

Agenda Item #4.3
For Housing Authority Meeting of: January 22, 2024

CITY OF SANTA ROSA
HOUSING AUTHORITY

TO: HOUSING AUTHORITY COMMISSIONERS
FROM: KOY STEWART, PROGRAM SPECIALIST
SUBJECT: 2024-2027 CONSOLIDATED PLAN OVERVIEW AND PRIORITIES

AGENDA ACTION: STUDY SESSION

RECOMMENDATION

It is recommended that the Housing Authority holds a study session to obtain feedback and comments from the Housing Authority Commissioners and the public related to funding the 2024-27 Consolidated Plan. Staff will provide an overview of the Consolidated Plan's process, priorities, and timeline.

EXECUTIVE SUMMARY

The Consolidated Plan is a comprehensive strategic document developed by Housing and Community Services and required by the U.S. Department of Housing and Urban Development (HUD) every 3-5 years to identify how the City will use its allocations of federal Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) funds. Adopted at a public hearing in the spring by the City Council, this plan encompasses a thorough needs assessment, housing market analysis, strategic plan, and goals and objectives for the plan period. Public outreach initiatives actively engage the community in commenting on funding priorities, ensuring a participatory approach to resource allocation. In addition to public participation, feedback regarding priorities from the Housing Authority is requested. Through this dynamic process, the Consolidated Plan serves as a roadmap for effective and targeted use of federal funds to address the diverse needs of the community.

BACKGROUND

The Consolidated Plan (Plan) is Santa Rosa's strategic roadmap for allocating federal funds, including the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Housing Opportunities for Persons With AIDS (HOPWA) funding sources. Updated every 3-5 years, it guides the City's allocation of federal funds as approved by City Council in the Annual Action Plans submitted to HUD.

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The 2020-2024 Plan established goals for affordable housing production, preservation of affordable housing, housing and services to special needs populations, housing and services for persons living with HIV/AIDS, Tenant-Based Rental Assistance, and Community Housing Development Organization (CHDO) operating expenses.

The 2024-2027 draft Consolidated Plan and Fiscal Year 2024/2025 Action Plan analyzes data from the U.S. Census, American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), and Sonoma County Point-in-Time (PIT) counts, along with other available socioeconomic data sets. These insights ensure a thorough understanding of current community needs, with regular updates maintaining the Plan's relevance.

Two community meetings have been held, a resident meeting on January 11, 2024, stakeholder meeting on January 12, 2024, to gather feedback in addition to an online survey to gather input from on funding priorities from people who live or work in Santa Rosa. The survey is available now at srcity.org/ConPlan and will remain open through February 15. Staff will also make a presentation to the Community Advisory Board (CAB) on January 24, 2024 to foster direct engagement with the decision-making process, promoting community ownership. Service providers will be invited to apply for CDBG Public Services funding for fiscal year 2024-2025 in alignment with the draft Plan. A City Council public hearing is planned in April 2024 for Plan adoption, additional public comment, and approval of funding awards to service providers to carry out the goals identified in the Plan.

Strategically aligning with the homeless services Request for Proposals (RFP) process, the Plan ensures a holistic approach to housing and homelessness. The draft Plan covers a 3-year period, in contrast with previous 4-year Plans. The current 3-year cycle aligns with the term of the homeless services request for proposals process, paving the way for a future 5-year cycle encompassing all homeless and affordable housing-related outreach and planning.

PRIOR HOUSING AUTHORITY REVIEW

Not applicable.

ANALYSIS

Every 3-5 years, the City must submit to HUD a Consolidated Plan (Plan) to identify how its federal CDBG, HOME, and HOPWA funds will be used. Each year the City submits an Annual Action Plan to HUD to identify which items from the Plan will be addressed in the upcoming year, and then Consolidated Annual Performance and Evaluation Reports (CAPER) that identifies the City's progress in meeting the goals established in the Plan and the Annual Action Plans.

Citizen participation is required by HUD to allow the public to comment on the proposed use of federal funds and is accomplished by various outreach methods and the City

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Council public hearing to authorize submittal of the Plan to HUD. To increase outreach and public comment on the Plan, the preliminary findings are being presented to the Housing Authority, Community Advisory Board, residents and stakeholders to help shape the priorities for use of the City's federal funds for affordable housing and homelessness, in alignment with the City Council's goals.

Preliminary data from the U.S. Census shows that Santa Rosa's population has increased from 172,065 in 2015 to 178,127 in 2020, and more recently, census population estimates shows that the population has grown to 177,181 in 2022. The median age for Santa Rosa residents is 39.6.

Santa Rosa's population demographics, as reported by the ACS estimate 64% white, 32.7% Hispanic/Latinx, 6% Asian/Pacific Islander, and 2.5% black/African American.

Of the 66,580 Santa Rosa households, 23.8% are Very Low-Income, earning 50% of Area Median Income (AMI) or less, 18.9% are Low-Income, earning 80% AMI or less, and 45% are at or above median income, earning over 100% of AMI. In Santa Rosa, 44.8% are renter households, while 55.2% are owner households. Of the renter households, 25.7 percent pay more than 30% of their income for housing and are considered cost burdened. Of the owner households, 17.8% are cost burdened. The most prevalent housing problems identified is housing cost burden and overcrowding.

The 2023 Sonoma County PIT identified 2,266 homeless individuals in Sonoma County, of which 57% are unsheltered, 9% are family households, and 13% are unaccompanied minors and transition-age youth.

HUD allows up to 15% of the City's CDBG allocation to be used for public services. In alignment with the City Council goals and needs identified in the county-wide annual PIT, public services have been typically targeted to fund homeless services programs. Additionally, HUD requires 15% of the City's HOME funds to be allocated to CHDOs.

Based on the preliminary needs assessment and City Council priorities, the draft goals for the 2024-2027 Plan include:

- Affordable housing production
- Preservation of affordable housing
- Housing and services to special needs populations
- Housing and services for persons living with HIV/AIDS
- Tenant-Based Rental Assistance
- Community Housing Development Organization needs.

Input is being solicited from the public, stakeholders, Housing Authority and Community Advisory Board to help prioritize the above draft goals for the 2024-2027 Plan.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Housing Authority finds that the proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15061(b)(3) and 15378 in that there is no possibility that the implementation of this action may have significant effects on the environment, and that no further environmental review is required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable

ATTACHMENTS

None

PRESENTERS

Koy Stewart, Program Specialist, kstewart@srcity.org
Nicole Del Fiorentino, Housing and Community Services Manager,
ndelfiorentino@srcity.org