

SUMMARY OF SUBSTANTIAL AMENDMENT TO THE 2018-2019 ACTION PLAN

1. Introduction

Operating as an entitlement jurisdiction under the Community Development Block Grant program, the City of Petaluma has an adopted 2015-2020 Consolidated Plan, as required by the Department of Housing and Urban Development (HUD). The 2018-2019 Action Plan went to City Council for approval on May 7, 2018 by the City Council under the guidelines and priorities of that plan. We this amendment, we are allocating unexpended funds from program income that was not included with the entitlement grant.

All strategies and activities proposed to be undertaken in FY 2018-2019 promote one or more of the goals of the Consolidated Plan and the Block Grant Program: provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities particularly for low and moderate-income persons.

The City's Citizen Participation Plan describes the efforts that the city will take to encourage its residents to participate in developing substantial amendments to the Annual Action Plan. The following changes constitute a substantial amendment and require public notice as described in the Citizens Participation Plan:

- Requests for funding for projects and programs must address not only the national objectives, but also the Council's local priorities as outlined in the proposed 2015-2020 Consolidated Plan. To make a substantial change in the allocation priorities or a substantial change in the method of distribution of funds. A substantial change would affect 75 percent of the respective document.
- To substantially change the purpose, scope, location or beneficiaries of an activity.
- A change in the amount of CDBG funds allocated to an eligible activity if the change exceeds 10% of the annual grant.

The City of Petaluma provided a public notice in the Argus Courier as part of the Citizen Participation Plan. A public meeting was held to provide opportunities for public input on September 6, 2018 at the Housing Division, 27 Howard Street. A second public notice was published in the Argus Courier and put on the city's website on October 4, 2018 informing the public of the upcoming public hearing for City Council consideration of the Substantial Amendment on November 5, 2018 at 6:45 p.m.

Proposed Substantial Amendment

The City is proposed to amend the FY 2018-2019 Action Plan as follows:

1. *On Page 15 – AP-15 Expected Resources – 91.220(c) (1,2), amend the narrative to include the program income funds that were not included and unexpended for FY 2018-2019 in the amount of \$203,400.*

2. On page 16, Table 5 – Priority Table – Expected Resources, amend the table to include Program Income.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Improvements Public Services	342,825	203,400	18,075	564,300	264,336	Expected amount available to City based on FY 2018-2019 allocation. The budget will be proportionally increased or decreased when they are allocated by HUD. HUD released the FY18-19 allocations on May 1, 2018 and the amounts shown reflect that number.

Table 1 - Expected Resources – Priority Table

3. On Page 18, AP-20 Annual goals and objectives – 91.420, 91.220(c)(3)&(e), amend the table including new projects and amended project funding.

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of existing affordable housing	2016	2020	Affordable Housing Homeless Non-Homeless Special Needs	Petaluma	Affordable Housing	CDBG: \$225,000 <u>70,000</u> \$295,000	Homeowner Housing Rehabilitated: 35-45 Household Housing Unit. Increasing the funding on this existing project. National objective - LMH
2	Provide housing and services to special needs pop	2016	2020	Homeless Non-Homeless Special Needs	Petaluma	Non-Housing Services and housing for special needs population	CDBG: \$51,000 \$5,406	Public service activities for low income households – Meals on Wheels - Benefit: 250 Persons Assisted. National objective – LMC. New funding – energy efficient appliance for MOW program.
3	Provide housing and services to special needs population	2016	2020	Affordable housing Homeless	Petaluma	Housing for special needs population	CDBG: \$13,000	Rehabilitate 2 permanent supportive housing units for homeless veterans – Rebuilding Together. National objective - LMH
4	Improve accessibility in public facilities and infrastructure	2016	2020	Non-Homeless Special Needs	Petaluma	New accessibility to public facility	CDBG \$3,900	Creating suitable living environments and education related to benefitting pre-school program for very low income children. Benefit 24 households. National objective - LMC.

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Preservation of existing affordable housing	2016-	2020	Housing	Petaluma	Affordable Housing	65,700 <u>22,800</u> \$88,500	Rehabilitating low-income affordable rental property (New projects) <ul style="list-style-type: none"> • Burbank Housing – 5 units – • PEP Housing – 6 units

Table 2 – Goals Summary

Goal Descriptions

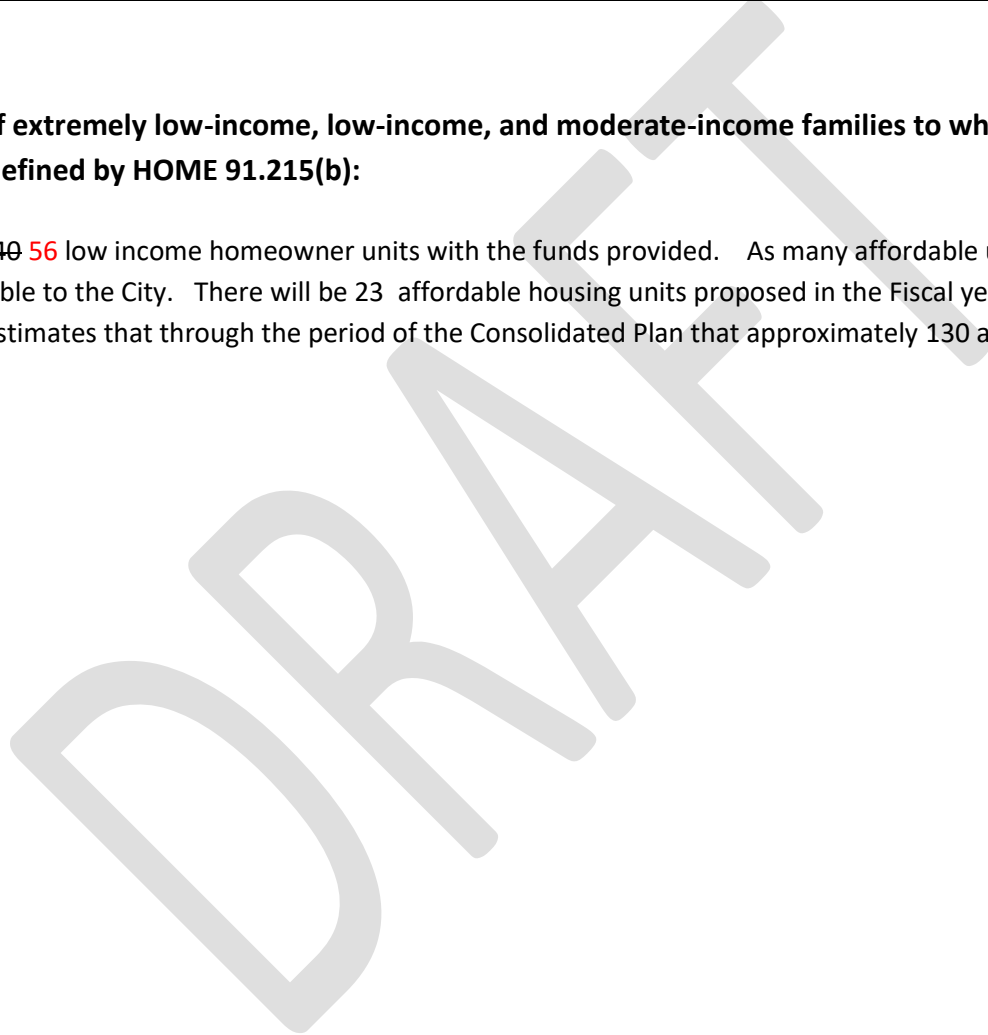
1	Goal Name	Preservation of existing affordable housing for low income households
	Goal Description	<p>Rebuilding Together Petaluma partners with the City of Petaluma to preserve and revitalize low income homeowners properties. Their mission is to assure that low-income homeowners live in safe and healthy homes, particularly those who are elderly or disabled.</p> <p>Rebuilding Together partners with other nonprofit agencies to help keep Petaluma’s low income community remain in their home.</p> <p>Burbank Housing to rehabilitate 5 units at their affordable housing community at Round Walk Village.</p> <p>PEP Housing to rehabilitate 6 units at their senior affordable housing community at 154 Wilson Street.</p>
2	Goal Name	Provide housing and services to special needs population
	Goal Description	Using CDBG public service funds, the City of Petaluma provides services for low-income seniors partnering with Petaluma People Services Center’s Meals on Wheels program. The City of Petaluma will partner with Rebuilding Together who will rehabilitate 2 units that are used for permanent supportive housing utilized by the Committee on the Shelterless.
3.	Goal Name	Accessibility to public facilities and their program

	Goal Description	Using CDBG funds, North Bay Children’s Center located at Valley Vista school, will install an on-site tasting garden which will provide daily nutrition education to the low income pre-school children and their families.
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Table 3 – Goal Descriptions

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 91.215(b):

The City will preserve ~~30-40~~ 56 low income homeowner units with the funds provided. As many affordable units will be produced as is feasible given the resources available to the City. There will be 23 affordable housing units proposed in the Fiscal year 18-19 at the Altura Apartments development.. The City estimates that through the period of the Consolidated Plan that approximately 130 affordable units will be produced.



4. On pages 22-25, AP—35 Projects – 91.220(d), amend the project list to reflect the unallocated funds as follows:

1	Project Name	Program Administration
	Target Area	
	Goals Supported	Preservation of existing affordable housing Provide housing and services to special needs population
	Needs Addressed	Affordable Housing Non-Housing Services
	Funding	CDBG: \$68,000 – entitlement CDBG: \$39,494 – program income (addition)
	Description	Funds will be used for administration of the CDBG Program
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Citywide
	Planned Activities	The funds for program administration will be used to oversee the annual projects in the Action Plan approved by the City Council. Some funds will be used to pay for Petaluma's allocation of the Continuum of Care Coordinator for all three jurisdictions.
2	Project Name	Preservation of Affordable Housing
	Target Area	Citywide
	Goals Supported	Preservation of existing affordable housing Provide housing and services to special needs population

	Needs Addressed	Affordable Housing
	Funding	CDBG: \$225,000 – entitlement funding CDBG - \$158,500 – unexpended funding
	Description	Preservation of affordable housing through the rehabilitation of existing units, rental or homeownership.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates providing assistance to approximately 35 affordable units this fiscal year through the preservation of affordable housing.
	Location Description	Citywide
	Planned Activities	Rebuilding Together Petaluma will rehabilitate approximately 35 45 homeowner units during FY 18-19. Burbank Housing will rehabilitate 5 units at their Round Walk Village affordable housing property. PEP Housing will rehabilitate 6 units of senior affordable housing at 154 Wilson Street.
3	Project Name	Public Services
	Target Area	
	Goals Supported	Provide housing or services to special needs population
	Needs Addressed	Non-Housing Services
	Funding	CDBG: 51,000 – entitlement funding CDBG - \$5,406 – unexpended funds

	Description	15% of CDBG funds can be used for public services purposes for low income persons. The activity to be funded is Petaluma People Services Center Meals on Wheels program for seniors.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 persons will benefit from Meals on Wheels activity.
	Location Description	Citywide - meals are delivered all over the City of Petaluma. The meals are prepared in PPSC's Home Delivered Meals kitchen at 211 Novak Drive, Petaluma, CA.
	Planned Activities	Petaluma People Services Center - Meals on Wheels program for seniors. Purchase of new appliance for Senior Café for Meals on Wheels program
4	Project Name	Preservation of housing for special needs population
	Target Area	Petaluma
	Goals Supported	Provide housing and services to special needs population
	Needs Addressed	Affordable housing Homelessness
	Funding	CDBG: \$13,000
	Description	Preservation of housing through rehabilitation of permanent supportive houses
	Target Date	06/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	There will be two housing units with 8 homeless people that will benefit from the proposed activities. The rehabilitation will include painting and re-roofing the units.

	Location Description	2 permanent supportive houses in Petaluma
	Planned Activities	Rebuilding Together Petaluma will re-roof and/or paint the 2 housing units.
5	Project Name	Improve Accessibility to public facilities
	Target Area	Petaluma
	Goals Supported	Accessibility to public facilities and infrastructure
	Needs Addressed	Non Homeless services for low income community
	Funding	\$3,900
	Description	Provide new access for programs at a child care center
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	24 households will benefit from the proposed activity.
	Location Description	Valley Vista School
	Planned Activities	North Bay Children's Center located at Valley Vista school, will install an on-site tasting garden which will provide daily nutrition education to the low income pre-school children and their families.

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Amended Annual Action Plan
2018

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5. On page 27 – AP – Affordable Housing 0- 91.220(g), amend the one Year Goals as follows:

One Year Goals for the Number of Households to be Supported	
Homeless	2
Non-Homeless	35 56
Special-Needs	0
Total	37 58

Table 4 - 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	37 58
Acquisition of Existing Units	0
Total	37 58

Table 5 - One Year Goals for Affordable Housing by Support Type

6. On Page 38 – Community Development Block Grant Program (CDBG), Reference 24 CFR 91.220(l)(1), amend the program income amount as following:

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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	203,400
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:	203,400

Attachments

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