



2024-2027 CONSOLIDATED PLAN OVERVIEW AND PRIORITIES

Housing Authority Meeting
January 22, 2024

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Agenda

- Consolidated Plan Overview
- Consolidated Plan Research Process
- Findings
- Next Steps
- Input on Priorities
- Questions?

Consolidated Plan

- HUD-required 3 to 5-year plan identifying how the City's allocation of CDBG, HOME, & HOPWA funds are used
- Adoption by City Council in April
- Identify jurisdiction's housing & community development needs, priorities, goals and strategies; and
- Stipulate how funds will be allocated over the Plan period

Past Priority Needs

- Based on Needs Assessment, Housing Market Analysis, and City Council priorities
 - Affordable Housing
 - Homelessness
 - Non-Housing Community Development if sufficient funds available

Estimated Annual Federal Housing Funds

- Community Development Block Grant (CDBG): \$1,300,000
- HOME Investment Partnerships (HOME): \$750,000
- Housing Opportunities for Persons with AIDS (HOPWA): \$500,000
- *Total Estimated Annual Allocation:*
\$2,550,000

Consolidated Plan Research Process

- Analyze demographic, economic, & housing data;
- Analyze Santa Rosa populations;
- Consult with public and private organizations;
- Citizen participation; and
- Develop Plan based on above

Data Sources

- US Census – 2020 five-year estimates; data used as a benchmark for comparison & analysis
- American Community Survey (ACS): data provided by Census to provide timely estimates between Census
- Comprehensive Housing Affordability Strategy (CHAS): HUD-commissioned data addressing housing & community development needs

Data Sources

- Sonoma County 2023 Point-In-Time Count*
- Report on HIV/AIDS in Sonoma County*

*Provides County-wide datapoints.

Preliminary Findings

- Population
- Race & Ethnicity
- Households
- Housing Stock
- Homeless

Santa Rosa Population

- 2020 Population: 178,127
 - Increased 2.5% from 2017
- Santa Rosa median age is 39.6, 2.8 years less than the Countywide median
 - Increased from 38.3 in 2017

Santa Rosa Race & Ethnicity

- American Community Survey (ACS) 2020 five-year Estimates:
 - 64% White
 - 32.7% Hispanic/Latinx
 - 6% Asian/Pacific Islander
 - 2.5% Black/African American

Santa Rosa Households

- 66,580 households:
 - Income Characteristics
 - 22% very low-income
 - 29% low-income
 - 49% above moderate-income
 - Household Characteristics
 - 45% renter households; 55% owner households
 - 25.7% of renter households & 17.8% of owner households pay more than 30% of income for housing (“cost burdened”)

Santa Rosa Households

- 4 HUD housing problems:
 - Overcrowding
 - Substandard housing
 - Cost burden (over 30%)
 - Severe cost burden (over 50%)
- Santa Rosa's most prevalent housing problems: housing cost burden, overcrowding

Santa Rosa Housing Stock

- 66,580 housing units
 - 55.2% owner-occupied
 - 44.8% rentals - primarily multi-unit structures
- Median Rent (2 BR) = \$2,252
 - 14% increase over 2017
- Median Home Price = \$761,268
 - 16% increase over 2017

Santa Rosa Housing Stock

- Over 4,500 affordable units: rental and ownership, single- and multi-family, housing for seniors and persons with special needs
- 632 Shelter Beds – families, single adults, women with children, youth

Homeless

- Sonoma County Continuum of Care
 - Prioritizes community homeless needs and receives annual funding from HUD
- 2023 Sonoma County Point-in-Time Count 2,266 homeless individuals
 - 57% unsheltered
 - 9% family households
 - 13% unaccompanied minors and transition-age youth

Strategic Plan

- Draft Goals:
 - Increase supply of affordable rental housing for City's lowest-income households;
 - Tenant-Based Rental Assistance
 - Preserve existing affordable housing stock;
 - Provide housing assistance/support services for PLWHA
 - Housing & services to homeless and special needs populations;

Special Needs

- Population Includes:
 - Elderly,
 - Mentally ill
 - HIV/AIDS
 - Substance abusers
 - Youth
 - Victims of domestic violence
 - Farmworkers

Tentative Next Steps

- January 24: CAB Meeting
- February 15: Solicit applications for Public Services funding
- March 1: Draft Executive Summary Available for Review
- April 16: Public Hearing at Council
 - Plan adoption and service provider contract approval

Input on Priorities

- Rank 1-5 with 1 Being Your Highest Priority:
 - ___ Increase supply of affordable rental housing for City's lowest-income households;
 - ___ Tenant-Based Rental Assistance;
 - ___ Preserve existing affordable housing stock;
 - ___ Provide housing assistance/support services for PLWHA; and
 - ___ Housing & services to homeless and special needs populations.

QUESTIONS?

- Survey available through February 15:

