 50%

Data Source

Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	170	70	145	15	400	0	0	0	4	4

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	10	10	0	20	0	0	20	0	20
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	170	80	155	15	420	0	0	20	4	24

Table 11 – Crowding Information – 1/2

Data Source
Comments:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Per the 2009-2011 American Community Survey, there were 21,144 households in Petaluma of which approximately 26% were 1-person households. Of the total housing units, approximately 10% of the units were studios and one-bedroom with almost 78% of housing units containing two or three bedrooms. Furthermore, data by household type showed that the majority of Sonoma County's homeless population (83%) was comprised of people in household without children (Continuum of Care 2013 homeless count). These sources indicate that the anticipated housing needs for single person households in Petaluma are studio and one-bedroom units with 34% of those being affordable to low income people.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2009-2011 ACS survey, there are 5,112 residents with a disability. 46.8 percent of that total are seniors 65 or older. Seniors who are disabled will typically need assistance through rental assistance or ADA issues with their housing. 12.5% of family households with children are headed by single parents. Since a large population of single-parent households are low-income and are "overpaying" for housing they need assistance to be able to afford housing.

Petaluma People Services Center (PPSC) is the local nonprofit agency that serves low income families who have experienced domestic violence, loss of employment and child endangerment and threatened with homelessness. They provide services locally and in coordination with Sonoma County's Human Services Department. Through PPSC's services such as Cal Fresh, Earn It Keep It Save It, counseling, youth employment, etc., they can target individuals and families who would be homeless but for this assistance.

In Petaluma, data from the Human Services Department show that in 2012 there were 12,000 child abuse allegations. In 2014, 8,000 people were on In-Home Support with another 8,000 people signed up for Sonoma Works. In 2013-2014, there were 5,000 Job Link Clients and just over 3,000 Adult Protective Service Investigations. Over the last 25 years, PPSC's Homeless Prevention program has provided assistance for housing and critical needs to over 12,300 families and individuals.

The following data comes from the Sonoma County Continuum of Care and further illustrates the need for affordable housing for persons with disabilities or victims of violent attacks, domestic violence, or abuse on a county-wide basis:

- Sixty-three percent of the homeless population self-reported having experienced at least one HUD-eligible disabling condition. Further, 67% reported experiencing at least one medical condition of any kind. An estimated 1,299 homeless individuals (30% of the homeless population in 2013) in Sonoma County have experienced severe mental illness (including chronic depression, Post-Traumatic Street Disorder, or another mental illness such as bipolar disorder or schizophrenia). (C of C Homeless County 2013)
- Safety and lack of sanctuary is another important issue for the homeless population. Nearly a quarter (22%) of the homeless population had been the victim of a violent attack since becoming homeless, and an estimated 288 homeless individuals or 7 % of the homeless population, and experienced home/domestic violence or abuse. (C of C Homeless County 2013)
- Domestic violence is a primary cause of homelessness for women and families. Financial stress can make it more difficult for victims to leave violent situations. Sonoma County's shortage of affordable housing and the increase in the cost of basic needs creates a problematic barrier for women who are trying to leave a violent home.

What are the most common housing problems?

Based on the data in the tables in this section and similar data analyzed as part of the City's 2015-2023 Housing Element, the most prevalent housing problem is housing cost burden, with approximately 42% of household renters overpaying for their housing and 31% of low income household owners overpaying for their housing. Also, the difficulty of securing enough federal, state and private investment funds to build the amount of ownership and rental housing for households in the low, very low and extremely low-income families.

Are any populations/household types more affected than others by these problems?

The data in the tables in this section indicate that “small related households” and “other households” for renters experience cost burden greater than 30 percent and 50 percent; and small related and senior owner households experience cost burden greater than 30 percent and 50 percent.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households, both individuals and families with children, in the extremely low-income group are at high risk of becoming homeless due to limited or lack of income, or high housing cost burden. Job loss, which is the leading cause of homelessness in Sonoma County according to the C of C Homeless County 2013, coupled with a shortage of affordable housing, further increase the risk of homelessness for individuals and families with children in the extremely low-income group. A total of 4,280 homeless individuals were counted as part of Sonoma County’s 2013 point-in-time count, the results of which are summarized in the Homeless count, 77% of whom were unsheltered. Because of the severe shortage of emergency shelter for households that are already homeless, the Sonoma County Continuum of Care has focused its homeless prevention resources on diverting households that are at the most imminent risk of homelessness from entering the homeless services system. Prevention providers have agreed their common aim is to stabilize such households and improve their housing stability to avoid future housing crises. Sonoma County’s Prevention & Diversion Program Standards define those most at risk of homelessness as those meeting the federal definition of Homelessness:

1. People at imminent risk of homelessness (with less than 14 days to vacate housing or an institutional setting) that lack resources to resolve their housing crisis:
2. People who would be considered homeless under definitions used by the federal Department of Education such as unaccompanied youth or families with children who have not had a legal tenancy in permanent housing and experienced persistent instability (e.g., 2 or more moves) in the 60 days prior to the homeless assistance application, and who lack resources to resolve their housing crisis; or
3. People who are fleeing (or attempting to flee) domestic violence, who lack resources to resolve their housing crisis.

Rapid Re-Housing is a critical strategy for ending homelessness for households with children due to the extreme shortage of affordable housing. It is also a high priority for single adults who assess as self-sufficient and can address affordability through a combination of shared housing and increasing income. In July 2012, as part of the Emergency Solutions Grant (ESG) program, the Sonoma County Community Development Commission launched a countywide Rapid Re-Housing Pilot program. The

program is targeted to household below 50% of AMI which are capable of living self-sufficiently, and have the potential to increase income enough to afford the rent for an appropriate-sized unit, within approximately 12 months, not to exceed 24 months (maximum amount of assistance allowed under the program). Since that time several other Rapid Re-Housing projects have opened. In 2013, the Rapid Re-Housing programs permanently housed 157 people in 52 households with children, and 99 people in 78 households without children (Sonoma County Continuum of Care).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Data on Sonoma County's homeless population is traced through the Homeless Management Information System (HMIS), a federally mandated on-line data system for all dedicated homeless, prevention, and housing programs who receive Continuum of Care (CofC) funding. The HMIS collects data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness.

The Sonoma County CofC utilizes HUD's official definition of homelessness, including the at-risk definition, as required by the Homeless Emergency Assistance and Rapid Transition of Housing Act of 2009 (HEARTH Act), which definition was updated on December 5, 2012. The criteria for defining at-risk of homelessness are as follows:

Category 1 – Individuals and Families

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless definition"; AND
- (iii) Meets one of the following conditions:
 - a) Has moved because of economic reasons two or more times during the 60 days preceding the application for assistance; OR
 - b) Is living in the home of another because of economic hardship; OR

- c) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
- d) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals, OR
- e) Lives in an SRO or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
- f) Is exiting a publicly funded institution or system of care; OR
- g) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan.

Category 2 – Unaccompanied children and Youth

A child or youth who does not qualify as homeless under the homeless definition but qualifies as homeless under another Federal statute.

Category 3 – Families with Children and Youth

An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under Section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

(From Sonoma County CofC)

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. These are further compounded by job loss and high unemployment rate and personal circumstances such as health conditions, mental illness, substance abuse, and trauma.

The link between income and homelessness is clearly demonstrated in data by the Committee on the Shelterless (COTS) which shows that upon entering the Mary Isaak Center homeless shelter, more than 90 percent of participants are extremely low income.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points of more) than the income level as a whole. The four housing problems are 1) lacking a complete kitchen; 2) lacking complete plumbing facilities; 3) more than one person per room; and 4) cost burden greater than 30 percent.

In this section, Housing Problems, there are several groups experiencing a disproportionate housing need throughout the income spectrum. In the 0-30% range - Black/African Americans; American Indians and Alaska Natives, and Hispanics; at the 30-50 percent of AMI range Black/African Americans, American Indians and Alaska Natives and Asians; at the 50-80% range, Pacific Islanders and Hispanic and at the 80-100% range, Black/African American. Asian and Hispanic populations. However, the Hispanic population has the greater numbers of people with housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,445	170	230
White	930	170	230
Black / African American	0	0	0
Asian	65	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	435	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,450	805	0
White	980	665	0
Black / African American	10	0	0
Asian	125	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	295	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,790	885	0
White	1,255	650	0
Black / African American	10	0	0
Asian	70	70	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	440	140	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	980	805	0
White	770	650	0
Black / African American	0	10	0
Asian	30	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	165	65	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion**0 to 30 percent of AMI range**

- As a whole, 77% of the households in this range experience a housing problem. A very small population of Black/African Americans and American Indian/Alaska Native experiencing a disproportionate need at 100% (although these two groups population is relatively small (24) compared to the total population(1690) within this income range. 87% of the Hispanic population experience a housing problem.

30 to 50 percent of AMI range

- Black/African Americans (20 households), American Indian and Alaska Native (10 households) and Asian (35 households) have the greatest need with 100 percent of households experiencing a housing problem. Although the population of these groups is relatively small compared to the total population (2235) within this income range. The Hispanic population is not 10 percentage points higher than the jurisdiction as a whole(73%), but 82% of households experience a housing problem, but not disproportionate to the population as a whole.

50 to 80 percent of AMI range

Demo

- Pacific Islanders have the greatest need at 100 percent with 70 households experiencing a housing problem, followed by Hispanics at 79.2% who experienced a housing problem. This indicates a disproportionate need compared to the jurisdiction as a whole at 61%.

80 to 100 percent of AMI range

- Black/African Americans have the greatest need at 89% with 80 households experiencing a housing problem, followed by Hispanics at 72% and Asian households with 68% experiencing a housing problem. This indicates a disproportionate need compared to the jurisdiction as a whole at 52%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points of more) than the income level as a whole. The four housing problems are 1) lacking a complete kitchen; 2) lacking complete plumbing facilities; 3) more than one person per room; and 4) cost burden great than 30 percent.

In this section, Housing Problems, there are several groups experiencing a disproportionate severe housing need throughout the income spectrum. In the 0-30% range - Black/African Americans; American Indians and Alaska Natives, and Hispanics; at the 30-50 percent of AMI range American Indians and Alaska Natives and Asians; at the 50-80% range, there were no group that experience severe housing problems above the jurisdiction as a whole; and at the 80-100% AMI range, Black/African Americans, Asian, and Hispanics experience a disproportionate housing need. However, the Hispanic household population has the greater numbers of people with housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,255	360	230
White	805	295	230
Black / African American	0	0	0
Asian	65	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	370	65	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,000	1,255	0
White	715	925	0
Black / African American	10	0	0
Asian	70	65	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	195	225	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,010	1,670	0
White	750	1,155	0
Black / African American	0	10	0
Asian	60	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	190	390	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	1,435	0
White	260	1,155	0
Black / African American	0	10	0
Asian	0	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	90	140	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

0 to 30 percent of AMI range

- Similar to the previous section (NA-15: Housing Problems), the same group of households experience a severe housing problem above that of the jurisdiction as a whole at 71%. Those groups are Black/African Americans (100%; 14 Households), American Indian/Alaska Native (100%, with 10 households), and Hispanic (88% with 355 households). This indicates that this income group needs better access to safe, decent and affordable housing.

30 to 50 percent of AMI range

- American Indian/Alaska Native (100% with 10 households followed by Asians (71% with 25 households) experience a need greater than the jurisdiction as a whole at 45%. Hispanic households have a need but it is lower than the jurisdiction as a whole with the White households (50%) experience severe housing problems but it is not disproportionately from the jurisdiction as a whole.

50 to 80 percent of AMI range

Demo

- There are no groups that experience a disproportionate need above that of the jurisdiction as a whole a 32%. The Hispanic households(41%) and White households (33%) experience severe housing problems, but it is not disproportionate to the jurisdiction as a whole.

80 to 100 percent of AMI range

- Similar to the previous section (NA-15: Housing Problems), the same group of households experience a severe housing problem above that of the jurisdiction as a whole at 22%. Black/African Americans have the greatest need at 79% with 75 households experiencing a severe housing problem, followed by Hispanics at 41% with 200households experiencing a severe housing problem and Asian households with 55% with 50 households experiencing a severe housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This table displays cost burden information for the jurisdiction and each racial and ethnic group, including no cost burden (housing cost to income ratio is less than 30 percent), cost burden (housing cost to income ratio between 30 and 50 percent), severe cost burden (housing cost more than 50 percent), and no/negative income.

In this section, Housing Cost Burden, while all racial and ethnic groups experience housing cost burdens between 30 and 50 percent and greater than 50 percent, American Indian/Alaska Natives and Pacific Islanders are within the “cost burdened” category that is disproportionate from the jurisdiction as a whole. Under the “severely cost burdened” category, Black/African Americans and Hispanic households are experiencing disproportionate greater need to the needs of the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,610	4,170	3,600	230
White	10,940	3,175	2,725	230
Black / African American	85	10	20	0
Asian	665	155	180	0
American Indian, Alaska Native	25	15	0	0
Pacific Islander	0	0	0	0
Hispanic	1,640	725	640	0

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Less than 30 percent category

Demo

- 54% of the jurisdiction as a whole had a cost burden less than 30 percent. 35% of Black/African Americans had a cost burden less than 30 percent, followed in order by Hispanic households with 36%, American Indian/Alaska native with 43%, White households and Asian households with 58%. However, no group had a disproportionately greater need in comparison to the jurisdiction as a whole.

30 to 50 percent category

- 27% of the jurisdiction had a cost burden between 30-50%. White households (25%), Black/African American households (27%), Asian households (32%) and Hispanic households (32%). All of these racial and ethnic groups did not have a disproportionately greater need in comparison to the needs of the whole jurisdiction. However, American Indian/Alaska Native with 47% of households with a housing cost burden between 30-50% and 100% of Pacific Islander households with a housing cost burden between 30-50% had a disproportionate greater need than the jurisdiction as a whole.

Greater than 50 percent category

- Black/African Americans(38%) and Hispanic(31%) households had the greatest burden followed by White (17%), American Indian/Alaska Native (11%), and Asian(8%). 19% of the jurisdiction as a whole experiences housing costs greater than 50 percent, which would indicate that Black/African American and Hispanic households had a disproportionate great need than the jurisdiction as a whole.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Review of the housing needs of Petaluma's racial and ethnic groups revealed that each group has housing problems with several groups experiencing a disproportionate housing need throughout the income spectrum. At the 0-30% of AMI range, Black/African American and American Indian/Alaska Native experience the greatest need followed by Hispanics. At the 30-50% of AMI range, Black/African Americans, Asians, and American Indian/Alaska Native experience the greatest need followed by Hispanics. At the 50-80% of AMI range, Pacific islanders experience the greatest need followed by Hispanics. At the 80-100% of AMI range, Black/African Americans, Hispanics and Asian experience the greatest need disproportionately to the jurisdiction as a whole.

While the rate(percentage) at which Pacific Islanders, American Indians/Alaska Natives, Black/African Americans and Asians experience housing needs is greater than Hispanics in all four of the income categories, the population of these groups is relatively small compared to the total population, resulting in more Hispanics experiencing housing problems. For example, in the 30-50% of AMI range (Housing Problems section) 100 percent of Black/African Americans (14) report having a housing problem compared to 82% of Hispanics (445).

If they have needs not identified above, what are those needs?

Per the data supplied by HUD in the development of this Plan, the needs have been identified in this section of the Plan.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Using the CPD mapping tool, there are no specific areas or neighborhoods in Petaluma where there is a concentration of racial or ethnic groups.

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,609	42	2,517	0	50	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	14,887	13,959	14,934	0	13,296	
Average length of stay	0	0	0	5	2	5	0	1	
Average Household size	0	0	0	1	1	1	0	2	

Demo

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	25	2	23	0	0
# of Elderly Program Participants (>62)	0	0	0	875	15	860	0	0
# of Disabled Families	0	0	0	962	12	941	0	9
# of Families requesting accessibility features	0	0	0	2,609	42	2,517	0	50
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,363	40	2,278	0	45	0
Black/African American	0	0	0	115	2	111	0	2	0
Asian	0	0	0	61	0	61	0	0	0

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Demo

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	64	0	61	0	3	0
Pacific Islander	0	0	0	6	0	6	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	351	3	335	0	13	0
Not Hispanic	0	0	0	2,258	39	2,182	0	37	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Sonoma County Housing Authority does not own or manage any public housing units. The Housing Authority complies with Section 504 of the Rehabilitation Act of 1973 and offers qualified Housing Choice Voucher (HCV) applicants and participants reasonable accommodations upon request. Private rental property owners and managers agree to comply with all federal, state and local laws as they relate to nondiscrimination and accessibility for persons with disabilities. Beginning on July 1, 2012, the Housing Authority began gathering data from applicants regarding the need for accessible units. Of the 19,155 applicants that have applied since that date, 1,421 (7.4%) have indicated a need for a dwelling with accessibility features.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Sonoma County Housing Authority does not own or manage any public housing units. The most immediate need for Housing Choice Voucher (HCV) holders is affordable rental dwellings. Local demand for rental housing has outpaced supply resulting in few available units and substantial rent increases. Seventy-five percent of all new HCV admissions are required to be extremely low-income households at or below 30% of Area Median Income (AMI) or poverty level. Families at this income level have difficulty meeting basic needs even with HCV rental assistance. Housing Authority staff frequently refers voucher holders to appropriate community resources. The Housing Authority also offers the Family Self Sufficiency program helping participants to reach education, employment and economic independence goals.

How do these needs compare to the housing needs of the population at large

According to American Community Survey estimates, eleven percent (11%) of the population within the jurisdiction of the Housing Authority are persons with a disability. By contrast, thirty-eight percent (38%) of the people assisted by the Housing Authority's HCV program are persons with a disability. Similarly, sixteen percent (16%) of the population at large within the jurisdiction of the Housing Authority are persons age 65 or older, while twenty-three (23%) of persons served the Housing Authority's HCV program are seniors.

Discussion

n/a

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Petaluma participates in the Sonoma County Continuum of Care (CofC), which was formed by the cities of Santa Rosa and Petaluma, and the Sonoma County Community Development Commission (CDC) to develop and implement the 10-Year Homeless Action Plan. The CofC's 10-Year Homeless Action Plan and its annual submission to HUD reflect the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive shelter system throughout the County. Homelessness is viewed as a countywide issue, therefore, data presented in this section is based on statistics for the entire region rather than for the City alone.

The data in the table below, Homeless Needs Assessment comes from multiple sources, including Sonoma County's 2019-2020 point-in-time count, the results of which are summarized in the Homeless count. The Homeless Count collected data on both the sheltered and unsheltered population in Sonoma County on January 2019 and reports the number of persons experiencing homelessness on one night; and data from Sonoma County's Homeless Information and Management System (HMIS), provided by the Sonoma County CofC, which reports people experiencing homelessness over the course of one year between January 1, 2019 to December 31, 2019. Data in the last column represents the average length of stay for persons who utilized and exited homeless services during a 12-month period (based on the average number of days persons experience homelessness once they are engaged in services). According to data from recent street outreach efforts, many people experience years of homelessness prior to coming into services.

4,280 homeless people were counted in January 2013, all of them meeting the narrowest federal definition of homelessness – sleeping in a place not fit for human habitation, or in emergency or transitional housing for homeless people. Based on survey questions, on the length of time and number of times random respondents have been homeless, it is estimated that 9,749 residents experience homelessness over the course of a year, representing 2 percent of the overall population of 484,102 people. (*Sonoma County's 10-Year Homeless Action Plan-2014*)

Data updated per:

Alternate Data Source Name: Table 26 has been deleted and replaced with data provided by the Sonoma County Continuum of Care

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	397	54	1,072	504	494	232
Persons in Households with Only Children	519	2,182	8,092	3,803	533	138
Persons in Households with Only Adults	6	271	585	275	56	3
Chronically Homeless Individuals	51	800	1,938	911	35	138
Chronically Homeless Families	115	1,033	1,263	0	149	93
Veterans	15	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

According to the Homeless Count, a representative survey of 533 homeless individuals shows that 66 percent of the County's homeless population is White/Caucasian; 11 percent is Hispanic/Latino; 7 percent is Black/African American; 4 percent is American Indian/Alaska native; 3 percent is Asian/Pacific Islander and 10 percent is Other/multi-ethnic.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on the findings of the Homeless Count:

- 152 families (451 family members) with children are homeless, 12 percent are unsheltered.
- 7 families (20 family members) are chronically homeless, 25 percent unsheltered.
- 400 veterans are homeless, 86 are unsheltered. Although only about 5 percent of the 400 veterans enter services with their families, as many as one in three (approximately 32 percent or 128 veterans) has family member who would join them in permanent housing. (*Sonoma County Continuum of Care*)

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Sample surveys collected as part of the Homeless Count show the following:

- In comparison to the overall population of Sonoma County, there were a disproportionate number of Black/African American and multi-ethnic persons experiencing homelessness.
- A greater percentage of the youth population identified themselves as multi-ethnic (25 percent), compared to the older adult homeless population over the age of 25 (5 percent).
- While the majority of the veteran and non-veteran homeless population were White/Caucasian (67 percent and 66 percent respectively), there was a greater percentage of homeless veterans

who identified as Black/African American (14 percent vs. 6 percent), but a smaller percentage who identified as Hispanic/Latino (5 percent vs. 11 percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 4,280 homeless individuals counted as part of the Homeless Count, 77 percent were unsheltered. The Homeless Needs Assessment table provides a breakdown of the sheltered and unsheltered counts based on population. Overall, data by household type showed that the majority (83 percent) of the homeless population was comprised of people in households without children, while family households represented 11 percent and households comprised of children only account for 6 percent. Amongst the four federally-prioritized subpopulations – chronically homeless individuals and families, homeless veterans, homeless families, and unaccompanied homeless children and transition age youth – the vast majority (95 percent) of unaccompanied children and single transition age youth were unsheltered in 2013. This is followed by chronically homeless individuals (90 percent), homeless veterans (86 percent), chronically homeless families (25 percent), and families (12 percent).

Discussion:

n/a

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including the elderly, persons with physical, mental or development disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers.

Describe the characteristics of special needs populations in your community:

Seniors - The American Community Survey 2009-2011 reported 11,017 city residents age 60 or over (19 percent of the population), and 4,746 households headed by persons 65 and over (22.9 percent of total households). This proportion of elderly population falls between that of Sonoma County, which is somewhat higher, and the state. Of the total elderly households, 3,768 were owner-occupied units (27 percent of all owner households) and 978 were renter households (14 percent of all renter households). Individuals living alone and who were 65 years of age or over, accounted for 4,826 of the city's households in 2009 (22.9 percent of total households). Many elderly households pay an excessive proportion of their income for housing because their incomes are low. The American Community Survey 2009-2011 identified 475 residents over the age of 65 living in poverty, which is approximately 6.6%. *(2015-2023 Housing Element)* According to the cost burden tables in Section NA-10, Approximately 24 % of senior households who rent experience housing cost burden greater than 30 percent with 45% of senior homeowners experiencing housing cost burden greater than 30 percent. Seniors may also have special needs relating to accessibility with their housing.

Persons with Disabilities – Disabilities vary in type and severity and can have a significant impact on a household's housing needs. The American Community Survey 2009-2011 reported there are 5,162 Petaluma residents (9% of the population) as having a disability, with over 40% of the disabled population having more than one disability. Included in that number are 2,392 residents who are 65 or older who have a disability with 74% of those disabled residents being over 75. According to Section NA-35- Public Housing, 97% of Section 8 voucher holders request accessibility features in their housing throughout Sonoma County. The Sonoma County Behavioral Health Division of the Department of Health Services (DHS) and the providers it contracts with served approximately 8,900 clients in Sonoma County in 2013. Persons with mental illness face a number of challenges, including securing housing and employment due in large part to the lack of affordable housing and personal issues, such as limited financial resources, poor communication and interview skills, not being compliant with medication, and credit and background problems. Developmental Disabilities - Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical

therapy are provided. Because developmentally disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

What are the housing and supportive service needs of these populations and how are these needs determined?

Seniors - The American Community Survey 2009-2011 reported 11,017 city residents age 60 or over (19 percent of the population), and 4,746 households headed by persons 65 and over (22.9 percent of total households). This proportion of elderly population falls between that of Sonoma County, which is somewhat higher, and the state. Of the total elderly households, 3,768 were owner-occupied units (27 percent of all owner households) and 978 were renter households (14 percent of all renter households). Individuals living alone and who were 65 years of age or over, accounted for 4,826 of the city's households in 2009 (22.9 percent of total households). Many elderly households pay an excessive proportion of their income for housing because their incomes are low. The American Community Survey 2009-2011 identified 475 residents over the age of 65 living in poverty, which is approximately 6.6%. *(2015-2023 Housing Element)* According to the cost burden tables in Section NA-10, Approximately 24 % of senior households who rent experience housing cost burden greater than 30 percent with 45% of senior homeowners experiencing housing cost burden greater than 30 percent. Seniors may also have special needs relating to accessibility with their housing.

Persons with Disabilities – Disabilities vary in type and severity and can have a significant impact on a household's housing needs. The American Community Survey 2009-2011 reported there are 5,162 Petaluma residents (9% of the population) as having a disability, with over 40% of the disabled population having more than one disability. Included in that number are 2,392 residents who are 65 or older who have a disability with 74% of those disabled residents being over 75. According to Section NA-35- Public Housing, 97% of Section 8 voucher holders request accessibility features in their housing throughout Sonoma County. The Sonoma County Behavioral Health Division of the Department of Health Services (DHS) and the providers it contracts with served approximately 8,900 clients in Sonoma County in 2013. Persons with mental illness face a number of challenges, including securing housing and employment due in large part to the lack of affordable housing and personal issues, such as limited financial resources, poor communication and interview skills, not being compliant with medication, and credit and background problems. Developmental Disabilities - Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmentally disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the California Department of Public Health, Sonoma County has 390 HIV cases and 2,144 AIDS cases (Semi-Annual Report of HIV/AIDS Cases by County in California as of December 31, 2013). Further, the Sonoma County Department of Health Services identifies Sonoma County as having the seventh highest prevalence of persons living with AIDS among all California counties. According to this report, compared to the Sonoma County population, males overall (89 percent) and White and Black/African American persons represent a larger portion of cases of HIV infection and AIDS. Eighty-seven percent of persons living with HIV infection or AIDS are aged 40 or older, compared to only 47 percent of the general population. Throughout many communities, persons living with HIV or AIDS risk losing their housing due to compounding factors, such as increased medical costs and limited incomes or reduced ability to keep working due to AIDS and related illnesses. Stable housing allows persons living with HIV/AIDS treatment to access comprehensive healthcare and adhere to complex HIV/AIDS drug therapies. (HIV/AIDS Housing – CPD – HUD)

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

n/a

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Petaluma's General Plan 2025 (General Plan), adopted in May 2008, provides an outline of the City's public facility needs, specifically Chapter 7 – Community Facilities, Services, and Education, which includes, public schools, police services, fire protection and hospitals and health care facilities, the following are goals and policies that are relevant to this section of the Plan:

- Ensure adequate public facilities and services exist and are maintained to meet the needs of the community for an array of high quality services and programs.
- Support efforts to provide superior educational opportunities for children and all members of the community.
- Provide police services that are responsive to citizen's needs to ensure a safe and secure environment for people and property in the community.
- Protect lives, property, and the environment by providing the highest quality of service in prevention, fire protection, emergency medical services, and community preparedness.
- From Chapter 6 of the General Plan – Retain and expand city-wide park and recreation assets and programs to maintain the quality of life they provide to the community.

How were these needs determined?

For the General Plan, these needs were determined through a variety of public participation efforts, including numerous public and neighborhood meetings, and Project Management Team workshops with significant input from the City Council, the Planning Commission, and advanced planning staff.

Describe the jurisdiction's need for Public Improvements:

The City's public improvement needs are also outlined in its General Plan, throughout each chapter. Chapter 5 – Mobility, which includes streets and highways, the public transit network, bicycle routes, pedestrian connections, and a commuter rail line; Chapter 6 - Recreation, Music, Parks and the Arts, which includes recreation programs, city and county parks, music opportunities and the arts; Chapter 8 – Water Resources, which includes water supply and demand, recycled water, wastewater, and surface water. The following are public improvements in each of the above categories:

Chapter 5 – Mobility

- Improve Petaluma’s transportation system to increase mobility for all modes of travel, especially for automobiles, pedestrians, bicycles, buses and freight and/or passenger rail transit.
- Improve the existing bus transit system so that it is convenient and provides more frequent, regular service along major City corridors.
- Create and maintain a safe, comprehensive, and integrated bicycle and pedestrian system throughout Petaluma that encourages bicycling and walking and is accessible to all.

Chapter 6 – Recreation, Music, Parks and the Arts

- Retain and expand city-wide park and recreation assets and programs to maintain the quality of life they provide to the community.
- Ensure park and recreational assets are maintained to allow safe access and use.

Chapter 8 – Water Resources

- Continue to invest in the City’s storage and distribution system to insure reliable delivery of high quality water to meet daily and emergency needs.

CDBG funds have been utilized for the City’s public facilities such as rehabbing the library, replacing the roof on the Human Services Building owned by the City and making ADA improvements to our city streets and the parking lot at the Lucchesi Community Center. Other Housing funds have been used to improve and rehab playgrounds to meet ADA requirements and to help fund the construction of a new park

How were these needs determined?

For the General Plan, these needs were determined through a variety of public participation efforts, including numerous neighborhood meetings, and Program Management Team workshops with significant input from the City Council, the Planning Commission, and advanced planning staff.

Describe the jurisdiction’s need for Public Services:

Petaluma’s General Plan 2025 (General Plan), adopted in May 2008, provides an outline of the City’s public facility needs, specifically Chapter 7 – Community Facilities, Services, and Education, which includes, public schools, police services, fire protection and hospitals and health care facilities, the following are goals and policies that are relevant to this section of the Plan.

How were these needs determined?

For the General Plan, these needs were determined through a variety of public participation efforts, including numerous neighborhood meetings, and Program Management Team workshops with significant input from the City Council, the Planning Commission, and advanced planning staff.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of this Section of the Plan is to provide a clear picture of the environment in which the City will administer its CDBG program over the term of the Plan. The Market Analysis includes the following sections:

- Number of Housing Units, Cost of Housing, Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities and Services
- Barriers to Affordable Housing
- Non-Housing community Development Assets
- Needs and Market analysis Discussion

In conjunction with the Needs Assessment, the Market Analysis provides the basis for the Strategic Plan and the programs and projects to be administered. Most of the data tables in this section are populated with default data developed by the Census Bureau for HUD based on the available American Community Survey (ACS) Census. Other sources are noted throughout the Plan

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Based on the data below, there are 21,454 households in Petaluma and 22,620 housing units, approximately 69 percent of these units are owner occupied and 31 percent renter occupied. With regards to population and local housing supply Petaluma's 2015-2023 Housing Element reported the following:

- The population grew from 54,548 in 2000 to 57,941 in 2010, an increase of approximately 5.68% which represents an annual average growth rate of approximately one-half percent over the ten years.
- The housing supply increased by approximately 9% from 2000 to 2014.
- The percentage of owner-occupied households decreased over the decade from 70% in 2000 to 66% in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,090	72%
1-unit, attached structure	1,685	8%
2-4 units	1,100	5%
5-19 units	1,110	5%
20 or more units	1,615	7%
Mobile Home, boat, RV, van, etc	825	4%
Total	22,425	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	195	3%
1 bedroom	170	1%	1,515	20%
2 bedrooms	2,080	15%	2,960	39%
3 or more bedrooms	11,830	84%	2,855	38%
Total	14,090	100%	7,525	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City has sponsored the development of approximately 1,359 rental units affordable to extremely low-income, very low-income, low-income and moderate-income household, including 685 of family units and 647 of senior units. Of the family units, 27 units are for the special needs population. All of the units were developed using a variety of federal, state, and local funding sources and programs. Additionally the City has sponsored approximately 172 affordable homeownership units.

In the past, the City has leveraged its funds to the greatest extent possible to build affordable housing. Through this leveraging, the City has been able to exceed its General Plan goal of providing 15% of all housing as affordable and has addressed the City's "fair share" housing allocation as calculated by ABAG. That is not currently a viable option. The fiscal reality of meeting the City's 2015-2023 Housing Element "fair share" allocation would require a financial contribution far exceeding reality due to Petaluma's loss of redevelopment funds.

As a small entitlement jurisdiction, Petaluma is eligible to apply directly to the State department of Housing and community Development (HCD) for HOME funds. The City has been awarded seven HOME grants over the last 20 years which have been utilized for rental housing new construction. Future funding of the state HOME grant is highly problematic.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

In the *2015-2023 Housing Element*, each jurisdiction is required to quantify its housing objectives for conservation/preservation to address the needs of extremely low income, very low and low income households. The data in the *Housing Element* indicated that there is a possibility that 463 units are a risk of converting to market rate rentals between 2015 and 2023. Many of these housing units are owned by non-profit housing organizations and are at low risk of converting to market rate rentals. The City has policies and programs in place to facilitate and encourage the preservation of affordable housing units. Policy 5.1 "Preserve the affordability of the city's existing affordable housing stock" and Program 5.3 "Retain federal, state and locally subsidized affordable units that may be lost through contract termination by utilizing the following techniques: 1) Continue to monitor, at least every two years, at-risk units; and 2) Work with property owners to maintain the projects for lower incomes through extending their contract.

Does the availability of housing units meet the needs of the population?

According to the tables above, there are enough housing units to meet the needs of the population. Data shows that there are 22,620 housing units and 21,454 households. However, 71% of the units are single family detached units with the remaining 29% consisting of primarily multi-unit structures (Table 27 above). Typically, the single family detached units are homeownership. Renters in

Petaluma make up 32% of the households, so there is a gap in the number of multi-family units that Petaluma has and the need for rental units.

Describe the need for specific types of housing:

Of the total households in Petaluma, approximately 34% are at or below 80% of AMI and considered “low Income” per HUD regulations. According to Tables 26 & 27, there are not enough rental units. Since 42% of low income renter household are cost burdened there is a need for affordable rental housing or programs that give rental assistance such as Section 8 vouchers from the Sonoma County Housing Authority. According to data from the Sonoma County Housing Authority, voucher holders have a higher rate of persons with disabilities compared to the overall population which promotes the need for affordable supportive housing

Discussion

n/a

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	572,600	460,500	(20%)
Median Contract Rent	1,220	1,391	14%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,035	13.8%
\$500-999	915	12.2%
\$1,000-1,499	2,385	31.7%
\$1,500-1,999	2,180	29.0%
\$2,000 or more	1,020	13.6%
Total	7,535	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	200	No Data
50% HAMFI	690	325
80% HAMFI	2,430	580
100% HAMFI	No Data	830
Total	3,320	1,735

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	820	956	1,251	1,843	2,161
High HOME Rent	820	956	1,187	1,362	1,500

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	723	775	930	1,074	1,198

Table 32 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No!

While approximately 34% of Petaluma households, both renters and owners, are low-income (at or below 80 percent of AMI – Needs Assessment) only 23 % of housing units (based on a total of 22,620 from Table 26) are affordable to these households. Table 31 illustrates that a majority of these units are affordable to households earning 80 percent of AMI. Using the data from Table 6 in the Needs Assessment, only 28% of the households with Income of 0-30% AMI are able to find housing that is affordable to them; while 52% of the households with income from 31-50% are able to find housing that is affordable and 91% of the households with income between 51%-80% are able to find housing that is affordable. The most impacted group are extremely low income people where the rent is too high for the income they have.

Homeownership opportunities are limited to moderate income households. Based on the 2014 median income schedule, households would need to make more than \$99,000 annually, to afford to buy a home within the City of Petaluma at the median home value of \$493,800 as of 2011.

How is affordability of housing likely to change considering changes to home values and/or rents?

Given the way the market is trending, it is likely that affordability will continue to be a challenge for both renters and owners. Despite the decline in the housing market after the boom in 2007, home values imploded through 2010, but have been steadily increasing from a low of \$275,000 in 2009 to over \$450,000 in 2014. The market has become increasingly difficult for low-income buyers for a variety of reasons, including a tight credit market, shrinking inventory, and fierce competition from investors, which has made it difficult for many homebuyers to obtain financing. As a result of these challenges, the City will work with developers and its non-profit partners to encourage more first time homebuyer opportunities when it presents itself.

The average apartment rent in Sonoma County has increased over 30% within the last three years. The average market rate rent for a one-bedroom unit in Petaluma is \$1,593 according to Petaluma's Vacancy Survey as of October 2014. The lack of new market rate multi-family units has driven the price of rental units out of the reach of the low income population. Also, short sales and foreclosures have forced many homeowners into the rental market putting further stress on an already tight market.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Using Petaluma's data from their Vacancy survey, October 2014, the average rent in Petaluma is: 1) One bedroom \$1,593; 2) Two bedrooms \$1,848; and 3) Three bedrooms \$2,221. These market rents are way above the Fair Market Rent and the HOME Rent. Petaluma's priority is to produce or preserve affordable housing and this data supports that priority.

Discussion

The data herein was derived from data available for the Consolidated Plan for 2015-2020 due to the lack of current data available in early 2020 and the onset of the COVID-19 pandemic shutdown of city facilities and sheltering in place in mid-March 2020 and still in place in late summer 2020.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Based on the data in this section, 47% of the total households in Petaluma, both Owner-occupied and of renter-occupied households, have one of more of the following housing conditions: 1) lacks complete plumbing facilities; 2) lacks complete kitchen facilities; 3) more than one person per room; and 4) cost burden greater than 30 percent of AMI. Renter-occupied households have the highest rate of housing conditions at 59%, while owner-occupied units with housing conditions are 41% of the households.

The majority of Petaluma's housing units were built between 1950 and 1999 (81%). Older units are generally in greater need of repair, which can include lead-based paint remediation. Petaluma has 55% of owner-occupied housing units that were built before 1980, with 53% of renter-occupied units built before 1980.

Definitions

The City uses California Health and Safety Code Section 19920.3 to determine habitability. The codes states in part: any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof, shall be deemed and hereby is declared to be a substandard building.

The City provides general code compliance citywide through the code enforcement Division. This program is complaint-based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to assess whether a code violation does exist. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions and blight as well as neighborhood safety.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,570	32%	3,110	41%
With two selected Conditions	15	0%	415	6%
With three selected Conditions	0	0%	15	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,505	67%	3,985	53%
Total	14,090	99%	7,525	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,175	8%	1,245	17%
1980-1999	5,540	39%	2,480	33%
1950-1979	5,660	40%	2,550	34%
Before 1950	1,720	12%	1,255	17%
Total	14,095	99%	7,530	101%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,380	52%	3,805	51%
Housing units built before 1980 with children present				

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

As Petaluma's ownership and rental housing ages, there is and there will be a growing need to rehabilitate these units, especially for lower income families. Most affordable housing tax credit properties have the ability to rehabilitate the older properties through resyndicating the property and receiving funds through the tax credit program. The City of Petaluma has worked in partnership with our non-profit agencies to rehabilitate a 129 unit affordable housing development and that same nonprofit is in the process of rehabilitating two more older affordable housing properties in Petaluma. There is a need for rehabilitation of senior low-income owner-occupied households units in Petaluma. The City provides funds to our nonprofit partner, Rebuilding Together Petaluma (RBT), so

they can rehabilitate housing for low income seniors and persons with disabilities. On average RBT provide rehabilitation services of 50-60 consistent;y per year (2017-2020).

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Based on the demographic data provided for in this Plan, approximately 55% of housing units were built before 1980 with a potential for LBP hazards. Based on the demographic data provided in this Plan, approximately 34 percent of Petaluma households (7,160 of 21, 454), both renter and owner, are low-income (at or below 80 percent of AMI – see Needs Assessment, Section 15) In estimating the number of housing units occupied by low or moderate income families with LBP hazards, housing units occupied by seniors (62 and over) should not be counted for LBP hazards as lead based paint is a hazard to children. Of the 11,771 housing unit built before 1980, and of those units 34% are occupied by low and moderate income household which is 4,002 units that pose a lead-based paint threat. However, of the total housing units, 6,610 are units occupied by seniors (62 and older), with the balance being 5,161 housing units built before 1980 occupied with families with children. Of those 5,161 family units, 34% are occupied by low or moderate income families , which are 1,755 units that have the greatest threat for LPB hazards for families. The majority of Petaluma’s affordable housing rental units have been built after 1978. Additionally, all housing units, both rentals and owner-occupied, that are rehabilitated using CDBG funds are subject to LBP compliance requirements.

Discussion

n/a

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Petaluma does not administer a Public Housing Authority, but does work with the Sonoma County Housing Authority in helping prospective very low-income households apply and secure rental housing once issued a Housing Choice Voucher from the County PHA.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0		2,772	63	2,709	0	82	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The City of Petaluma does not own or operate any public housing units. The units in the above table are Housing Choice vouchers that are handled through the Sonoma County Housing Authority.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The City of Petaluma does not own or operate any public housing units. The units in the above table are Section 8 vouchers that are handled through the Sonoma County Housing Authority

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

N/A

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Petaluma participates in the Sonoma County Continuum of Care (CofC) which was formed by the cities of Santa Rosa and Petaluma, and the Sonoma County Community Development Commission (CDC) to develop and implement the annual Sonoma County's 10-Year Homeless Action Plan. The CofC annually documents the demographics, needs, and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive shelter system throughout the County. As previously stated in the Needs Assessment section of this Plan, homelessness is viewed as a county-wide issue, therefore, data presented in the section is based on statistics for the entire region rather than for the City alone. The data in the table below was provided by the CofC as of January, 2019.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	196	0	229	585	63
Households with Only Adults	355	93	189	542	54
Chronically Homeless Households	202	0	0	324	24
Veterans	48	0	30	281	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The following is a brief summary and not meant to be a comprehensive list of all mainstream services.

Sonoma County Department of Health Services (DHS) – Includes the divisions of Public Health and Behavioral Health. Along with its community partners, provides a broad range of innovative and creative services designed to protect, promote and achieve healthy individuals, families, and communities. Their programs include Mental Health and Substance Abuse. DHS contracts with several community agencies for the provision of its services, including but not limited to California Human Development, Drug Abuse Alternatives Center, Women’s Recovery Services, Buckelew Programs, Community Support Network, Telecare, Petaluma People Services Center and Progress Foundation.

Sonoma County Human Services Department – Goal is to protect and improve the well-being of individuals and families who reside in Sonoma County, especially those who cannot protect themselves. Their programs serve adults, children, families, veterans, people with disabilities and the elderly, and include four primary areas of service – Adult and Aging Services, Economic Assistance, Employment and Training, and Family, Youth, and Children. The Economic Assistance Division includes programs such as Medi-Cal and County Medical Services Program, Cal Fresh (formerly food stamps) and General Assistance. The Employment and Training Division provides cash assistance, employment, and training services for residents of Sonoma County, including the following programs – Sonoma WORKS, Job Link, Youth Education and Employment Service Providers, and the Sonoma County Workforce Investment Board. The Human Services Department also provides administrative support for the County’s Upstream Investment activities.

Sonoma County Task Force for the Homeless – A countywide nonprofit coalition of service providers, advocates, religious congregations, civic organizations, businesses, and individuals acting as a convener and leadership resource to end homelessness and to assist people who have lost their homes. The Task Force administers Federal Emergency Food and Shelter funding countywide. It convenes the Health Care for the Homeless Collaborative (HCHC) – local hospitals, clinics, mental health, substance abuse, and homeless services coordinating to assure access to integrated care. The HCHC has established 19 beds for recuperative care for homeless people released from hospitals and a Care Transitions program offering intensive case management to stabilize people with complex medical/social conditions. Both are based at the Brookwood Health Center and are now supported by member hospitals. The Task Force informs and involves the public in solutions to homelessness through monthly public meetings, a newsletter and website. It publishes the Homeless Resource Guide to help people access the services they need. Its Winter Warmth program is the countywide clearinghouse for winter survival gear.

Sonoma County 211 (Information and Referral Services) – Search for a wide range of local services, including alcohol, tobacco or drug services, clothing, mental health, disability services, employment services, educational services, food and shelter, legal services and more.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The following information on emergency shelters, transitional housing and permanent housing is based on the data in Table 38 above provided by the CofC as of January 31, 2014. Many of the agencies and projects that provide homeless services received funding from the CofC, the Sonoma County Community Development Commission, or the City. For a more detailed listing of agencies, see the Process and Strategic Plan sections (specifically SP-40). Many of these agencies also serve non-homeless special needs subpopulations.

Emergency Shelters – There are a total of 807 emergency shelter beds in Sonoma County, including 94 seasonal beds. The City of Petaluma has provided financial assistance to the Committee on the Shelterless (COTS), which is the homeless provider in Petaluma. The Mary Isaak Center has a capacity of 100 beds and 34 seasonal beds in harsh weather conditions. COTS offers a wide range of homeless services programs, including those that benefit chronically homeless individuals and families.

Transitional Housing – There are a total of 448 transitional housing beds in Sonoma County – 229 family, 189 single adults, and 30 veterans. Petaluma has 9 facilities or properties totaling 78 beds, the majority has been sponsored by the City. Santa Rosa has a total of 342 transitional beds with the balance being spread through Sonoma County.

Permanent Supportive Housing – there are 1,732 permanent supportive housing beds in Sonoma County with another 171 currently under development. There are two units (8 beds) in Petaluma which serves mentally ill and homeless adults.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Many non-homeless individuals need supportive housing and services to enable them to live independently and to avoid homelessness or institutionalization, including that person's returning from mental health and physical health institutions. As previously discussed in the Needs Assessment section of this Plan, these subpopulations include but are not limited to the following: the elderly, person with physical, mental or developmental disabilities, persons with HIV/AIDS, victims of domestic violence, children leaving group homes or aging out of foster care, farmworkers, and substance abusers. This section provides a brief summary of the facilities and services available to these subpopulations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly

There are approximately 703 units of affordable senior complexes in Petaluma. There also five mobile home parks that are for seniors and are protected by the Mobile home Rent Stabilization Ordinance. The City will continue to support services and programs that encourage the development and preservation of affordable housing for the elderly. Most recently, March of 2014, the City supported the development of Kellgren Senior Apartments, a 50-unit senior affordable housing complex.

Petaluma People Services Center a local non-profit in Petaluma provides services to support the independence and well-being of senior residents. It provides services such as counseling, meals on wheels, fair housing assistance and senior day activities for the frail elderly, among others.

The City offers classes and daily events at the Petaluma Senior Center that is open five days a week.

Persons with disabilities

The North Bay Regional Center (NBRC) is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The NBRC has a field office in Santa Rosa, which provides services to all of Sonoma County. In 2014, the NBRC served 349 developmentally disabled residents in the City (*2015-2023 Housing Elements*).

Disability Services and Legal Center (DSLCL) provides advocacy, legal aid, and support for persons with disabilities in Sonoma County. The City of Petaluma use to provide funding the DSLCL's Housing Access Modification program before the loss of redevelopment funds. Rebuilding Together and DSLCL partner to provide housing modifications to our low income disabled population.

The City of Petaluma has two properties that house persons with disabilities – Salishan Apartments, 14 units for persons with developmental disabilities and the Boulevard Apartments, 14 units for persons with mental disabilities.

Transportation for persons with disabilities is provided through Petaluma Paratransit which provided 25,409 door-to-door trips annually for persons with disabilities who cannot utilize fixed bus routes.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Elderly

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Transportation for persons with disabilities is provided through Petaluma Paratransit which provided 25,409 door-to-door trips annually for persons with disabilities who cannot utilize fixed bus routes.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The supportive housing and services required by these subpopulations often coincide with the need for affordable housing and are accommodated in the overall affordable housing stock. However, the usual resources have been greatly limited since 2011 and as a result, the City's ability to adequately address identified needs will be more difficult. The City will continue to look for new state and federal funding sources and work with the nonprofit developers to apply for those funds. At this point in time, there are no plans to provide housing for the special needs population through development of affordable housing.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Potential constraints to housing development in Petaluma may include infrastructure, residential development impact fees, land use, growth management, zoning ordinance provisions; etc. A detailed analysis of these potential barriers is detailed in the *2015-2023 Housing Element* adopted in December 2013.

The City is committed to an efficient development application process to alleviate some of these constraints by meeting with potential developers in a preliminary meeting at the Development Review Committee where staff from different departments meet to discuss what can be done to get the proposed development through the planning process.

A barrier to developing affordable housing is the development impact fees which can have a financial impact on the proposed development. The City of Petaluma reviews their fees on an annual basis and recently reduced or combined several fees in 2013.

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. In Petaluma, we have extended the service of our transit schedule to accommodate evening ridership. 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. In 2019 and 2020, Petaluma staff worked with Sonoma County and City of Santa Rosa staff to update the AI for the combined three CDBG entitlement jurisdictions.

There are many non-governmental barriers to affordable housing. Land cost, construction costs, financing costs can hinder construction of affordable housing. Also, income and wages are not keeping pace with the rising housing costs and the overall cost of living as well as the low vacancy rate which are contributing to higher rents is all barriers to finding affordable housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development – A deliberate, consistent, and collaborative approach to strengthening a community by creating opportunities that elevate the standards of living and create personal wealth for every citizen.

The City of Petaluma is located in southern Sonoma County, about 40 miles north of San Francisco. Petaluma's location provides economic advantages. The City is far enough north of San Francisco to provide relatively affordable commercial, industrial and residential land, yet easy access to the rest of the Bay Area. Its central location relative to the farm and ranch lands in Marin and Sonoma counties make it an advantageous location for food processing, especially for mild and poultry products.

The City Council's approved Petaluma's Economic Development Strategy, provides a guide in laying the ground work for long-term economic sustainability. A healthy public sector is an important part of the local economy, not only in terms of providing key services to businesses and residents, but also in terms of providing quality jobs in the community.

Since the economic downturn of the early 2009 to 2012 the City has been recovering. Businesses are expanding and commercial vacancies are down by 50% and unemployment is decreasing. However, the current COVID-19 pandemic has been an additional threat to the continued economic progress of businesses, especially retail, restaurant and tourism businesses.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	530	76	2	0	-2
Arts, Entertainment, Accommodations	2,993	3,107	14	14	0
Construction	1,623	1,461	8	7	-1
Education and Health Care Services	3,915	3,788	18	17	-1
Finance, Insurance, and Real Estate	1,269	1,283	6	6	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Information	661	372	3	2	-1
Manufacturing	2,127	3,846	10	17	7
Other Services	1,095	859	5	4	-1
Professional, Scientific, Management Services	2,321	2,117	11	9	-2
Public Administration	0	0	0	0	0
Retail Trade	3,011	3,110	14	14	0
Transportation and Warehousing	650	680	3	3	0
Wholesale Trade	1,181	1,695	6	8	2
Total	21,376	22,394	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	32,250
Civilian Employed Population 16 years and over	30,030
Unemployment Rate	6.93
Unemployment Rate for Ages 16-24	17.25
Unemployment Rate for Ages 25-65	4.80

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	7,910
Farming, fisheries and forestry occupations	1,165
Service	3,170
Sales and office	7,370
Construction, extraction, maintenance and repair	2,675
Production, transportation and material moving	1,270

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,280	56%
30-59 Minutes	7,885	29%
60 or More Minutes	3,920	14%
Total	27,085	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,260	285	925

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	4,120	320	1,180
Some college or Associate's degree	8,565	580	1,820
Bachelor's degree or higher	10,375	375	1,730

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	49	280	600	730	490
9th to 12th grade, no diploma	450	390	480	985	475
High school graduate, GED, or alternative	1,275	1,310	1,280	3,035	2,070
Some college, no degree	1,870	1,860	1,565	4,465	2,205
Associate's degree	260	875	755	1,465	535
Bachelor's degree	225	2,095	2,090	4,475	1,670
Graduate or professional degree	4	485	1,060	2,315	1,130

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,224
High school graduate (includes equivalency)	31,632
Some college or Associate's degree	41,271
Bachelor's degree	60,634
Graduate or professional degree	65,666

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Per the tables in this section, the top three major employment sectors include, education and health care services, retail trade, and arts and entertainment, accommodations. Data from the 2015-2023

Housing Element, the top three major employment sectors in Petaluma include, Educational, health & social services; professional, scientific, management and administrative; and finance, insurance, real estate and rental & leasing.

Describe the workforce and infrastructure needs of the business community:

A majority of the information in the narrative sections below was obtained from the *Strategic Workforce Development Plan for Sonoma County 2013-2017*.

The Sonoma County Workforce Investment board (WIB), administered by the Sonoma County Human Services Department, is a group of key stakeholders appointed by the Board of Supervisors to address workforce challenges that face Sonoma County. The WIB members are leaders in the community who represent business, industry, labor, education and economic development.

Based on regional economic and workforce information analysis, Sonoma County has identified five key economic clusters for economic and employment growth opportunities. The five clusters are: Sonoma Specialties (including wine, dairy, agriculture and tourism), Sustainability Services (Green Business and Construction including retrofit), Professional and Innovation Services, Advanced Manufacturing, and Health and Wellness. These clusters are the focus of the WIB's Strategic Plan and are regional based clusters. In Petaluma's Economic Development Strategy., there are seven clusters identified as economic growth opportunity areas which are similar to WIB's clusters. They include: 1) construction and Green Services; 2) diversified manufacturing; 3) Food and beverage processing; 4) Health and wellness; 5) Information and communications technology; 6) Innovation services; and 7) tourism, recreation and hospitality.

Analysis shows that Sonoma county has a need for health care workers because 1) it has been identified as one of the county's economic clusters; 2) many current employees are approaching retirement age; and 3) additional workers will be needed due to the Affordable Care Act. Manufacturing, with an emphasis in science, technical, engineering, and mathematics (STEM), will be an additional section group.

The North Bay Employment Connection (NBEC) is a regional collaborative of Marin, Napa, Lake, Solano and Sonoma WIBs. The North Bay counties truly represent a regional economy, evidenced by the large percentage of the workforce that is commuting across county lines to work. Furthermore, the four WIBs have identified three targeted industries in 2013 that are common across the region: healthcare, professional services, and hospitality/tourism. These industries represent a substantial number of new jobs or are expecting a large number of retirements and have a significant impact on the overall regional economy.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The addition of a world-class performing arts center in Sonoma County (Green Music Center) and the recent opening of the Graton Rancheria Casino provided a strong boost to the regional tourism economy. The planned expansion of the Charles M. Schultz Sonoma County airport runway will afford the region access to new business and visitor travel markets.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Through the work of the WIB's Workforce Strategy Taskforce, the Annual Workforce Survey was developed and distributed during the fall of 2012. This survey is part of an active effort to create a unique information resource for Sonoma County regarding workforce attraction and retention issues and aims to general a basic inventory of local human resource directors' workforce needs and preferences – data that can help inform ongoing efforts to improve Sonoma County's labor economy. This survey will be updated and distributed annually in order to measure the changes in the local workforce and needs of employers. The survey data showed that almost half of the responders had difficulty in attracting applicants holding Bachelor's degrees, the degree in highest demand for employers. Additionally, employers are most concerned with the lack of human capital in Sonoma County. Employers cannot find the appropriate skills in the current workforce. Respondents identified communication, critical thinking, and soft skills among the most important, yet most difficult, skills to find. These include, the need to communicate articulately, think critically, solve problems and make decisions, and demonstrate soft skills. The lack of soft skills is also a concern voiced by employers to the Job Link Business Representatives and the WIB members as well.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

In addition to the need for the alignment of workforce and education as an over-arching goal, the Workforce Strategy Taskforce recommended five workforce initiatives. These initiatives were presented to the Board of Supervisors in January 2013 and at that time the Board directed the WIB to review, prioritize and coordinate the initiatives. The initiatives are:

1. Employee Gap – Align business, education, and workforce investment needs to develop an understanding of the gap between unfilled jobs and unemployed/underemployed workers, and to align and address the gap challenge.
2. Soft Skills - It is a serious concern that a great many people entering the workforce are simply not equipped with basic skills such as being to work on time, getting along with others, or being ready for a

full day's work. The Taskforce recommends creating a comprehensive soft skills development program for youth and adults.

3. Work-Based Learning – Implement a work-based learning initiative for youth and adults.
4. Emerging Labor Trends - Develop a model program to address the training and restraining needs for the rapid pace of change of the emerging labor trends in the workplace, with further study and prioritization.
5. Metrics – Develop metrics to show that the alignment between employers, education, and workforce development is happening. Although this item is listed as separate priority, each of the above recommendations has a metric component for evaluation purposed.

Sonoma County Job Link provides the following free workforce development services – postings of job openings, hosting hiring events, providing local labor market information, referrals to business services and information, training for employees, and workforce reduction services, for example. Additionally Santa Rosa Junior College offers a wide variety of career and technical education programs including agriculture, public safety, health sciences, computer studies, child development, and environmental green technology. There are many organizations in Sonoma County, including but not limited to, Sonoma County Job Link and Santa Rosa Junior College, which provide workforce development services to Petaluma residents. Petaluma People Services Center is a local non-profit that provides many of the same services to the low income workforce population in Petaluma. The Workforce Strategy Taskforce initiatives support the City's Consolidate Plan by providing opportunities for all Petaluma residents to earn a wage that allows them to attain a standard of living that meets their needs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Yes

The City participated in the *Sonoma County Comprehensive Economic Development Strategy 2011-2016*, which was coordinated by the County of Sonoma.

The City's Economic Development Strategy and its Action Plan are administered by the Economic Development Department and are not federally funded. Currently, our CDBG funds are used for public services, housing activities and administrative costs. CDBG funds allocated to the Public Services based programs are directed to vital services such as senior services and are not available for non-vital services such as economic development.

Discussion

n/a

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

The Consolidated Plan does not include an analysis of areas of concentration of household with multiple housing problems as there is no one area where there is a "concentration" of low income households. The City of Petaluma does not allocate funds on a geographic basis. Instead, funds are allocated to organizations that provide low-income households with housing and supportive services.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

No.

What are the characteristics of the market in these areas/neighborhoods?

N/A

Are there any community assets in these areas/neighborhoods?

N/A

Are there other strategic opportunities in any of these areas?

N/A

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City of Petaluma does not have designated CDBG moderate, low-income and very low-income areas. However there are significant numbers of low income families, seniors, veterans, persons with disabilities, persons with HIV, homeless families and individuals located within the city limits. Broadband services are in need of improvements for all households within the City to avail themselves of up to date broadband internet services, especially low and moderate-income households.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Petaluma recognizes that to ensure equity and opportunity for all members of the Petaluma community, it needs to develop a Technology and Broadband Plan for Petaluma. The City is in the initial phases of creating a Technology and Broadband Committee. The Committee will be managed by staff within the Open Government and Information Technology Department. The City recognizes there is a critical need for infrastructure, policies and practices to ensure all families, children, seniors and all community members have access to affordable broadband internet services.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Petaluma adopted the Local Hazard Mitigation Plan (LHMP) in November 2020. Below is a portion of the LHMP Executive Summary of the 333 page report. The complete LHMP report is available on the City of Petaluma website.

Executive Summary

The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from hazards. The City of Petaluma developed this Local Hazard Mitigation Plan (LHMP) update to make the City and its residents less vulnerable and more resilient to future hazard events. This plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 so that Petaluma would be eligible for the Federal Emergency Management Agency's (FEMA) Pre-Disaster Mitigation and Hazard Mitigation Grant programs. The City followed a planning process prescribed by FEMA, which began with the formation of a hazard mitigation planning committee (HMPC) comprised of key City representatives, and other regional stakeholders.

The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to the City of Petaluma, assessed the City's vulnerability to these hazards, and examined the capabilities in place to mitigate them. The City is vulnerable to several hazards that are identified, profiled, and analyzed in this plan. Floods, wildfires, severe weather, and earthquake hazards are among the hazards that can have a significant impact on the City.

Based on the risk assessment review and goal setting process, the HMPC identified the following five goals, which provide the direction for reducing future hazard-related losses within the City of Petaluma Planning Area:

- Goal 1: Minimize loss of life, property and economic damage, and protect people and property from hazards;
- Goal 2: Preserve and protect Petaluma's natural environment as an efficient resource to build; community resilience against natural hazards;
- Goal 3: Educate and build community awareness on natural hazard risks and the importance of resiliency and emergency preparedness;
- Goal 4: Enhance City staff coordination, training, and response during disasters and ensure City facilities and infrastructure are operational and provide safe places for the community to shelter during hazard events; and

- Goal 5: Implement and regularly update the LHMP as an integrated planning mechanism to prepare the City for natural, human-caused, and climate change-related hazards. To meet identified goals, the plan recommends 34 mitigation actions, which are summarized in the table that follows.

This plan has been formally adopted by the City and will be updated every five years at a minimum. Going forward the City will work with a number of local business, non-profit and local government organizations to implement the adopted recommendations of the LHMP.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Clearly, potential impacts of the unaddressed negative effects hazards in the community. Coupled with projected impacts of climate change crises for all residents and employees in the City of Petaluma. The potential combined impacts of such hazards and climate crisis impacts moderate and low income and minority households, especially. The effort that involves the City and many community partners including the business community, the non-profit housing and low income services organizations, the medical and educational communities are actively working together to develop a comprehensive Climate Action Plan. These efforts are outlined below:

The natural risks associated with climate change in Petaluma is now one of several policies and practices that the City and many partners are considering under the umbrella effort known as Petaluma's Climate Action Framework.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The five Consolidated Plan Goals represent the priority needs for the City of Petaluma. The goals align with Petaluma's State Certified *2015-2023 Housing Element*, which have detailed policies and programs that support the Consolidated Plan Goals. These goals are listed below in no particular order or ranking:

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

In implementing these goals, Petaluma is fortunate to have a City Council that supports affordable housing and services to assist persons of low and moderate incomes. There is a spirit of collaboration and cooperation among the City and its nonprofit agencies. That being said, Petaluma will utilize the small amount of CDBG funds where, through collaboration, we will achieve the greatest possible return for the community and individuals needing those services.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	City Wide
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Petaluma does not allocate funds geographically within the jurisdiction. Instead, funds are allocated to organizations that provide low-income households with housing and supportive services

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Chronic Homelessness Families with Children veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Housing Preservation Program Administration Production of Affordable Housing Homeownership Opportunities
	Description	34% of Petaluma's households are extremely low, very low and low-income with incomes ranging from 0-80% of Area Median Income (AMI) Approximately 42% of low income renter households are paying more than 30% for their housing as compared with 31% for owner-occupied households. The City's goal is to develop and implement projects and programs aimed at alleviating that cost burden and to provide services (such as senior meals, quality child care, rental assistance, etc.) that overpayment for housing would make difficult if not impossible
	Basis for Relative Priority	Based on data found in the Needs Assessment and the Housing market Analysis completed as part of this Plan and public input
2	Priority Need Name	Homelessness
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	
	Description	4,280 people were homeless at the Point-in-Time count in Jan. 2013. 21% of the County's homeless population was in Petaluma. Continue to support with Sonoma County's Continuum of Care 10-year Homeless Action Plan and to participate in that organization
	Basis for Relative Priority	Based on data found in the Needs Assessment and the Housing market Analysis completed as part of this Plan and public input
3	Priority Need Name	Non-Housing Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with HIV/AIDS and their Families
	Geographic Areas Affected	

	Associated Goals	Program Administration
	Description	<p>Approximately 42% of low income renter households are paying more than 30% for their housing as compared with 31% for owner-occupied households.</p> <p>The City's goal is to develop and implement projects and programs aimed at alleviating that cost burden and to provide services (such as senior meals, quality child care, rental assistance, etc.) that overpayment for housing would make difficult if not impossible.</p>
	Basis for Relative Priority	Based on data found in the Needs Assessment and the Housing market Analysis completed as part of this Plan and public input.
4	Priority Need Name	Non-housing Community Development
	Priority Level	Low
	Population	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>veterans</p> <p>Persons with HIV/AIDS</p> <p>Victims of Domestic Violence</p> <p>Unaccompanied Youth</p>
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure
	Description	<p>9% of the population has a disability.</p> <p>Of that total, 33 percent of people 65 or over are disabled.</p> <p>Petaluma's public facilities and infrastructure is aging and in need of repair</p>
	Basis for Relative Priority	Funding is a constraint for this priority.
5	Priority Need Name	Public Services

	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children veterans
	Geographic Areas Affected	
	Associated Goals	Public Services Program Administration
	Description	Public services
	Basis for Relative Priority	Complete this data field

Narrative (Optional)

The Priority Needs are based on the Needs Assessment and Market Analysis along with the information received from community and stakeholder outreach.

Priority needs are those that will be addressed by the goals outlined in the Strategic Plan (discussed in greater detail in SP-45), according to the structure presented in the regulations at 24 CFR 91.215:

- Affordable HousingRental Assistance and other programs to preserve housingProduction of new unitsRehabilitation of existing unitsAcquisition of existing unitsHomelessnessOutreachEmergency shelter and transitional housingPreventionRapid Re-housingNon Housing Services & community DevelopmentPublic ServicesPublic FacilitiesPublic Improvements & infrastructure

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	According to the Needs Assessment, 42% of the low income population has a cost burden greater than 30% for housing. However, the City CDBG allocation is too small to provide assistance. The City does not have funding to provide tenant-based assistance.
TBRA for Non-Homeless Special Needs	According to the Needs Assessment, 42% of the low income population has a cost burden greater than 30% for housing. However, the City CDBG allocation is too small to provide assistance. The City does not have funding to provide tenant-based assistance.
New Unit Production	According to the Needs Assessment, 42% of the low income population has a cost burden greater than 30% for housing. With no funding available, the City of Petaluma will work with developers to encourage development of affordable housing and to look for new funding sources.
Rehabilitation	Rehabilitation is a high priority for preserving the affordable housing units already built which will benefit the low-income households including those with special needs. The City partners with our non-profit developers on the rehabilitation of our older affordable housing units.
Acquisition, including preservation	According to the Needs Assessment, 42% of the low income population has a cost burden greater than 30% for housing. Preservation of affordable housing unit is a high priority goal and the City will coordinate with our non-profit developers to assist, through helping with applications, etc., in preserving our affordable housing

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

During the five-year Plan period, the City expects to receive approximately \$351,053 annually in CDBG funding, for a five-year total of \$1750,000. CDBG funds are used by the City for public services, housing activities and administrative costs. The table below provides a breakdown of these anticipated resources which are based on the 2020-2024 allocation. The annual allocatoin was increased to \$355,053 upon final allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	351,053	0	329,000	680,053	1,400,000	Expected amount available to City based on 20/21 allocation

Table 50 - Anticipated Resources

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 that are available and conform with rules for additional resources for their CDBG program. The City relies on the non-profit agencies to leverage the funds received with other state, federal or private funds to leverage the small amount of funds received by our entitlement grant. Funds are considered leveraged if financial commitments toward the cost of a project from a source, other than the originating HUD 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

Prior Year Resources: The balance of \$329,000 will be drawn down in the 3rd and 4th quarters of the current program year.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Petaluma	Government		Jurisdiction
Sonoma County Continuum of Care	Regional organization	Homelessness	Region
Committee on the Shelterless	Non-profit organizations	Homelessness	Region
Burbank Housing Development Corporation	Non-profit organizations	Ownership Rental	Region
PETALUMA ECUMENICAL PROPERTIES	Non-profit organizations	Rental	Region
EDEN HOUSING, INC.	Non-profit organizations	Rental	Region
Housing Land Trust of Sonoma County	Non-profit organizations	Ownership	Region
Petaluma People Services Center	Non-profit organizations	public services	Region
Rebuilding Together Petaluma	Non-profit organizations	neighborhood improvements public facilities	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City's Housing and Block Grant funds are administered by the City. We then partner with the nonprofit and for-profit sectors to develop and/or rehabilitate affordable housing (including workforce housing, senior housing, emergency shelters, transitional and shared housing and housing for persons with special needs, and a variety of services for low income households. The nonprofit agencies then provide support services and ongoing property management services. Petaluma's greatest strength is the collaboration between the City and the local non-profit agencies whose mission it is to implement the council's goals in an efficient and responsible manner. The strength of our structure begins at the top of our City organization with the ongoing support of the City Council and ends with the non-profit agencies.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X		X
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The CofC recently updated Sonoma County's 10-Year Homeless Action Plan. According to the Homeless Action Plan, for over 35 years, the nonprofit housing and service agencies, the County departments delivering health care, social services and housing, the cities of Santa Rosa and Petaluma, and increasingly other cities, have built a homeless assistance network comprised of 40 plus housing and service programs. Sonoma County continues to help providers allow people to exit homelessness to permanent housing, and the number of homeless families with children dropped. With housing, they receive case management, health, mental health, and substance abuse treatment, life skills training, transportation, child care, employment services, including:

- 1) Increase permanent affordable housing for homeless persons, to meet the need.
- 2) Increase incomes of the homeless
- 3) Ensure access to integrated health care.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Per the Homeless Action Plan, homeless service providers are faced with many challenging special needs, including multiple disabilities, multiple generations of homelessness, homeless seniors, and returning veterans. The Homeless Action Plan identifies the following major concerns emerging from recent homeless counts:

1. Sonoma County's current homeless population has been homeless longer, and is more medically compromised, than in the past.

Two-thirds of the homeless population experienced one or more serious medical conditions, and/or conditions that are considered disabling by federal agencies. Many report the vulnerability risk factors that most commonly lead to death on the street (homeless for more than 6 months and experiencing a range of serious medical conditions – or simply being over the age of 60). This medically compromised population accounts for untold expense in hospital emergency rooms and the criminal justice system, especially the County jail. There is a great unmet need for integrated health care, including substance abuse and mental health treatment, plus ongoing services in permanent supportive housing.

2. One-third of the homeless population is under the age of 25.

These include unaccompanied teens, transition-age youth *18-24), young parents, (18-24), and children who are homeless with their parents – more than 1,400 persons under the age of 25. This population is more multi-ethnic than the general homeless population and more often identifies as gay, lesbian, or bisexual. 20% have been in foster care and 13% had homeless parents. Nearly 40% have not finished high school.

3. The number of homeless veterans remains high.

400 homeless veterans were found in 2013, nearly the same number as in 2011 possibly due to an increase in recently returned veterans. Over half of the veterans had the combination of disabilities and lengthy periods of homelessness that define chronic homelessness, and the vast majority is unsheltered.

4. Sonoma County has a severe shortage of affordable housing.

More than half of Sonoma County households spend over 30% of their income on housing; nearly 83% spend more than 45% of their income on housing and transportation combined. A lack of high-density housing, limited public transportation, flood zones, steep slopes, environmental protection, neighborhood concerns, cost and the dismantling of funding sources for affordable housing such as Redevelopment, all present barrier to developing new affordable housing. The challenges of expanding permanent housing options for homeless people, in this environment of scarce resources and low vacancy, necessitate evidence-informed strategies that deliver the needed outcomes for the least cost.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Institutional Structure

The Sonoma County Community Development Commission (CDC) is the lead agency for the Sonoma county Continuum of Care and hosts its planning process. The City, the CDC and the City of Santa Rosa, the three HUD entitlement jurisdictions in Sonoma County, jointly fund the CofC and have designated seats on its governing body. This ensures that the CofC planning process results in a Homeless Action Plan compatible with the three organizations' Consolidated Plans as well as Housing Elements and related policies, which allows the Homeless Action Plan to be coordinator with each jurisdictions' other efforts in the areas of affordable housing and homelessness.

The City works with the CDC and the City of Santa Rosa, as well as community-based organizations and individuals, as the CofC. The CofC's quarterly membership meetings offer the widest possible representation from the non-profit, governmental, service provider, housing development, law enforcement, faith-based, business, homeless and general communities. The CofC membership meets at least quarterly to share information, discuss emerging issues, plan solutions, prioritize community needs, and prepare the annual CofC funding submission. The CofC membership developed Sonoma County's 10-Year Homeless Action Plan, which was updated in September 2014 and presented to each

jurisdiction's governing body. The CofC is governed by its Board of Directors, which works primarily by consensus to address policy issues. Majority rule is required for all decisions related to funding.

Service Delivery System

The CofC is taking measures to address gaps in the delivery system and aligning its goals and strategies with the HEARTH regulations to serve the four federally prioritized subpopulations: chronically homeless individuals and families, homeless veterans, homeless families, and unaccompanied homeless children and transition age youth. This strategy includes the key strategies to ending homelessness in Sonoma County (noted above) and discussed in greater detail in the Homeless Action Plan.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation	2020	2024	Affordable Housing Rehabilitation	City Wide	Affordable Housing	CDBG: \$1,000,000	Homeowner Housing Rehabilitated: 180 Household Housing Unit
2	Public Services	2020	2024	Non-Homeless Special Needs		Public Services	CDBG: \$250,000	Public service activities for Low/Moderate Income Housing Benefit: 1500 Households Assisted
3	Program Administration	2020	2024	Program Administration	City Wide	Affordable Housing Non-Housing Services Public Services	CDBG: \$250,000	
4	Public Facilities and Infrastructure	2020	2024	Non-Housing Community Development		Non-housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
5	Production of Affordable Housing	2020	2024	Affordable Housing		Affordable Housing		
6	Homeownership Opportunities	2020	2024	Affordable Housing		Affordable Housing		

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation
	Goal Description	<ul style="list-style-type: none"> Improve housing opportunities by preserving existing affordable housing for low income household. Working in partnership with non-profit agencies.
2	Goal Name	Public Services
	Goal Description	<ul style="list-style-type: none"> The City's goal is to develop and implement projects and programs aimed at alleviating the cost burden of low income member of the community and to provide services such as a community meals program.
3	Goal Name	Program Administration
	Goal Description	<ul style="list-style-type: none"> Goal – Providing services to the low-income community Provide effective administrative services for the delivery of essential community and housing and services to the low-income populations, including but not limited to, children, seniors, and special needs population (homeless, disabled, etc.)
4	Goal Name	Public Facilities and Infrastructure
	Goal Description	Provide funding for project that include public facilities and infrastructure that will serve low income member of the community. It is anticipated there will be improvements to public facilities that serve low income member of the community. The number of individuals to be served is an estimate at this time.
5	Goal Name	Production of Affordable Housing
	Goal Description	To support and increase the potential for affordable housing development. While the City has not allocated CDBG funding for site acquisition or development of affordable housing, it has leveraged other local funding sources and may choose to allocate CDBG funding in the future. The City anticipates 52 low income rental units being completed and has approved an additional 42 units. The 42 unit development is still seeking additional funding at this time.

6	Goal Name	Homeownership Opportunitites
	Goal Description	Provide finacial assistance to low and moderate income households for the purchahse of a home. The City has a sucessful Inclusionary Housing Program that is providing ownership oportunties to low and moderate income households. While the City has not allocated CDBG funding for the ownership program, the City anticiaptes up to 10 additiional Inclusionary Housing owernship oportunties.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Petaluma will support the development of rental and ownership housing for low and moderate-income families, seniors, persons with disabilities, and homeless persons for up a total annual amount of 76 households. Pending the completion of construction and funding it is expected that 76 rental units will be aviable for low and very-low and extreamly low income households.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

THE CITY OF PETALUMA DOES NOT OWN ANY PUBLIC HOUSING OR IS NOT A HOUSING AUTHORITY.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Potential constraints to housing development in Petaluma may include infrastructure, residential development impact fees, land use, growth management, zoning ordinance provisions; etc. A detailed analysis of these potential barriers is detailed in the *2015-2023 Housing Element* adopted in December 2013.

The City is committed to an efficient development application process to alleviate some of these constraints by meeting with potential developers in a preliminary meeting at the Development Review Committee where staff from different departments meet to discuss what can be done to get the proposed development through the planning process.

A barrier to developing affordable housing is the development impact fees which can have a financial impact on the proposed development. The City of Petaluma reviews their fees on an annual basis and recently reduced or combined several fees in 2013.

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. In Petaluma, we have extended the service of our transit schedule to accommodate evening ridership. 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. In 2019 and 2020, Petaluma staff worked with Sonoma County and City of Santa Rosa staff to update the AI for the combined three CDBG entitlement jurisdictions.

There are many non-governmental barriers to affordable housing. Land cost, construction costs, financing costs can hinder construction of affordable housing. Also, income and wages are not keeping pace with the rising housing costs and the overall cost of living as well as the low vacancy rate which are contributing to higher rents is all barriers to finding affordable housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Some of Petaluma's strategy for removing the barriers to affordable housing is:

- The City is committed to an efficient development application process to alleviate some of these constraints by meeting with potential developers in a preliminary meeting at the Development Review Committee where staff from different departments meets to discuss what can be done to get the proposed development through the planning process.

- The City of Petaluma reviews their development impact fees on an annual basis and recently reduced or combined several fees in 2013.
- In Petaluma, we have extended the service of our transit schedule to accommodate evening ridership to improve our transit options.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The following is the five-year plan for addressing housing and supportive services needs for those households (individuals and families) experiencing homelessness and those at risk of homelessness:

- Develop and operate coordinated entry for all households who are entering the homeless system or at risk of homelessness.
- Reach out to homeless households (especially unsheltered persons) and assess their individual needs with coordinated entry and a common assessment tool; collect information to determine the underlying issues and risk factors and develop a plan to address those issues.
- Reduce recidivism through system-wide implementation of evidenced –based practices known to effectively address trauma.
- Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs.
- Significantly expand homeless prevention and rapid re-housing services to end homelessness as quickly as possible.
- Shift the entire homeless system of care to a “Housing First” approach as the most cost-effective and direct route to reducing homelessness.
- Help low-income households who are being discharge from publically funded systems of care avoid becoming homeless by engaging those systems of care in identifying solutions to such households, and planning to avoid new homelessness.

Addressing the emergency and transitional housing needs of homeless persons

Short term strategies 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 addressing specific barriers to obtaining and retaining housing.
- Expanding economic opportunities to help participants achieve long-term housing stability by coordinating services with local employment training agencies and bans to offer budgeting and financial literacy workshops, or through local initiatives such as the CofC’s Vocational Homelessness Committee.

Long-term strategies include but are not limited to the following:

- Expanding economic stability programming to help participants achieve long-term stability and reduce recidivism.
- Increasing inventory of permanent supportive housing for homeless households through the development of affordable housing.
- Aligning 10-Year Homeless Action Plan goals and strategies with Consolidated Plan
- Aligning CofC strategies with the “Opening Doors” Federal Strategic Plan to Prevent and End Homelessness and HEARTH data-driven strategies to shorten lengths of stay, rapidly re-house as many homeless persons as possible, and prevent persons from becoming homeless.

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.

The Emergency Solutions Grant and Continuum of Care interim regulations encourage providing homeless households with housing quickly, and only availing supportive services that are of greatest need to support stable housing; other needs the household may have should be addressed through existing mainstream resources available in the community. This reflects a new emphasis on both homelessness prevention and rapid re-housing. Below are the CofC’s Performance Measurement and Goals, including 2013 achievements and annual and five-year goals.

Permanent housing destinations will be those included in HUD’s APR data guidance and generally include an apartment or house, permanent supportive housing or living permanently with friends or family. A return to homelessness is indicated by a new entry in a homeless residential program (emergency shelter, transitional housing, rapid re-housing) in HMIS within 365 days after exiting to permanent housing. (See table below)

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CofC’s discharge planning efforts are outlined in its FY2013 application and summarized below:

Foster Care

Sonoma County Division of Family, Youth, and Children Services (FYC) has long offered state-funded Transitional Housing Placement in group homes with a transition to rental housing; Independent Living

skills programs; and a Life Long Connections program that supports relationship between adults and foster youth, often leading to discharge to the adult's home. FYC now conducts exit planning at VOICES youth-run multi-service center. Since 2011, the CofC Homeless Youth Task Force developed a housing needs estimate for homeless youth, engaged a wide range of youth-service agencies and participated in planning for California's AB12 Fostering Connections After 18 Act in 2012. Via AB 12, FYC has expanded Transitional Housing Placement Plus and funded a 7-bed residential program for returning foster youth ages 18-21. As a result of these efforts, the proportion of homeless youth 18-24 who are former foster youth declined from almost 30% in 2011 to just under 20%, or 169 former foster youth.

Heath Care

The CofC has worked with a grassroots Health Care for the Homeless Collaborative (HCHC, staffed by the Sonoma county Task Force for the Homeless) for more than 10 years; and participated in a 2004-05 Frequent Users of Health Services Initiative addressing homeless reliance on Emergency Departments. In 2007, state legislation prohibited hospitals from discharging homeless patients to the street, and the CofC participated in hospital planning for discharge of homeless patients in response to a new state and federal mandates. With CofC support, in 2009 HCHC obtained funding for a regional ambulatory respite program for homeless patients discharged from area hospitals. In 2010, the CofC helped Santa Rosa Community Health Centers (SRCHC) win Health Care for the Homeless new Access Point funding that links discharged homeless patients to outpatient providers. The CofC also helped SRCHC to identify new funding for a Care Transitions program that links multiply-disabled homeless patients to a medical home and housing.

Mental Health

There is no existing state mandate that Mental Health institutions ensure people are not routinely discharged into homelessness, although it is understood to be good professional practice. The local CofC does not have standing to make or enforce such a mandate either. The discharge policies developed by the CofC with Sonoma county Behavioral Health represent a negotiated agreement that evolves over time, and is supported by the county's culture of strong interdepartmental cooperative relationships and problem solving.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The State of California requires that construction activities involving lead must be performed in a manner than eliminates existing lead hazards and avoids creating new lead poisoning hazards for children and other occupants, as well as the workers themselves. The state's website provides information on certified inspectors/assessors, project monitors, supervisors, and workers that can be used in lead-based paint abatement.

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.

Through our subrecipients who does rehabilitation work on properties with the possibility of having lead-based paint hazard, LBP hazard notices are given out to the owners of the properties warning them of the hazards of LBP. All units rehabilitated with CDBG funds are subject to LBP compliance requirements.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City will continue to take action as necessary to reduce LBP hazards in accordance with HUD regulations. Housing units with LBP as identified will have actions taken to remove the hazard.

How are the actions listed above integrated into housing policies and procedures?

The LBP requirements are in our Rehabilitation Policy

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Information provided by the 2009-2013 American Community Survey 5-Year estimates identifies 9.6% of all Petaluma residents as having income below the poverty guidelines, which equates to approximately 5,557 residents. 12.5% of related children under 18 were below the poverty level, compared with 5.4% of people 65 years old and over. 5.9 percent of all families and 11.1% of families with a female householder and no husband present had incomes below the poverty level.

Petaluma coordinates and participates in the Sonoma County Continuum of Care which brings approximately \$2.5 million a year in funding from HUD to Sonoma County for permanent supportive housing for persons with disabilities, transitional housing, and supportive services. All of these activities help to reduce the number of poverty-level households.

All local non-profit agencies servicing the homeless offer some level of supportive services to program participants, ranging from family counseling to job skill development, all of which are intended to promote self-sufficiency and exiting poverty and homelessness. Homeless prevention activities are designed to keep low-income people who are the highest risk of homelessness from entering homeless services. Prevention programs stabilize individuals and families that are at risk of becoming homeless; and to improve their housing stability to avoid future housing crises. Prevention programs are funded through the balance of State ESG funds, HOPWA funds, Supportive Services for Homeless Veterans funds, and local/private funds.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

With Petaluma's small CDBG grant, we will allocate the funds to programs where the subrecipient will be able to leverage the funds to serve more people to help alleviate poverty. By funding the acquisition and rehabilitation of affordable housing units and necessary support services with other Housing funds, the City will continue to provide poverty-level individuals and families with decent affordable housing, allowing them the necessary foundation needed to gain and sustain employment.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing and Block Grant Division regularly monitor CDBG funded activities to ensure that all projects and programs are administered in compliance with applicable regulations and to ensure that those accomplishments are addressing the priorities established in the Consolidated Plan.

Subrecipients: The majority of funding will be allocated to nonprofit subrecipients. The subrecipient will enter into an agreement with the City detailing program requirements, applicable statutes and regulations, and references to the provision of OMB circulars containing federal cost principles, audit, and uniform administrative requirements.

Technical Assistance: The City will conduct a mandatory orientation session in which all subrecipients will receive updated information pertaining to their funded activities and throughout the year, city staff will provide additional technical assistance through one-on-one contacts with the subrecipient agencies.

Reporting: Subrecipients of CDBG funds will be required to submit quarterly reports to the City. Each of the quarterly reports must provide information regarding the subrecipient's activities, beneficiaries, and accomplishments. The staff will then review and monitor the reports for compliance with all applicable federal and local regulations, goals and objectives.

Expected Resources

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

Introduction

During the five-year Plan period, the City expects to receive approximately \$351,053 annually in CDBG funding, for a five-year total of \$1750,000. CDBG funds are used by the City for public services, housing activities and administrative costs. The table below provides a breakdown of these anticipated resources which are based on the 2020-2024 allocation. The annual allocatoin was increased to \$355,053 upon final allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	351,053	0	329,000	680,053	1,400,000	Expected amount available to City based on 20/21 allocation

Table 54 - 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 that are available and conform with rules for additional resources for their CDBG program. The City relies on the non-profit agencies to leverage the funds received with other state, federal or private funds to leverage the small amount of funds received by our entitlement grant. Funds are considered leveraged if financial commitments toward the cost of a project from a source, other than the originating HUD 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 publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable

Discussion

Prior Year Resources: The balance of \$329,000 will be drawn down in the 3rd and 4th quarters of the current program year.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation	2020	2024	Affordable Housing Rehabilitation	City Wide	Affordable Housing	CDBG: \$221,000	Rental units rehabilitated: 30 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
2	Public Services	2020	2024	Non-Homeless Special Needs			CDBG: \$52,658	Public service activities for Low/Moderate Income Housing Benefit: 90 Households Assisted
3	Program Administration	2020	2024	Program Administration	City Wide	Non-Housing Services	CDBG: \$35,000	Other: 0 Other

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation
	Goal Description	<ul style="list-style-type: none"> Improve housing opportunities by preserving existing affordable housing.

2	Goal Name	Public Services
	Goal Description	<ul style="list-style-type: none"> • Provide housing and services to the low-income populations, including but not limited to, children, seniors, and special needs population (homeless, disabled, etc.)
3	Goal Name	Program Administration
	Goal Description	Program Administration

Projects

AP-35 Projects – 91.220(d)

Introduction

As discussed in the previous section (AP-20), the City has identified five goals to address housing and community development needs between Fiscal Year 2020 and 2024. On an annual basis, the City will try to achieve as many of these goals as feasible with the small grant amount that we receive. Below is the proposed Fiscal 2020-2021 projects (also known as programs or activities).

Projects

#	Project Name
1	Program Administration
2	Meals On Wheels PPSC
3	Rebuilding Together Petaluma -Housing Rehab

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Petaluma received an annual CDBG entitlement grant - \$351,053 for 2020-2021. It is a fairly minimal grant. The City has funded Rebuilding Together (RBT) for housing rehabilitation services and Petaluma People's Service Center (PPSC) for Meals-on-Wheels. These are high priority needs for the senior and low income families and individuals in the community.

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 met the City's low-income community 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 leveraging potential to serve more low income households.

One of the primary obstacles to meeting the underserved needs of residents is the limited amount of funding that the City receives from their CDBG grant and the availability of other state and federal housing funds.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$44,107
	Description	City of Petaluma CDBG Grant Administration
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	City of Petaluma staff administration of the CDBG grant.
	Location Description	Administration only.
	Planned Activities	CDBG grant administration.
2	Project Name	Meals On Wheels PPSC
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$52,666
	Description	Petaluma Peoples' Services Center's (PPSC) proposal for provision of Meals on Wheels services to low and very low-income homebound seniors and person with disabilities in the amount of \$52,658 from the 15% percent Community Services set-aside category;
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the PPSC non-profit will utilize the Meals On Wheels to provide a daily healthy, sustaining, nutritious meal to seniors, veterans and persons with physical disabilities, to an estimated 250 low and very low-income households shut-in persons.
	Location Description	Citywide services: Meals On Wheels provide healthy meals to shut-in seniors, veterans and persons with disabilities who cannot leave their homes to buy meals. The program by Petaluma Peoples' Service Center (PPSC)

3	Planned Activities	<p>Petaluma Peoples' Services Center (PPSC) proposal for provision of Meals on Wheels services to low and very low-income homebound seniors and person with disabilities in the amount of \$52,658 from the 15% percent Community Services set-aside category.</p> <p>IDIS CDBG Matrix Codes:</p> <p>O5A Senior Services and OSB Services for Persons with Disabilities.</p> <p>National Objectives:</p> <p>LMI Benefit Expenditures – Grantees are required to expend a substantial portion of their funds in order to benefit LMI persons</p> <p>National Objectives:</p> <p>Low Mod Limited Clientele (LMC) The limited clientele category is a second way to qualify specific activities under the LMI benefit national objective. Under this category, 51 percent of the beneficiaries of an activity have to be LMI persons. – In contrast to the area benefit category, it is not the LMI concentration of the service area of the activity that determines whether the activity will qualify or not, but rather the actual number of LMI persons that benefit from the activity. – Activities in this category provide benefits to a specific group of persons rather than everyone in an area, and – Public service activities like the provision of health services.</p>
	Project Name	Rebuilding Together Petaluma -Housing Rehab
	Target Area	
	Goals Supported	Housing Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$254,280
	Description	Rebuilding Together (RBT) proposal for provision of housing rehabilitation services for low- and moderate-income homeowners for senior, veterans and persons with physical disabilities in the amount of \$254,280
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> Rebuilding Together (RBT) proposal for provision of housing rehabilitation services for low- and moderate-income homeowners for senior, veterans and persons with physical disabilities in the amount \$228,184 in order to provide housing rehabilitation services for up to 30 to 40 homeowners.

	Location Description	Rebuilding Together (RBT) provides housing rehabilitation services for low and moderate-income homeowners for homes located throughout the city limits of Petaluma.
	Planned Activities	<ul style="list-style-type: none"> • Rebuilding Together (RBT) proposal for provision of housing rehabilitation services for low- and moderate-income homeowners for senior, veterans and persons with physical disabilities in the amount \$228,184 in order to provide housing rehabilitation services for up to 30 to 40 homeowners. <p>IDIS CDBG MATrix Code: 14A Rehab. single Unit Residential.</p> <p>National Objective:Low Mod Housing Activities (LMH)</p> <p>The housing category of LMI benefit national objective qualifies activities that are undertaken for the purpose of providing or improving permanent residential structures which, upon completion, will be occupied by LMI households.</p> <p>Housing rehabilitation for single family units</p>

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The funds that are allocated to the City are available citywide with no priority assigned to geographic regions. Instead funds are allocated to organizations that provide low-income households with housing and supportive services. On an annual basis, the City prioritizes the use of its CDBG funding for affordable housing, which includes preservation, and rehabilitation. The City does not have distinct areas of low-income and minority concentrations.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A see above comments.

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A total of 58 low and extremely low-income homeowner households benefitted from the rehabilitation program; 46 low-income homeowners benefitted from Rebuilding Together

Petaluma's rehabilitation program.

The City is also working with non-profit developers on four affordable rental housing developments:

- River City senior housing is currently in construction and will provide 54 units of senior/veteran housing.
- MidPen acquired a site to develop 43 units of multi-family housing.
- Burbank Housing is working on a 50-unit development.
- Danco is working on the Meridian at Corona Crossing project that will provide 131 units.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	55
Special-Needs	0
Total	55

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	55
Acquisition of Existing Units	0
Total	55

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City continues to support the rehab and development of affordable housing units.

AP-60 Public Housing – 91.220(h)

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.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

N/A

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

Introduction

As discussed in the Plan, the City participates in the Sonoma County Continuum of Care (CofC), which was formed by the cities of Santa Rosa and Petaluma, and the Sonoma county Community Development Commission (CDC) to develop and implement the 10-Year Homeless Action Plan. The CofC's 10-Year Homeless Action Plan and its annual submissions to HUD reflect the demographics, needs and available shelter, housing and services in all three HUD entitlement jurisdictions in order to provide a cohesive homeless services system throughout the County. The goals and strategies outlined below are those of the entire region rather than for the City alone and are based on the five-year goals discussed in greater detail in the Plan (SP-60 – Homelessness Strategy).

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

- Develop and operate coordinated entry for all households who are entering the homeless system or at risk for homelessness.
- Reach out to homeless households (especially unsheltered persons) and assess their individual needs with coordinated entry and a common assessment tool; collect information to determine the underlying issues and risk factors and develop a plan to address those issues.
- Reduce recidivism through system-wide implementation of evidenced –based practices known to effectively address trauma.
- Address the emergency shelter needs of people living outside through increased street outreach and assessment of their health needs.
- Significantly expand homeless prevention and rapid re-housing services to end homelessness as quickly as possible.
- Shift the entire homeless system of care to a “Housing First” approach as the most cost-effective and direct route to reducing homelessness.
- Help low-income households who are being discharge from publically funded systems of care avoid becoming homeless by engaging those systems of care in identifying solutions to such households, and planning to avoid new homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Short term strategies 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 addressing specific barriers to obtaining and retaining housing.
- Expanding economic opportunities to help participants achieve long-term housing stability by coordinating services with local employment training agencies and banks to offer budgeting and financial literacy workshops, or through local initiatives such as the CofC's Vocational Homelessness Committee.

The CofC has also identified long-term strategies which are outlined in SP-60.

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

recently homeless from becoming homeless again

Continuum of Care interim regulations encourage providing homeless households with housing quickly, and only availing supportive services that are of greatest need to support stable housing; other needs the household may have should be addressed through existing mainstream resources available in the community. This reflects a new emphasis on both homelessness prevention and rapid re-housing. Below are the CofC's Performance Measurement and Goals, including 2013 achievements and annual and five-year goals.

- Shorten the average length of stay in emergency shelters and transitional housing for households exiting to permanent housing.
- Increase the percent of households exiting emergency shelters and transitional housing to permanent housing.
- Reduce the number of households re-entering the homeless system after exiting to permanent housing.
- Increase the percent of permanent supportive housing participants achieving housing stability.
- Increase the percent of participants exiting with employment income.
- Increase the percent of participants that exit with income from sources other than employment.
- Increase the percent of participants exiting with non-cash mainstream benefits.

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 CofC's discharge planning efforts are outlined in its Fiscal Year 2013 application and include foster care, health care, mental health, and corrections (a detailed discussion on these efforts is included in SP-60) These efforts will continue in FY-2014-2015 and are summarized below:

Foster Youth – Sonoma County Division of Family, Youth, and Children Services (FYC) is the lead agency responsible for ensuring foster youth are not routinely discharged into homelessness.

Health Care –The CofC has worked with a grassroots Health Care for the Homeless Collaborative (HCHC, staffed by the Sonoma County Task Force for the Homeless) for more than 10 years to improve protocols for discharging homeless patients.

Mental Health – The discharge policies developed by the CofC with Sonoma County Behavioral Health represents a negotiated agreement that evolves over time, and is supported by the county's culture of strong interdepartmental cooperative relationships and problem solving.

Corrections – Sonoma county Probation is actively working towards a community Corrections Center that would house some homeless probationers, and the CofC has been consulted in this effort. The CofC is actively building the necessary relationships to influence discharge policies.

Discussion

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

Introduction:

A detailed analysis of these potential barriers is detailed in the *2015-2023 Housing Element*. Potential constraints to housing development in Petaluma may include

- Infrastructure, residential development impact fees, land use, growth management, zoning ordinance provisions; etc.
- 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.

There are many non-governmental barriers to affordable housing.

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

Actions it planned to remove or ameliorate the 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

Some of Petaluma's strategy for removing the barriers to affordable housing is:

- The City is committed to an efficient development application process to alleviate some of these constraints by meeting with potential developers in a preliminary meeting at the Development Review Committee where staff from different departments meets to discuss what can be done to get the proposed development through the planning process.
- The City of Petaluma reviews their development impact fees on an annual basis and recently reduced or combined several fees in 2013.
- In Petaluma, we have extended the service of our transit schedule to accommodate evening

ridership to improve our transit options.

Discussion:

N/A

AP-85 Other Actions – 91.220(k)

Introduction:

N/A

Actions planned to address obstacles to meeting underserved needs

One of the primary obstacles to meeting underserved needs of residents is the availability of funding. Changes to tax credit scoring and the limited amount of state housing funds coupled with the loss of Low and Moderate Income Housing funds as a result of the dissolution of state-wide redevelopment agencies has impacted the City's ability to implement its goals. While the City actively seeks additional funding opportunities and will continue to do so, its ability to address underserved needs depends largely on the availability of additional resources.

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 affordable housing that serve low-income households as well as providing services to low income seniors. Over the course of fiscal Year 2015-2016, the City anticipates providing financial assistance to approximately 55 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 our non-profit agency, 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 hazards of LBP. All units rehabilitated with CDBG funds are subject to LBP compliance requirements.

Actions planned to reduce the number of poverty-level families

The City hopes 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. The city does not have the resources or the capacity to increase income of poverty level persons, although the City does act to reduce housing costs for these individuals with other city funds through a rental

assistance program and through services that reduce household costs.

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 rather due to lack of available 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 also relies on 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.

Discussion:

N/A

Program Specific Requirements

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

Introduction:

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.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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 the priority needs and specific objectives identified in the 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:	0

Other CDBG Requirements

1. The amount of urgent need activities	1
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.	100.00%

The City currently utilizes CDBG funds to support three non-profit agencies: \$221,000 for housing rehabilitation of 39 to 45 homes owned by low and moderate-income households. \$59,886 for fair housing mediation services by Petaluma Peoples' Services Center (PPSC). \$5,325 for North Bay Childrens' Service for skills training for school age children (unspent due to COVID-19 restrictions), carried over from the 2019-2020 CDBG program year into the 2020-2021 year. Administrative funds of \$70,221 at 20% of the 2019-2020 CDBG program year

Administrative funds at 20% of the total grant of \$70,221.

Appendix - Alternate/Local Data Sources

1	Data Source Name City of Petaluma
	List the name of the organization or individual who originated the data set. City of Petaluma Housing Staff
	Provide a brief summary of the data set. To be completed at a later date

	What was the purpose for developing this data set? Program Analysis
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? City wide programs
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? Fiscal Year
	What is the status of the data set (complete, in progress, or planned)? Quarterly reports are entered into City Data on all program activities. City staff updated IDIS on a quarterly basis.