



Public Hearing Authorizing Submittal of the
2024 – 2027 Consolidated Plan, the Fiscal Year
2024/2025 Action Plan, and the 2024 Fair Housing
Plan to the U.S. Department of Housing & Urban
Development (HUD)

City Council Meeting
April 16, 2024

Koy Stewart, Program Specialist
Housing and Community Services Department

Summary

- Authorize Submittal of the 2024 – 2027 Consolidated Plan, the Fiscal Year 2024/2025 Action Plan, and the 2024 Fair Housing Plan (Plans).
 - Required by HUD to receive Community Development Block Grant (CDBG), HOME Investments Partnership Act (HOME) and Housing Opportunities for Persons with AIDS (HOPWA) grants

Background

- Plans use Census and Comprehensive Housing Affordability Strategy (CHAS) data to evaluate and outline how federal funds will be spent.
- Documents are HUD developed templates used nationwide.

Households

- 66,580 Households
 - 12.7% - Extremely Low Income (0 - 30% AMI)
 - 11.3% - Very Low Income (30-50%)
 - 31% - Low Income (50-80%)
 - 45% - At or Above Median Income

Housing Stock

- 59% single-family units
- 41% multi-unit units
- Average 1-BR apartment rent in 2023
\$1,825
- October 2023 - Median Sales price
\$840,000

Needs

- a. Increase supply of affordable rental housing for lowest-income households;
- b. Preserve existing affordable housing stock
- c. Provide housing assistance/support services for low-income persons with HIV/AIDS and their families
- d. Provide housing and services to special needs populations
- e. Increase access to homeownership opportunities;

Needs, Con't

- e. Provide funding for public facilities/improvements;
- f. Promote economic development activities in the City;
- g. Assist the City's lowest-income households through rent subsidies partially funded by HOME in the form of Tenant-Based Rental Assistance (TBRA); and
- h. Provide Community Housing Development Organizations (CHDOs) Seed Money Loans, or funds for Operating Expenses.

Outreach

- Community Meeting January 11
- Stakeholders Meeting January 12
- Housing Authority Meeting January 22
- CAB meeting January 24
- Public survey January 4 - February 15
- Social & traditional media announcements
- Email to opt-in lists
- Plan available for review and comment
March 16 – April 16
- Public Hearing April 16

2024 Fair Housing Plan

- Title VIII of the Civil Rights Act of 1968, known as the Fair Housing Act, requires HUD and recipients of federal funds to affirmatively further the policies and purposes of the Fair Housing Act
- Plan identifies and reviews demographics and housing units to facilitate meaningful actions that overcome patterns of segregation and foster inclusive communities.
- The City in collaboration with the County of Sonoma and the City of Petaluma, all HUD entitlement jurisdictions, have prepared 2024 Fair Housing Plans.

Federal Programs - CDBG

Community Development Block Grant

- Approximately \$1.3M for FY 24/25
- Provide decent housing, suitable living environment, economic opportunities
- For low- and moderate-income households
- Maximum 15% of CDBG for public services

Federal Programs - HOME

HOME Investments Partnership

- Approximately \$750,000 for FY 24/25
- Rental Assistance (TBRA) for low-income households (60% AMI or less)
 - Provides rental assistance and security deposits
- Community Housing Development Organization (CHODO)
 - Seed money for loans
 - Operational assistance

Federal Programs - HOPWA

Housing Opportunities for Persons with AIDS

- Approximately \$500,000 for FY 24/25
- Provides housing assistance and support services for low-income families living with HIV/AIDS

Public Comments

- Public comments will be incorporated into document prior to submittal to HUD

Recommendation

It is recommended by the Housing & Community Services Department that the Council, by resolution: (1) authorize submittal of the 2024 – 2027 Consolidated Plan, the Fiscal Year 2024/2025 Action Plan, and the 2024 Fair Housing Plan to the U.S. Department of Housing & Urban Development (HUD); and (2) authorize the City Manager to execute any forms or documents required by HUD to implement the 2024 – 2027 Consolidated Plan, the Fiscal Year 2024/2025 Action Plan and 2024 Fair Housing Plan.

Questions