

# Executive Summary

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

### 1. Introduction

The Consolidated Plan (Plan) is a five-year plan, required by the US Department of Housing and Urban Development (HUD), which serves as a comprehensive strategy to address the needs of low- and moderate-income residents in the City of Davis (City). The Plan identifies community needs and provides a strategy to address those needs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, as well as other resources.

The Plan addresses three basic goals of providing decent housing, a suitable living environment, and expanded economic opportunities, as detailed in the next section. The jurisdiction's performance will be evaluated by HUD in meeting these goals. The Plan states how it will pursue these goals for all community development programs and housing programs. The program goals and related objectives and outcomes are listed in the second question of this section.

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

Goal 1: DECENT HOUSING, which includes:

- Assisting homeless persons in obtaining affordable housing;
- Assisting persons at-risk of becoming homeless;
- Retaining the existing affordable housing stock; and
- Increasing the availability of affordable permanent housing in good condition to low-income and moderate-income families and without discrimination on the basis of race, religion, creed, ancestry, national origin, religion, sex, sexual preference, marital status, family status, source of income physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions(ARC), or any other arbitrary basis.

Goal 2: A SUITABLE LIVING ENVIRONMENT, which includes:

- Increasing access to quality public and private facilities and services; and
- Restoring and preserving properties of special historic, architectural, or aesthetic value.

Goal 3: EXPANDED ECONOMIC OPPORTUNITIES, which includes:

- Establishment, stabilization and expansion of small businesses (including micro-businesses).

Consolidated Plan	DAVIS	1
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### **3. Evaluation of past performance**

Successful programs and projects were documented annually in the City's Consolidated Annual Performance and Evaluation Report (CAPER). Using CDBG and HOME funds, the City has been able to fund a variety of projects these past five years, ranging from public services, to affordable housing development and rehabilitation, and the identification and completion of public ADA projects. Through the City's funding of local public service agencies, thousands of very-low and low-income residents benefited from a variety of critical services, including senior care programs, emergency shelter services, medical care, and food programs. During these past five years, the City has continued to be an active member of the Countywide Coalition on Homelessness. Additionally, one large-scale affordable housing project is almost complete, providing 90 additional housing units for low, very-low and extremely-low income individuals and families. Access for persons with disabilities has also increased since 2009 through the removal of architectural barriers at multiple public facilities and public right of ways, including two major arterial roads through the most traveled sections of town. The City continues to assess the need for additional ADA projects through the review and continued assessment of the updated ADA Self-Evaluation and Transition Plan. Fair housing services are regularly provided through CDBG funds. CDBG and HOME funds have all contributed to the success of these programs and activities making the City a more livable community for very-low, low- and moderate-income persons and households. These programs work to provide some measures of protection and assistance for those who are most vulnerable to the effects of poverty.

### **4. Summary of citizen participation process and consultation process**

The City of Davis Consolidated Plan is developed through a collaborative process whereby the community identifies local critical needs and assists in establishing a unified vision of Davis' community development action plan. Citizen participation is a critical part of the Consolidated Plan, including developing and amending the plan as well as reporting on program performance on an annual basis and robust community discussion with the City's Social Services Commission and City Council. The City makes special efforts to solicit the views of residents and encourages the participation of all community members, including minorities, non-English speaking populations, and persons with disabilities. During this last Consolidated Planning cycle, the City of Davis participated in a regional Analysis of Impediments study, the outcomes of which will be a driver for both fair housing and for citizen participation and consultation in the next Plan cycle.

#### **1. Consultations with Other Community Institutions.**

In developing the Consolidated Plan and related documents, the City consulted with other public and private for-profit and nonprofit agencies that either provide or have direct impact on the broad range of housing, health, and social services used by Davis residents. These agencies provided knowledge regarding local unmet needs and ongoing critical needs. The City Council has designated the Social Services Commission as the primary advisory body to gather input and information on community needs and

priorities. Consultations have taken place through meetings, workshops, and other methods that coordinated information and facilitated communication. The purpose of these meetings was to gather information and data on the community and economic development needs of Davis. The City has looked for specific input to identify the needs of homeless persons and families, frail elderly adults and their families, persons with disabilities, and other special needs populations.

## 2. Citizen Surveys.

City staff conducted surveys with the ADA Committee of Davis citizens and with the Davis citizens of the Senior Citizen Commission. In addition, Davis and its partners conducted surveys and research housing, needs, disparate impact with citizens as part of its regional Analysis of Impediments study.

## 3. Initial Public Hearings.

There was one public hearing at the beginning stages of the development of the Consolidated Plan before the Social Services Commission, the local policy advisers appointed by the City Council, in order to gather information on community needs from citizens and local service providers. Based on public testimony received, the Social Services Commission makes recommendations to the City Council on the community priorities and needs.

## 4. Written Comments.

Based on public input and data analysis, City staff prepared a draft Consolidated Plan. A period of 30 calendar days has been provided to receive written comments on the draft Consolidated Plan. The public was able to review the draft plan at City Hall, located at 23 Russell Boulevard and on the City's website. Notification of availability of the draft appeared in a local newspaper of general circulation. In addition, notification of availability of the plan appeared on the City's website.

## 5. Draft Consolidated Plan Public Hearings.

There has been one public hearing held before the Social Services Commission on March 16, 2020 to receive oral public comments on the draft. An additional hearing will be held before the City Council on April 21, 2020. These hearings were scheduled after the 30-day written comment period on the draft plan.

## 6. Final Action on the Consolidated Plan.

All written and oral testimony provided will be considered in preparing the final Consolidated Plan. A summary of testimony received and the City's responses to comments shall be included in the final document. The City Council will consider these comments, Social Services Commission recommendations, and the recommendations of the City staff before taking final action on the Consolidated Plan. When

approved by the City Council, the Consolidated Plan and Action Plan will be submitted to HUD no later than May 15, 2020.

## **5. Summary of public comments**

Beginning on March 16, 2020 and ending April 21, 2020, a draft of the Consolidated Plan was made available for public review at the City Manager’s Office, located at 23 Russell Blvd, Davis, California, and electronically on the City’s website at:

<https://www.cityofdavis.org/city-hall/city-manager-s-office/housing-and-grants-management/grants-management>.

On February 28, 2020, the availability of the draft Plan was noticed in the local newspaper, the Davis Enterprise. Notice was also placed on the City’s website beginning on March 16, 2020 and will remain there until the conclusion of the process.

Public hearings have been set to provide citizens and community groups an opportunity to make comments and ask questions about the Consolidated Plan. The initial public hearing was conducted at the beginning of the process on November 18, 2019 before the Social Services Commission for the purpose of outlining the Consolidated Plan process and timeline. This first public hearing was noticed in the Davis Enterprise on November 8, 2019 and on the City’s website. Public hearings were also scheduled before the Social Services Commission and the City Council to discuss the draft of the Consolidated Plan. At the first of these meetings, on March 16, 2020, comments were directed towards social services funding needs and were not specifically related to the Consolidated Plan. A second hearing before the Commission is scheduled for April 21, 2020.

The City Council is scheduled to conduct their public hearing on Tuesday, April 21, 2020 in the Community Chambers at 23 Russell Boulevard, Davis, California. Both public hearings were noticed in the Davis Enterprise on April 5, 2020 and on the City’s website.

Staff worked with various agencies in providing technical assistance when developing their proposals for the Consolidated Plan. Additional technical assistance was provided in the form of a workshop and in direct staff responses to phone calls and emails and follow up one on one meetings.

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

All comments and views related to the Consolidated Plan were accepted and included in this document.

## 7. Summary

Through these methods of outreach, the City encourages the community of providers, recipients of service and citizens to help determine gaps in current service levels, and areas for focusing resources that may have otherwise been overlooked. The involvement of the community is an essential part of the Consolidated Plan development and implementation.

### 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
Program Oversight	City of Davis	City of Davis, City Manager's Office
Grants Manager	City of Davis	Yolo County Housing
CDBG and HOME Administrator	City of Davis	Yolo County Housing
Grants Analyst	City of Davis	Yolo County Housing

Table 1 – Responsible Agencies

#### Narrative

The City of Davis Housing and Grants Management Division of the City Manager's Office is the lead agency for overseeing the development of the Plan and has the primary responsibility for administering programs covered by the Plan.

## Consolidated Plan Public Contact Information

The public contacts for the Consolidated Plan are Mary Rice, Analyst; Colleen Brock for Grants Administration; Lisa Baker for Grants Management; and Kelly Stachowicz for Grants Oversight.

Mary Rice - [mrice@cityofdavis.org](mailto:mrice@cityofdavis.org) or (530) 757-5623

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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**

Coordination with federal and local agencies, along with nonprofit and for-profit organizations providing services to the low- and very-low income in the community is essential to the existence of the programs, as well as the best way to ensure the gaps in services are being addressed. Through an integrated access system including the city’s Social Services Commission and ADA Advisory group, the Housing Poverty Action Coalition, the Homeless Executive Commission, the regional Housing Authority and other stakeholder groups, the city is moving towards a model of interconnected service that communicates on all levels throughout the county.

### **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 of Davis regularly supports local service providers through its funding of public service agencies and housing projects. For example, the City provides ongoing assistance to several organizations providing shelter, transitional housing, meals and services to those who are homeless or at risk of homelessness, as well as assistance to services for disabled, those with mental health challenges, through a variety of programs, including those with CDBG funds, and others through the senior center, local organizations, the Housing Authority, Davis Community Meals and Housing and the Housing Poverty Action Coalition (HPAC), of which the City is a member.

### **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**

As stated above, the City is an active partner in the Continuum, including both the HPAC and Homeless Executive Commission. The City also funds and participates in the Pathways program, including Pathways to Employment and the Getting to Zero program, which works with homeless and those homeless in encampments with employment, social reintegration and transitional to permanent housing solutions. Programs in Davis that are part of the Continuum are also part of the HMIS data collection system



**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 City of Davis is not an ESG recipient.

**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	<b>Agency/Group/Organization</b>	Yolo County Housing
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-homeless Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Yolo County Housing was consulted for information on Public Housing within the City of Davis, as the City does not own or maintain Public Housing. The City and Yolo County Housing have had a valued and successful working relationship for many years.
2	<b>Agency/Group/Organization</b>	Davis Community Meals Interfaith Rotating Winter Shelter Meals on Wheels Yolo Food Bank Yolo County Children's Alliance Communicare Health Center
	<b>Agency/Group/Organization Type</b>	Services-homeless Services - food and poverty Neighborhood and Health Organizations
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Non-Homeless Poverty and Service Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes</b>	They were consulted for information about the needs of the homeless, special needs and family populations within Davis and greater Yolo County.

<b>of the consultation or areas for improved coordination?</b>	Through the development of the Consolidated Plan and a review of current and future city resources for public service, the city plans to meet with providers and the community to identify local services gaps and form local objectives to address needs and reduce homelessness.
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**Identify any Agency Types not consulted and provide rationale for not consulting**

All agencies providing public services and housing were invited to provide input on community needs and programming as part of the Social Services Commission meeting and Application workshop. Staff also received input on current community needs from Social Service Commissioners. In addition, comments received from the draft review period will be included in the drafting of the plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Yolo County Homeless and Poverty Action Coalition	There is an intersection of goals around housing first, homeless services and permanent housing strategies

**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(I))**

The State of California is frequently a funding partner in the development of affordable housing projects and programs. Also, as previously mentioned, the City of Davis is participating in a regional effort with Yolo County and the cities of West Sacramento, Winters, and Woodland to address homelessness on a regional basis. Finally, the City of Davis participated with other regional cities and housing authorities on a regional Analysis of Impediments study covering the area of the Sacramento Area Council of Governments (SACOG).

**Narrative (optional):**



**PR15 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**

Citizen participation is a critical part of the Consolidated Plan, including developing and amending the plan, as well as reporting on program performance on an annual basis. Consultation, public hearings, workshops, citizen surveys and opportunities to provide written comments are all a part of the strategy in obtaining citizen input. Feedback from the public, specifically from the Community Needs Survey, will often highlight areas of focus that may otherwise go overlooked when setting goals for the next five years of CDBG/HOME funding.

**Citizen Participation Outreach**

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)
1	Consultation with Other Community Institutions	Non-targeted/broad community	Public and private for-profit and non-profit agencies providing a broad range of housing, health, and social services used by Davis residents. Representatives from local organizations included focus areas on issues related to homelessness, mental	Comments received included needs for LGBTQ underserved, youth needs, counseling, in home care/hospice needs, hunger, accessibility, homelessness, interim and permanent affordable housing	N/A	

			health, senior services, health services, and drug and alcohol dependency.	development and rehabilitation needs.		
2	Consultation with Other Community Institutions	Fair Housing and underserved/non English speaking:  Spanish	Surveys were as part of the Analysis of Impediments study	Summaries are included in the AI and in the Consolidated Plan	N/A	
3	Public Meeting	Non-targeted/broad community	There was one public hearing at the beginning stages of the development of the Consolidated Plan before the Social Services Commission.	No public comments were received at this time. Comments were received from Commissioners on community need	Comments focused on needs of youth, elders, LGBTQ and homelessness	N/A
4	Consultation with Other Community Institutions	Non-targeted/broad community	A period of 30 calendar days has been provided to receive written comments on the draft Consolidated Plan. The public was notified they could review the draft plan at 23 Russell Blvd and on the City website.	In process	In process	<a href="https://www.cityofdavis.org/city-hall/city-manager-s-office/housing-and-grants-management/grants-management">https://www.cityofdavis.org/city-hall/city-manager-s-office/housing-and-grants-management/grants-management</a>

5	Public Meeting	Non-targeted/broad community	A public hearing was held before the Social Services Commission at two meetings to receive oral public comments on the draft. An additional hearing will be held before the City Council.	In process	In process	
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**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This assessment analyzes socio-economic conditions, housing conditions, population projections, special needs groups, local overcrowding and overpaying, and market cost trends to determine the City's current and future affordable housing needs, as well as the need for public services, new public facilities and current public facility improvements. The information is gathered from the Housing Element, staff research, communication with area service providers, public meetings on gaps in needed services, and community input via surveys and public meetings.

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

### Summary of Housing Needs

This assessment analyzes socio-economic conditions, housing conditions, population projections, special needs groups, local overcrowding and overpaying, and market cost trends to determine the City's current and future housing needs. The following introduction is taken from the City's 2013 Housing Element Update. The tables are from the Census ACS Comprehensive Housing Affordability Strategy (CHAS) data and are prepopulated by HUD and uneditable. Table data will be updated after the completion of the 2020 Census and preparation of new CHAS datasets.

The following section presents 2008 SACOG projections, the most current and geographically detailed projections available for population, households, and employment in the Sacramento region which was developed for the 2035 Metropolitan Transportation Plan/Sustainable Communities Strategies (MTP/SCS). These projections are reported in Table 13, based on SACOG jurisdiction level data for the City of Davis plus the city's sphere of influence. SACOG projections were provided for 2008, 2020, and 2035; data for 2013 was interpolated using the growths from 2008 to 2020, and 2021 data was interpolated using 2020 and 2035 data. The projections for the planned neighborhood at UC Davis, West Village, are derived from information available in the UC Davis 2003 Long Range Development Plan Final EIR as well as the West Village Implementation Plan. It is assumed that Phase I of the West Village Implementation Plan will be completed in 2013, and the second and final Phase will be completed in 2015. Below, 2013 projections reflect Phase I completion and 2021 shows Phase II projections. Population and Households SACOG projects that population in Davis will grow by 9.0 percent from 2013 to 2021 and households will grow by 9.5 percent in the same time period. The City is expected to add 6,868 persons and 3,135 households in the current Housing Element cycle. These projections however do not include the growth anticipated from the West Village project on land currently outside Davis City limits. With the addition of West Village to the Davis projections, the population and household growth rates for the Davis community



area approach the estimated growth rates are slightly greater than in the CMSA. For example, population growth increases from 9.0 percent to 9.3 percent with the addition of full implementation of the West Village project. By full buildout, expected in 2015, nearly 4,200 people in 1,650 households will reside in West Village. The projections reported in Table 13 assume that Phase I will be completed by 2013 and Phase II will be completed in 2015, and reported for 2021. The West Village population and household projections only represent a portion of the growth anticipated at UC Davis. The UC Davis 2003 Long Range Development Plan Final EIR estimates that 30,000 students and over 17,700 employees will be associated with the Davis campus by 2015. However, of the students and employees that will not reside in West Village or on campus, the EIR projects that a net of 60 additional students and 970 employee households will seek housing in the City of Davis through 2021, based on the university's overall growth projections.

<b>Demographics</b>	<b>Base Year: 2009</b>	<b>Most Recent Year: 2015</b>	<b>% Change</b>
Population	65,622	66,510	1%
Households	22,789	24,430	7%
Median Income	\$58,280.00	\$56,463.00	-3%

**Table 5 - Housing Needs Assessment Demographics**

<b>Data Source:</b>	2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)
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**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30- 50% HAMFI</b>	<b>&gt;50- 80% HAMFI</b>	<b>&gt;80- 100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	5,310	2,625	3,235	1,735	11,520
Small Family Households	650	695	780	550	5,815
Large Family Households	65	15	105	75	730
Household contains at least one person 62-74 years of age	309	180	275	210	2,315
Household contains at least one person age 75 or older	240	290	400	125	1,060
Households with one or more children 6 years old or younger	230	385	305	200	1,160

**Table 6 - Total Households Table**

<b>Data Source:</b>	2011-2015 CHAS
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## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	15	10	35	125	0	25	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	25	25	0	90	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	245	70	45	40	400	10	0	10	4	24
Housing cost burden greater than 50% of income (and none of the above problems)	3,255	1,335	485	85	5,160	355	155	145	95	750

Housing cost burden greater than 30% of income (and none of the above problems)	155	470	1,315	370	2,310	105	100	140	115	460
Zero/negative Income (and none of the above problems)	775	0	0	0	775	80	0	0	0	80

**Table 7 – Housing Problems Table**

<b>Data Source:</b>	2011-2015 CHAS
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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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	3,605	1,445	560	165	5,775	380	180	160	105	825
Having none of four housing problems	340	735	1,955	1,010	4,040	135	265	560	460	1,420
Household has negative income, but none of the other housing problems	775	0	0	0	775	80	0	0	0	80

**Table 8 – Housing Problems 2**

<b>Data Source:</b>	2011-2015 CHAS
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### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	480	455	405	1,340	95	100	105	300
Large Related	55	15	45	115	0	0	30	30
Elderly	140	74	179	393	260	170	99	529
Other	2,995	1,360	1,205	5,560	115	10	50	175
Total need by income	3,670	1,904	1,834	7,408	470	280	284	1,034

**Table 9 – Cost Burden > 30%**

<b>Data Source:</b>	2011-2015 CHAS
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### 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	410	380	100	890	80	80	60	220
Large Related	55	0	0	55	0	0	30	30
Elderly	80	50	44	174	210	85	34	329
Other	2,970	995	340	4,305	75	10	20	105
Total need by income	3,515	1,425	484	5,424	365	175	144	684

**Table 10 – Cost Burden > 50%**

<b>Data Source:</b>	2011-2015 CHAS
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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	85	4	70	40	199	15	0	10	4	29
Multiple, unrelated family households	4	0	0	0	4	0	0	0	0	0
Other, non-family households	200	90	0	0	290	10	0	0	0	10
Total need by income	289	94	70	40	493	25	0	10	4	39

Table 11 – Crowding Information – 1/2

Data Source:	2011-2015 CHAS
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	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								

Table 12 – Crowding Information – 2/2

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

Single person households are households with only one member that live alone. There were an estimated 6,200 single person households in Davis in 2010 based on Census data. This represents a minor increase from 6,065 households in 2006. Davis has slightly fewer single person households than the larger CMSA. In both Davis and the CMSA, single person households comprised an estimated 26 percent of all households. This share remained steady between 2000 and 2010 in both areas. In a shift since 2006, single person households represented the largest household size category, followed by two-person households.

Approximately 10.4 percent of single person households in Davis owned their home while 15.5 percent were renters in 2010. In the CMSA, the distribution of single person households was less at 12.3 percent. The share of single person households owning their homes in the CMSA has increased by less than one percentage point between 2000 and 2010.

**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.**

California Housing Element law defines a disability to include “any physical or mental disability as defined in Government Code Section 12955.3,” which in turn refers to the definitions established in California Government Code Section 12926. The share of persons with some type of disability was less than half of the share in the CMSA. In Davis, 8.9 percent of the population five years and older had some type of disability. In contrast, 18.8 percent of the CMSA population age five years and older had a disability. Data from 2000 represents the most recent data accurate enough to provide a representative picture of those with disabilities in Davis. The greatest difference in the disabled population between Davis and the CMSA appears to be in the 21 to 64 age group, followed by the 65 and over category. Though 11.9 percent of the CMSA population between 21 and 64 was disabled, only 5.3 percent of the Davis population fell into this category. Furthermore, a smaller share of Davis residents between the ages of 21 and 64 had two or more disabilities as compared to the CMSA. In both geographies, persons with two or more disabilities, across all age groups combined, amounted to the largest subgroup within the disabled population. The proportion of the total population that had two or more disabilities still remained much lower in Davis as compared to the CMSA.

Empower Yolo (formerly the Sexual Assault and Domestic Violence Center) is the primary organization to provide residents with domestic violence intervention and resources for those victims of dating violence, sexual assault and stalking. Empower Yolo assists over 2,000 women, men and children per year with legal, counseling and shelter services, the majority of whom are low to moderate income households. Difficulty arises in determining the number of individuals and families experiencing domestic violence as there are security issues and the problem is underreported. In addition, domestic violence can often present with other issues which cause instability in housing, including drug and alcohol abuse, as well as with homelessness.

**What are the most common housing problems?**

The most common housing problem is housing cost burden. According to the household income and housing cost burden information based on the 2006-2010 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD, 74.2 percent of cost burdened households in Davis fell in the very low- and extremely-low income category. The vast majority of these households were renters; in fact, nearly half of all renter households fell into the very-low income category. In addition, 50 percent of all very-low income households were renter households experiencing housing cost burdens of over 50 percent of household incomes.

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

As stated above, renters are far more likely to experience housing cost burdens than homeowners. These figures are likely impacted by the prevalence of student households in Davis. Among cost-burdened households, 28.5 percent were owner-occupied with moderate or above moderate household incomes. In contrast, only 13.8 percent of renter households possessed household incomes in these categories. Overall, approximately 63.5 percent of all Davis households paid over 30 percent of their annual household income towards housing costs. However, disproportionate numbers of renter households experienced excessive housing cost burdens. In addition to the high rate of student renters, Davis has exhibited consistently low vacancy rates and has, in the past year had record low vacancy, indicating high levels of local housing demand relative to available supply. Rental and homeownership rates are now also at record levels. This high demand and lack of supply contributes to increased housing burden and raises the chances of a household falling into homelessness

**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**

The largest driver of imminent risk is rising housing demand, lack of suitable and affordable housing stock. There is also competition for available units by both low individuals and families with children, but also by the elderly/disabled and student populations.

Apart from supply and cost, the reasons for homelessness and/or becoming unsheltered can vary greatly and include economic hardship, sudden illness or disability, living on a fixed income; it can also include alcohol or substance abuse, mental illness, and domestic violence. Housing needs and preferences differ among these subgroups.

Issues may arise when assisting at-risk individuals to maintain their housing. Individuals with substance abuse problems may be averse to rules and regulations accompanying some transitional housing options. Persons and families escaping domestic violence situations may seek more confidential transitional housing. In addition, the type of services needed by each subpopulation for successful transition into permanent housing will vary, and often many difference services will be needed to assist one individual or family with success.

Currently, several organizations offer transitional housing to the most at risk of homelessness in Davis. Davis Community Meals operates transitional housing. The IRWS operates the winter shelter. Empower Yolo provides emergency shelter and transitional housing services to adults and children escaping domestic violence. While all of these organizations are able to provide shelter and services within the City, some connect to a larger regional network of organizations serving at-risk populations

throughout Yolo County. A couple of developments in Davis provide permanent housing options for some of the subgroups at risk of experiencing homelessness, including fixed-income seniors, persons with physical or mental disabilities, and persons with substance abuse problems. The renovated Homestead Cooperative is operated by the Yolo Community Care Continuum for individuals with mental illness to maintain their independence and ability to live in the community with project based vouchers for a portion of those units from the Housing Authority. Nearly 20 of the one-bedroom units at Cesar Chavez Plaza (affordable tax credit property developed by Neighborhood Partners, New Hope CDC and DCMH) are set aside for extremely low-income households with special needs such as alcohol recovery and mental illness, and the 21 units at Eleanor Roosevelt Circle (tax credit property developed and owned by Neighborhood Partners, Davis Senior Housing and the Housing Authority) are targeted for extremely low-income seniors with physical or mental disabilities or substance abuse problems. Both properties also have project based vouchers from the Housing Authority to ensure deep affordability for a portion of the units. To help prevent loss of shelter from transitional housing, the City, in partnership with the Housing Authority and Davis Community Meals and Housing (DCMH) have developed New Pathways, which includes interim housing with a permanent housing exit through the Getting to Zero program operated by the Housing Authority. Getting to Zero can also take placements directly for those who are unsheltered but ready for permanent housing without interim services. To date, over the last 3 years, the program has placed 26 unsheltered homeless persons into voucher subsidy programs in private rental units with zero housing loss.

**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:**

Estimates of these individuals were not included in the above discussion, however, the City finds there are a number of at-risk groups that may experience housing instability and are therefore in need of supportive services: fixed-income seniors, persons with physical or mental disabilities, persons with substance abuse problems, and youth transitioning out of foster care.

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

Lack of affordability and lack of supply are the main drivers of instability and increased risk of homelessness. It is much less likely due to a substandard housing condition or overcrowding. There is very little difference in the percentage of households with a cost burden of over 30 percent and the percentage of households identified with any housing problem, of which cost burden is included as a subset.



## Discussion

The City of Davis has limited funding available to address all housing needs. However, as previously discussed, the City has been very successful in developing affordable housing units for households of different income levels through its Affordable Housing Ordinance, inclusionary housing requirements, support for tax credit development and joint work with the Housing Authority.

## 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

#### 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	4,245	215	855
White	2,100	115	165
Black / African American	135	10	4
Asian	1,125	70	545
American Indian, Alaska Native	15	0	25
Pacific Islander	20	0	10
Hispanic	440	20	75

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

<b>Data Source:</b>	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	2,195	430	0
White	1,285	215	0

Black / African American	185	14	0
Asian	480	90	0
American Indian, Alaska Native	0	4	0
Pacific Islander	30	0	0
Hispanic	200	105	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

<b>Data Source:</b>	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%

### 50%-80% of Area Median Income

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2,175	1,055	0
White	1,430	625	0
Black / African American	0	15	0
Asian	375	150	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	250	235	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

<b>Data Source:</b>	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%

## 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	750	985	0
White	380	645	0
Black / African American	10	0	0
Asian	220	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	140	110	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

<b>Data Source:</b>	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%

### Discussion

While the data is not entirely clear, it is likely that most of the households in the above tables have an affordability problem that is greater than the other housing problems listed. Within the student households in Davis, it is also likely that there will be more than one person to a bedroom in an effort to reduce housing costs.

With the increases in housing problems in lower income groups, there is a clear need for additional affordable housing units and outreach to these households about their rights as a tenant. There is increased evidence of housing problems among ethnic minorities, particularly in the lower income categories, stemming from a variety of issues, including former redlining practices that affect long term minority Davis households or, also, in foreign student households attending the University. Regardless, multi-lingual outreach from the city's affordable housing and fair housing programs is one important component of serving these needs, along with education, the City's rental inspection program and the ongoing development of new types and forms of housing with an eye on increased supply and better affordability.



**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**

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,985	475	855
White	1,945	270	165
Black / African American	120	25	4
Asian	1,115	80	545
American Indian, Alaska Native	0	15	25
Pacific Islander	20	0	10
Hispanic	425	35	75

**Table 17 – Severe Housing Problems 0 - 30% AMI**

<b>Data Source:</b>	2011-2015 CHAS
---------------------	----------------

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,625	1,000	0
White	945	555	0

Black / African American	115	89	0
Asian	390	180	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	30	0
Hispanic	160	145	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

<b>Data Source:</b>	2011-2015 CHAS
---------------------	----------------

\*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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	720	2,515	0
White	435	1,615	0
Black / African American	0	15	0
Asian	160	370	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	100	385	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

<b>Data Source:</b>	2011-2015 CHAS
---------------------	----------------

\*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	270	1,470	0
White	100	925	0
Black / African American	0	10	0
Asian	100	310	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	65	185	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

<b>Data Source:</b>	2011-2015 CHAS
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\*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

The statistics above come from the Census CHAS dataset based on the 2010 Census. These numbers may be different from information contained in the regional Analysis of Impediments. Of these income categories, there seems to be pretty equal distribution of severe housing problems amongst ethnicities, aside from a few examples. In the extremely low income category (0-30% AMI), 100% of the Pacific Islander households have one or more of the severe housing problems. While the overall number is low at 8 households, it is still notable that every one faces severe housing problems. Also noteworthy is that larger percentages of Black/African American, Asian, and American Indian/ Alaska Native households have one or more of the four severe housing problems within the 30-50% category than the population overall. It's important to promote fair housing practices, information to prospective tenants, and increased affordability overall. The regional Analysis of Impediments (AI) contains updated strategies and goals to address these issues.



## 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:

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,135	3,975	6,385	930
White	9,390	2,690	3,455	165
Black / African American	135	130	225	4
Asian	1,785	605	1,615	600
American Indian, Alaska Native	20	15	10	25
Pacific Islander	0	30	20	10
Hispanic	1,340	340	690	75

**Table 21 – Greater Need: Housing Cost Burdens AMI**

<b>Data Source:</b>	2011-2015 CHAS
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### Discussion:

When comparing the Housing Cost Burden across racial and ethnic groups, there is greater housing cost burden on non-white populations in Davis. The Black/African American household category had a higher percentage of households paying 30-50% of their income towards housing at 39% versus the citywide percentage of 21% of households. The American Indian, Alaska Native category also showed to have increased housing cost burdens when compared with the rest of the community, at 57% spending 30-50% of their income on housing, and households who identified as Hispanic had a 26% representation in this cost burden category. Asian and Hispanic households both showed 34% of households paying more than 50% of their income towards housing, as opposed to 15% overall. And Pacific Islander households had 32% of its households with a 50% or greater housing cost burden.

More affordable housing is needed citywide, as demonstrated with this information, and greater outreach should be focused on these populations with the greatest affordability needs and implementation of focused strategies as outlined in the AI.

## **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?**

When comparing Housing Cost Burden across racial and ethnic groups, there is greater burden on non-white populations in Davis. Black/African American households had a higher percentage of households paying 30-50% of their income towards housing at a total of 39% versus the 21% total jurisdiction wide and the white population percentage of 19%. The American Indian/Alaska Native category showed the population percentage to be greater than the community average also, at 57%, as well as households who identified themselves as Hispanic, with 26% falling into the category of spending 30-50% of income towards housing. Asian and Hispanic categories both had 35% of households paying more than 50% of their income towards housing, as opposed to 25% overall in the community. And Pacific Islander households had 32% of households in the category of paying 50% or more of their income toward housing. It was also evident that Asian households consistently face housing problems to a greater degree than other groups. Staff believes that a high percentage of households in these impacted groups are student households based on the demographics of the local student population at UC Davis.

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

The greatest need is and continues to be the availability of affordable housing, including affordable housing for students and housing that is affirmatively marketed towards the wide-range of ethnicities and races.

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

Most racial and ethnic groups are disbursed within the city, but there is evidence of congregating Asian households within areas of the city with increased apartment complexes on major arterial streets. Staff believes that these are likely student households that access the Unitrans buslines from these locations. These areas include apartments along Sycamore Lane and Alvarado Avenue, as well as portions of South Davis along Cowell Boulevard and Drew Circle. 72% of students at the University are minorities or students of color. Asian students make up 32%, while Hispanic/Latino(a) students are 19%, 2% are Black/African American and 11% are other international.



## NA-35 Public Housing – 91.205(b)

### Introduction

While the City does not own or maintain any public housing in Davis, a cooperative relationship between the City and the regional housing authority, Yolo County Housing, ensures that units with affordable rent, housing vouchers and access to public housing throughout the County is available to residents.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	431	1,301	38	1,260	0	0	0

**Table 22 - Public Housing by Program Type**

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

<b>Data Source:</b>	PIC (PIH Information Center)
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### Actual Totals in Use – YCH numbers, includes non-HUD

Type	Tax Credit	Seasonal Farmworker	Other	Public Housing	Vouchers – Tenant	Vouchers – Project Based	Vouchers-VASH	Vouchers-Mainstream	V- Family Unification
Davis	112	64	55	0					
<b>Total</b>	<b>284</b>	<b>232</b>	<b>105</b>	<b>431</b>	<b>1807*</b>	<b>143</b>	<b>36</b>	<b>22</b>	<b>26</b>

**Data Source:** YCH enterprise/contract data

\*Total Contract, includes voucher subsets

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	16,594	14,032	14,250	13,962	0	0
Average length of stay	0	0	8	7	1	7	0	0
Average Household size	0	0	2	2	1	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	120	435	34	401	0	0
# of Disabled Families	0	0	78	418	4	413	0	0
# of Families requesting accessibility features	0	0	422	N/A	N/A	N/A	N/A	N/A
# 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**

<b>Data Source:</b>	PIC (PIH Information Center)
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### Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	391	1,063	34	1,028	0	0	0
Black/African American	0	0	12	135	2	131	0	0	0
Asian	0	0	12	63	2	61	0	0	0
American Indian/Alaska Native	0	0	3	30	0	30	0	0	0
Pacific Islander	0	0	4	10	0	10	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**

<b>Data Source:</b>	PIC (PIH Information Center)
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**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	276	317	7	310	0	0	0
Not Hispanic	0	0	146	984	31	950	0	0	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**

<b>Data Source:</b>	PIC (PIH Information Center)
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**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There is no public housing in the City of Davis.

Tenants and applicants of public housing are most in need of the following things: affordable housing, job training programs, and steady employment opportunities with a living wage. Persons waiting for accessible units have similar needs, but are often also seeking efficient and accessible transportation options in the community. Davis has a paratransit option within town through Davis Community Transit and one countywide through Yolo Special, but traveling throughout the county or the region can still be more time-consuming and problematic.

In order to assist persons and families on the Section 8 tenant-based waiting list, the City of Davis will continue to participate in the creation of affordable housing for extremely low-income, low-income, and moderate-income families through its housing programs.

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

There is no public housing in Davis. While residents of public housing units are able to enjoy the reduced rent of their affordable units and services that are provided on site to meet their needs, voucher holders have difficulty identifying a place to live in Davis that complies with rent maximums and, historically, those that accept vouchers. The law regarding accepting vouchers has changed January 1<sup>st</sup> of 2020; however, Davis rents, despite having a higher local payment standard, are still often out of reach. At program entry, a family can only pay between 30% and 40% of income on a housing voucher; however, over time, if the landlord raises the rent and payment standards do not change or do not increase at pace, then the family may find itself overpaying for housing even with a voucher. The affordability issue comes into play in two ways - 1) just being able to find a rental where they will only pay between 30% and 40% at initial occupancy (even with the higher Payment Standard in Davis) and 2) being able to remain housed as housing costs rise over time and rents may become more unreasonable with rent increases.

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

The population at large also has issues with overpayment towards housing and is in need of housing with greater affordability. Given the high demands on Davis housing and its limited quantity, housing affordability continues to be the most pressing issue, which correlates with the overall housing cost burden that people living in Davis, especially renters, feel citywide.

**Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The latest census of homeless individuals living in Davis (from data collected in January of 2019 during the point in time survey as required by HUD) was the source information for the following tables. Below is also a discussion of that data.

### HOMELESSNESS ON A SINGLE NIGHT (JANUARY 22, 2019)



## 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)	0	36	20	20	30	90
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	42	34	250	0	50	150
Chronically Homeless Individuals	30	23	140	0	25	7,365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	8	30	0	15	270
Unaccompanied Child	0	0	2	0	2	30
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

<b>Data Source Comments:</b>	
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	This data was acquired through the local Homeless Census for 2015 and information provided by Davis Community Meals, the primary service provider for individuals and families facing homelessness.
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Indicate if the homeless population is:	Has No Rural Homeless
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**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):**

As shown in the table above, the bulk of local chronic homelessness occurs among homeless individuals. Local service providers work diligently to get households with children sheltered in transitional or permanent housing as quickly as possible. In addition, the County of Yolo currently has a CalWorks program designed specifically for families with children experiencing homelessness, which further reduces unsheltered populations.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	53	30
Black or African American	13	10
Asian	0	0
American Indian or Alaska Native	3	2
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	15	12
Not Hispanic	55	30

<b>Data Source Comments:</b>	This data was acquired through the local Homeless Census for 2015 and information provided by Davis Community Meals, the primary service provider for individuals and families facing homelessness.
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**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

In getting families with children out of homelessness, many enter into a transitional housing program before identifying a subsidized affordable housing unit. Others receive assistance through rapid rehousing or Getting to Zero programs. While some are able to find housing without assistance, the majority (likely 75%) need assistance with affordable permanent housing. The City rarely sees homeless veterans with families. Veterans who are homeless tend to be single individuals. The Housing Authority currently has VASH (Veterans Affairs Supportive Housing) and works extensively with the VA and veterans groups to identify disabled and chronically homeless veterans for participation in permanent housing with VA wrap around case management services.

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

The homeless population's racial and ethnic groups appear overall to be representative of the community. There does appear to be a higher percentage of Black or African American and Hispanic individuals who are homeless and a lower percentage of Asian individuals who are homeless, at none. However, over the last period, the City has received anecdotal information that there has been a rise in unsheltered students.

Because of the overall lack of housing supply and its impact on residential households and students, the City, County and University entered into a joint memorandum committing the University to creating more housing, which we hope will have an impact on homelessness overall, including minority households.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The City of Davis has seen a 40% rise in homelessness since the last point in time count. This rise parallels the rise in housing prices and drop in available housing stock. The City and local non-profit groups are starting work around increased street outreach in hopes of reducing local chronic homelessness and increasing the percentage of sheltered individuals. These approaches include the aforementioned Pathways program, Getting to Zero interim voucher program, CalWorks and, in 2020, the opening of a day respite center for unsheltered individuals with onsite services in partnership with Communicare.

**Discussion:**

Local stakeholders recognize that the biggest obstacles to reducing homelessness, especially chronic homelessness, are the following:

- affordable, available mental health services that connect with individuals in need;
- affordable, available detoxification and drug treatment programs; and
- affordable, available supportive housing for extremely low income households.

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

### **Introduction:**

With the city's orientation as a university town and the bedroom community for much of the state capitol workforce, demographics in Davis get skewed with low-income student households on one end of the spectrum and higher income professionals on the other. As an active community of volunteers and private resources, the many local non-profits serve a variety of local special needs. These community resources assist in leveraging the use of CDBG and HOME funds.

### **Describe the characteristics of special needs populations in your community:**

Given the city's focus on improving accessibility, as well as school and community programs for persons with disabilities, there is an established community with physical, mental, and developmental disabilities. Additionally, there are chronically homeless individuals dealing with mental health illness and/or substance abuse issues. The City assists victims of domestic violence through a non-profit and police partnership, and there are some elderly and frail elderly individuals accessing support services and affordable housing.

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

The priority of need for each of the categories of non-homeless special needs, which includes the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug additions, persons with HIV/AIDS and victims of domestic violence is primarily based on: 1) current requests for assistance from public services agencies geared to address the specific special need in the community; and 2) direct dialog with local service providers. The need is based on maintaining or providing appropriate levels of supportive services to allow existing special need populations to be served in place and in appropriate affordable housing and level of care.

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

The City of Davis does not have information of a local population with HIV/AIDS. In previous years there was only one individual with HIV/AIDS in Davis. Within the County, there were 218 individuals with HIV/AIDS as of June 2019.

### **Discussion:**

The City continues to consider the range of special needs within the community and works to allocate CDBG and HOME funds to those most in need of services and affordable housing. These needs are reflected in the community needs input and social services funding.

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

### **Describe the jurisdiction’s need for Public Facilities:**

The City has a high need for continued removal of architectural barriers in public right of way (sidewalks and intersections), public buildings, parking areas, and parks and recreation facilities in order to carry out the City’s Self Evaluation and Transition Plan and increase compliance with ADA codes. In addition, responses to the Community Needs Survey indicated a need for a drug and alcohol treatment center.

### **How were these needs determined?**

There is a high priority for funding public facility projects that address accessibility improvements in compliance with ADA requirements. In 2007, the City began a process of updating its ADA Self Evaluation and Transition Plan (SETP), which was originally created in 1992 in response to the Americans with Disabilities Act enacted in 1990, mandating equal opportunity for individuals with disabilities. (Appendix E contains a copy of the Preliminary SETP without the attachments). The scope of the SETP includes the assessment of City programs, activities, services and City facilities. In 2008, the City of Davis contracted with the firm of Gilda Puente-Peters Architects to survey city-owned facilities including each facility’s surrounding public right-of-way. The City uses CDBG funds each year to address the necessary ADA projects from the facility surveys in the SETP, starting with the highest priority projects and aligning with the other scheduled city projects.

The City also identified a need for additional services and facilities for homeless persons. In February 2020, the City opened a Day Respite Center to provide access to services and safe place to shelter during the day.

### **Describe the jurisdiction’s need for Public Improvements:**

The City has a high need for infrastructure projects that address accessibility improvements in compliance with ADA requirements, specifically for street, pavement, sidewalk and pedestrian path improvements. In addition, water systems improvements were listed as a high priority in the Community Needs Survey.

### **How were these needs determined?**

In 2008, the City of Davis contracted with the firm of Gilda Puente-Peters Architects to begin surveying city-owned facilities including each facility’s surrounding public right-of-way. The City uses CDBG funds each year to address the necessary ADA projects from the facility surveys in the SETP starting with the highest priority projects, and aligning these tasks with other scheduled city projects.

In addition to the work in the ADA assessment, the Community Needs Survey responses indicated that street and pavement improvements, access to community centers and recreation, water systems improvements and sidewalk and pedestrian path improvements were of highest need in Davis.



**Describe the jurisdiction’s need for Public Services:**

The city has identified the following as needed Public Services:

- Mental Health Services and counseling;
- Substance Abuse Services;
- Housing;
- Respite, hospice and medical services;
- Fair Housing Services;
- LGBTQ services for at risk;
- Transportation; and
- Food Programs.

These services along with homeless support services, services for persons with disabilities, child care, and rental affordable housing were all determined to be priority services for the funding of public services in Davis

**How were these needs determined?**

The City annually receives proposals from local nonprofit service providers that help document community needs by identifying service gaps that could be assisted with CDBG funds. In addition, needs are further evaluated through the Critical Needs List that is updated each year by the Social Services Commission and the City Council. The Community Needs Survey, released before each Consolidated Plan update, allows the public to provide input in the evaluation of local service needs.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section studies the costs of rental and for-sale housing in Davis and provides a general assessment of housing affordability among market-rate units in Davis. Data sources utilized in the following analysis include the 2010 Census, the 2020 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, Yolo County Housing, the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD).

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

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,600	46%
1-unit, attached structure	2,370	9%
2-4 units	3,065	12%
5-19 units	4,230	17%
20 or more units	3,605	14%
Mobile Home, boat, RV, van, etc	510	2%
<b>Total</b>	<b>25,380</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

<b>Data Source:</b>	2011-2015 ACS
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#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	25	0%	550	4%
1 bedroom	165	2%	3,250	24%
2 bedrooms	1,135	11%	5,720	41%
3 or more bedrooms	9,285	87%	4,295	31%
<b>Total</b>	<b>10,610</b>	<b>100%</b>	<b>13,815</b>	<b>100%</b>

**Table 27 – Unit Size by Tenure**

<b>Data Source:</b>	2011-2015 ACS
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Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City currently has 2,355 affordable rental units that provide housing to special needs and nonspecial needs groups and serve households from extremely low- to low-income categories. The majority of these housing units have covenants recorded to their properties that require unit affordability in perpetuity. All newly-built affordable rental and ownership units in Davis, and those rehabilitated with local financial assistance include sustained affordability requirements through affordability covenants and appreciation caps.

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

There are 118 units with potentially expiring affordability during this planning period; however, the City continues to work with the local housing authority, Yolo County Housing, and continues to assess local resources in hopes of determining options for ensuring ongoing affordability in these units. Many factors go into identifying opportunities to extend affordability in expiring units, including:

- willingness of the owner to consider ongoing affordability requirements.
- owner’s need for reinvestment and rehabilitation of the units;
- per unit costs of preserving affordability vs. per unit costs of developing new units that would be permanently affordable;
- number, type, and existing affordability of the expiring units; and
- availability of local resources to purchase more affordability through rent subsidies, rehabilitation, or purchase.

In addition to City-controlled resources, State and Federal funding programs are available to assist preservation efforts. Eligible recipients for these funds include nonprofit agencies, the Housing Authority and the City. While the City would be a likely candidate to help preserve any at-risk unit that may convert to market rates, there are other qualified nonprofit entities active in the City that may also be able to help preserve this affordable housing stock, these nonprofit groups include: Community Housing Opportunities Corporation (CHOC), Mutual Housing California, and New Hope Community Development Corporation (nonprofit subsidiary of Yolo County Housing). Currently, in 2020, there is one property in danger of conversion to market rate. The Housing Authority and a nonprofit entity are working with the owner in an attempt to preserve affordability.

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

Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply and contributing to high local housing costs. As a consequence of the high housing costs in Davis, approximately 46 percent of all Davis households experienced some level of excessive housing cost burden in 2010, though renter households experienced a disproportionate share of housing affordability problems. These high rents also contributed to 1.4 percent of renter households experiencing

some level of overcrowding as a response to overwhelming costs. The average rental rates for units are not affordable to the extremely low-, very low- and low-income households that may be interested in renting. With the majority of renter households categorized as very low- and low-income households, there seems to be a demonstrable need to relieve cost pressures in the Davis rental market. Also, with a median home price of \$698,217 in February 2020, the majority of the Davis for-sale housing market is affordable only to a portion of households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually. The high household income threshold impacts the ability of the Davis workforce to reside in the City. The UC Davis community greatly affects population, household, employment, and housing trends in the City of Davis. The university is currently building increased housing options for its increased student enrollment.

**Describe the need for specific types of housing:**

Based on local information regarding affordability, overcrowding, and workforce commuting, the City needs additional rental housing units for low and very low income households, including elderly households, single-parent households, and persons with disabilities. Although it is difficult to directly connect low and very-low income student households to local affordable housing, based on State and Federal funding requirements, development of low and very-low income units for other groups could decrease competition for apartment units and make rents more affordable. Vacancy rates and market rents would also contribute to a more affordable rental housing market through the addition of more rental units. As in other places, there is also a trend towards needing housing in the band not covered by high market or subsidized rents – the so called “missing middle” for households between 75% and 120% of area median income. While not addressed by the Consolidated Plan, pressure on this group raises rates on naturally occurring affordable housing, pricing it out of reach of lower income groups.

Moderate and above moderate ownership housing continues to be in demand by households with members in the following groups: the local workforce, elderly persons, persons with disabilities, as well new employees in the City. Housing these groups locally could assist with decreasing the large percentage of commuting workforce and could assist in addressing housing needs based on job increases in the local workforce, particularly from the city’s largest local employer: UC Davis.

**Discussion**

## 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	571,700	537,500	(6%)
Median Contract Rent	1,135	1,200	6%

**Table 28 – Cost of Housing**

<b>Data Source:</b>	2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)
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Rent Paid	Number	%
Less than \$500	1,055	7.6%
\$500-999	3,185	23.1%
\$1,000-1,499	5,720	41.4%
\$1,500-1,999	2,510	18.2%
\$2,000 or more	1,350	9.8%
<b>Total</b>	<b>13,820</b>	<b>100.1%</b>

**Table 29 - Rent Paid**

<b>Data Source:</b>	2011-2015 ACS
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### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	445	No Data
50% HAMFI	1,350	170
80% HAMFI	6,320	369
100% HAMFI	No Data	545
<b>Total</b>	<b>8,115</b>	<b>1,084</b>

Consolidated Plan	DAVIS	54
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**Table 30 – Housing Affordability**

<b>Data Source:</b>	2011-2015 CHAS
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**Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	953	1,015	1,342	1,935	2,357
High HOME Rent	953	1,015	1,264	1,452	1,600
Low HOME Rent	770	825	990	1,143	1,275

**Table 31 – Monthly Rent**

<b>Data Source:</b>	HUD FMR and HOME Rents
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**Is there sufficient housing for households at all income levels?**

No, based on the information here and within the Housing Problems of the Needs Assessment portion of the plan, it is evident that additional affordable housing is needed within the city. This is true for both rental and ownership opportunities from extremely low to moderate income levels.

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

Home values in Davis remain relatively constant due to the city's smart growth policies and limited increases in housing stock. It is likely that homes will remain at higher prices than surrounding areas, regardless of approved projects that are pending construction. Additionally, with increases in enrollment at the university and no plans for new rental housing units (aside from affordable projects), rental housing will likely stay around the same prices and with a very low vacancy rate.

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

Based on this information, it is evident that the city should work to focus resources for affordable rental housing on very low and extremely low income households that have greater difficulty paying for market rate housing. Market rate rents are often close to fair market rents/high HOME rents affordable to low income households.

**Discussion**

The City of Davis continues to use its tools of inclusionary housing requirements, land, funds, and other affordable housing resources to continue with the production of affordable housing. With the loss of redevelopment and reductions to the CDBG and HOME programs, the City struggles with resources for this work and is tending to focus on providing for the lowest of incomes who are most in need and without many other housing options. Fortunately, the city has had long-standing local requirements that affordable housing remain affordable in perpetuity, so potential expiration of affordable housing units has been less of an issue than in other cities, while still coming up from time to time on non-city required projects.



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

### Introduction

The City of Davis has approximately 13,630 houses that were built prior to 1980's. Forty-four percent of the Davis housing stock was built since 1980 and as a consequence of the city's relatively new housing stock, the units in Davis are in good condition overall.

### Definitions

The City defines substandard units as units that do not meet local planning and building codes, or county health codes. A unit that can be brought up to code more affordably than by tearing it down and rebuilding it would be defined as a unit in substandard condition, but suitable for rehabilitation.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,145	20%	8,130	59%
With two selected Conditions	40	0%	420	3%
With three selected Conditions	4	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,425	79%	5,260	38%
<b>Total</b>	<b>10,614</b>	<b>99%</b>	<b>13,810</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source:	2011-2015 ACS
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### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	980	9%	1,910	14%
1980-1999	4,510	42%	5,020	36%
1950-1979	4,860	46%	6,490	47%
Before 1950	265	3%	400	3%

<b>Total</b>	<b>10,615</b>	<b>100%</b>	<b>13,820</b>	<b>100%</b>
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**Table 33 – Year Unit Built**

<b>Data Source:</b>	2011-2015 CHAS
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**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	5,125	48%	6,890	50%

Housing Units build before 1980 with children present	1,585	15%	835	6%
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**Table 34 – Risk of Lead-Based Paint**

<b>Data Source:</b>	2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)
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**Vacant Units – N/A.**

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

**Table 35 - Vacant Units**

**Need for Owner and Rental Rehabilitation**

From time to time the City assists with rental rehabilitation of affordable housing projects. This is mainly based on availability of resources and in recognition of an affordable housing site's limited ability to raise funds in more conventional ways. With a strong local rental housing market, many rental housing units are rehabilitated by the owner in an effort to stay competitive and maximize profits. Some rental housing units with deferred maintenance get referred to Fair Housing or Code Enforcement and are addressed through a regulatory means. The City Council has also had discussions about potential programs to further monitor the quality of rental housing units. City staff regularly inspect affordable rental units for housing quality and maintenance.

Ownership housing rehabilitation is typically done by local owners either for resale in the strong housing market or for personal gain during occupancy. Overall the ownership housing stock appears well maintained. Building code issues with the owner occupied housing stock would be processed through

Code Enforcement, which happens from time to time. Most Code Enforcement issues in ownership housing occur in renter-occupied units and relate to illegal conversions of housing to maximize a unit's renting potential due to availability of local renters in this college town.

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

As previously discussed, the City's housing stock is relatively new with 75% of the housing constructed after 1970. The City housing stock that was constructed prior to 1970 is in the downtown area where prices have remained high and out of reach of many low- and moderate-income families. The City's current affordable housing stock did not commence construction until after the adoption of an inclusionary housing policy in 1987, which is after the use of lead-based paint had been prohibited. Therefore, the number of housing units occupied by low- and moderate-income persons and families with lead-based paint is anticipated to be diminutive. This is somewhat confirmed by the California Lead-Based Paint Hazard Control Program, when the program staff stated that Yolo County is not an area that has a high percentage of persons with elevated blood levels containing lead. Furthermore, current statistics from the State Department of Public Health shows that there has only been 17 cases of elevated levels of lead in the blood in children under 6 in Yolo County. None of the cases were in the City of Davis.

### **Discussion**

The City's goal is to accurately assess and quantify risks associated with childhood lead poisoning and implement effective measures to significantly reduce or eliminate such risks. Local efforts are directed at achieving the following major tasks and objectives:

- Increase coordination between relevant public health, environmental, educational and housing programs.
- Achieve greater awareness and participation from the private sector in addressing lead-based paint problems.
- Advocate for increases in federal and state funding and other support for lead-based paint testing, abatement and public information activities.
- Comply with Title X requirements in all City-funded housing programs.
- Increase lead-based paint awareness among low-income families in Davis by requiring the distribution of educational materials at all affordable housing projects, regardless of the project's age.



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

### Introduction

The City of Davis works collaboratively with Yolo County Housing, the local Housing Authority, in addressing issues of homelessness and affordable housing needs. While there are no public housing units in Davis, there are hundreds of tenant-based and project-based vouchers used in town. The table included is a summary of the affordable housing provided by Yolo County Housing in Yolo County.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project -based	Tenant -based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	431	1,527	38	1,489	0	0	0
# of accessible units									

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

**Table 36 – 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:**

There are no public housing units in Davis. Yolo County Housing does own some of the local affordable housing stock either as the Housing Authority or through its non-profit arm New Hope Community Development Commission, but none of the housing is designated as public housing units.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
This section is not applicable.	N/A

**Table 37 - Public Housing Condition**

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

This section is not applicable.

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

This section is not applicable.

**Discussion:**

This section is not applicable.





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

## Introduction

### Facilities and Housing Targeted to Homeless Households - TBD

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Beds
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New
Households with Adult(s) and Child(ren)				
Households with Only Adults				
Chronically Homeless Households				
Veterans				
Unaccompanied Youth				

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**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**

In Davis, there is a local non-profit agency called CommuniCare which is focused on providing health services to the uninsured. Mental health services are offered through the County and through Yolo Community Care Continuum (YCCC). YCCC offers varying types of housing focused on serving individuals with different levels of mental health needs. From their crisis housing through permanent supportive housing units, YCCC focuses on pairing mental health services with housing options. Employment services are primarily administered by the County through CalWorks and other employment programs. There is also an employment services program by Davis Community Meals and Housing through the Pathways to Employment program.

**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 primary facilities that serve these populations are the City’s Homeless Coordinator, the Interfaith Winter Rotating Shelter, the City of Davis Day Respite Center, CommuniCare, the Davis Community Meals Resource Center and Transitional Housing, County of Yolo services at 600 “A” Street, and the Housing Authority, through Mainstream vouchers, VASH, partner units and Getting to Zero program. Through these entities, populations are provided resource and referral information about all available services that respond to their needs, day services, employment opportunity, benefit enrollment and housing services. Individuals can also wash clothes, eat, shower, and rest.

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

### **Introduction**

Affordable supportive housing can be tricky for a few reasons. The first challenge is the difficulty in determining appropriate affordability calculations for special needs housing that incorporates services typically not included in affordable housing rent calculations (e.g. food in assisted living). Housing for special needs groups is also difficult due to the large subsidies required to provide low enough rents to reach the target population. This housing type is also difficult as a result of the need to fund the project's services both initially and into the future of the project.

### **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**

Currently, the greatest supportive housing needs appear to be for households with disabilities, with a focus on mental health illness, as well as housing options for persons with alcohol and drug addictions. Often these categories can overlap amongst households, particularly households who are homeless. When looking at addressing local homelessness, particularly the needs of chronically homeless individuals, extremely low income supportive housing for these needs groups is identified as a great need. Needs of frail elderly individuals should continue to be monitored as well. Currently, there are in home hospice and needs care. The City anticipates that there will be a future day center for these special populations.

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

Yolo Community Care Continuum (YCCC) provides a spectrum of housing options for persons with mental illness. The City has supported YCCC programs and facility maintenance with CDBG funds to maintain these options that range from Safe Harbor, a 24-hour staffed facility, group care homes, a farmhouse residential program with on-site therapy activities, and permanent supportive housing for independent living. YCCC focuses on providing affordable housing options that are suitable to the needs of the individual client. YCCC also staffs an outreach program for homeless individuals with mental illness and works to build relationships with the clients in hopes of gaining voluntary participation.

### **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)**

There continues to be a local need for permanent supportive housing units that serve low and extremely low income households with mental illness and/or substance abuse challenges. The City anticipates that new senior and senior affordable housing will be built during the term of the Plan, potentially adding to the stock of service enriched senior housing. In addition, the City is supporting a new development using HOME funds for low income persons by Mutual Housing and continues to look for additional opportunities. The City also funds social services on an annual basis through CDBG public service funds. These social services assist homebound seniors, low-income families, and others who may not be homeless and may not be in affordable housing, but still need supportive services to maintain their housing and household.

**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))**

There continues to be a local need for permanent supportive housing units that serve low and extremely low income households with mental illness and/or substance abuse challenges. The City expects the Fifth Street affordable housing project to come online in 2020 and is working with developers on additional housing and senior housing that will include a portion of extremely low income housing units. The City also funds social services on an annual basis through CDBG public service funds. These social services assist homebound seniors, low-income families, and others who may not be homeless and may not be in affordable housing, but still need supportive services to maintain their housing and household.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City’s public policies related to land use controls are not considered barriers to affordable housing. In fact the opposite appears to be true. The City of Davis has been a leader in the State of California in producing affordable housing through inclusionary zoning established in its Affordable Housing Program. Since 1987, over 2,000 affordable units (both rental and ownership) have been built or approved within approximately 40 rental projects and more than 15 subdivisions. This includes over 1,200 permanently affordable rental units and resale-restricted affordable ownership units built, multiple land dedications to the City for the construction of housing, and several special needs projects and shelters that address the needs of domestic violence victims, homeless individuals, seniors, students, and developmentally disabled adults.



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

### Introduction

### 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	552	60	4	1	-3
Arts, Entertainment, Accommodations	2,323	2,727	15	23	7
Construction	745	235	5	2	-3
Education and Health Care Services	2,857	2,497	19	21	2
Finance, Insurance, and Real Estate	980	814	7	7	0
Information	325	271	2	2	0
Manufacturing	928	444	6	4	-2
Other Services	725	693	5	6	1
Professional, Scientific, Management Services	1,774	1,699	12	14	2
Public Administration	0	0	0	0	0
Retail Trade	1,892	1,963	13	16	4
Transportation and Warehousing	405	42	3	0	-2
Wholesale Trade	533	114	4	1	-3

Total	14,039	11,559	--	--	--
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**Table 39 - Business Activity**

<b>Data Source:</b>	2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
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## Labor Force

Total Population in the Civilian Labor Force	34,185
Civilian Employed Population 16 years and over	32,045
Unemployment Rate	6.25
Unemployment Rate for Ages 16-24	18.64
Unemployment Rate for Ages 25-65	4.09

**Table 40 - Labor Force**

<b>Data Source:</b>	2011-2015 ACS
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<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	12,405
Farming, fisheries and forestry occupations	805
Service	2,710
Sales and office	4,990
Construction, extraction, maintenance and repair	770
Production, transportation and material moving	670

**Table 41 – Occupations by Sector**

<b>Data Source:</b>	2011-2015 ACS
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## Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	21,795	75%
30-59 Minutes	5,820	20%

60 or More Minutes	1,535	5%
<b>Total</b>	<b>29,150</b>	<b>100%</b>

**Table 42 - Travel Time**

<b>Data Source:</b>	2011-2015 ACS
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**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	590	195	180
High school graduate (includes equivalency)	1,230	90	635
Some college or Associate's degree	2,630	255	1,225
Bachelor's degree or higher	16,425	600	3,495

**Table 43 - Educational Attainment by Employment Status**

<b>Data Source:</b>	2011-2015 ACS
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Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	35	4	270	210	200
9th to 12th grade, no diploma	565	100	160	215	165
High school graduate, GED, or alternative	3,565	555	400	1,005	705
Some college, no degree	12,770	1,380	355	1,175	805
Associate's degree	755	370	195	660	380
Bachelor's degree	3,705	3,290	2,060	3,295	1,250
Graduate or professional degree	380	2,680	3,075	6,140	2,745

**Table 44 - Educational Attainment by Age**

<b>Data Source:</b>	2011-2015 ACS
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Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	16,434
High school graduate (includes equivalency)	29,602
Some college or Associate's degree	26,884
Bachelor's degree	44,126
Graduate or professional degree	71,079

**Table 45 – Median Earnings in the Past 12 Months**

<b>Data Source:</b>	2011-2015 ACS
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**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest employers in Davis included UC Davis, the Davis Joint Unified School District, the City of Davis, and Sutter Davis Hospital.

**Describe the workforce and infrastructure needs of the business community:**

The City of Davis is home to UC Davis, a university known for its academic and research excellence. The city is working to diversify its economy to become more sustainable environmentally, economically and socially. The Davis business community, including growing technology sectors, require a highly skilled, highly educated workforce. The University and a highly ranked local K-12 school system are well aligned with this demand. However, there is recognition of the need for an expansion of training programs in “applied” skills (machining, laboratories, manufacturing) that do not require 4 year college or post graduate degrees.

As broadband access is now considered an essential utility, the City has recently participated in development of a Yolo County Broadband Strategy. The City also recently completed a surface water project and an expansion to its wastewater treatment plant to ensure sufficient utility infrastructure.

**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 city is processing applications for two (2) new 200+ acre innovation centers and a mixed-use innovation district to provide opportunities for new public/private research & development, growing technology/innovation based companies to stay in Davis, and new companies to locate in Davis. These companies will need both highly educated and administrative/technical assistance/service employees. These projects are under review and are expected to result in the need for infrastructure improvements to the transportation and transit systems that accommodate local and regional commuting patterns resulting from increased local employment.

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

The presence of University graduates and a highly educated population corresponds well with needs of our growing local and regional technology sectors. The University, Los Rios Community College, the Davis Joint Unified School District and local technology companies are actively supporting STEAM (Science, Technology, Engineering, Arts, Math) programs in K-12 to better align our future workforce with the skills/knowledge needed in our growing knowledge-based economy. The Community College satellite facility located on the UC Davis Campus has plans to add a lab and laboratory training in its second phase, to be better aligned with our ag-tech and bio-tech company needs. The school based robotics program in Davis helps to prepare youth for future tech jobs, both in college decreed fields and non-college technical fields.

**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.**

The City participates in regional and county based workforce initiatives by acting as a facilitator to connect businesses with resources available to meet their employment needs. For example local businesses have been connected to and participated in CA State Employment Panel Training (ETP) programs that subsidize the costs of training new employees. Davis and other Yolo County jurisdictions work with our local Workforce Investment Board to improve the design and deployment of workforce development and training programs, and the disbursement of information to job seekers about available training resources. These training programs are assisting in developing the workforce skills needed by businesses in targeted regional industries. The current priority focus is on the un- or under employed, including youth. It is anticipated that these resources can assist local non-profit agencies working with individuals at-risk of homelessness, or who are experiencing homelessness to find job training opportunities for their clients to train for the workforce, maintain employment, and find and maintain housing.

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

Yes

**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.**

Through a collaborative process called the “Next Economy” the Greater Sacramento Region prepared the “Capital Region Prosperity Plan” which has been recognized as a regional Comprehensive Economic Development Strategy (CEDS) by the Economic Development Administration (EDA). The City, along with all other cities and counties in a six county region have adopted formal resolutions of support for the strategy. The City has taken the next step and has adopted its own Innovation and Economic Vitality Action Plan that is directly aligned with this CEDS. These plans include goals, objectives and specific actions and performance measures that relate to the local strategy. Here are the regional and local goals identified:

**Capital Region Prosperity Plan Goals:**

- 1.Foster a strong innovation environment
- 2.Amplify the Region’s global market transactions
- 3.Diversify the economy through growth and support of core business clusters
- 4.Grow and maintain a world-class talent base
- 5.Improve the regional business climate for economic growth

**City of Davis Innovation & Economic Vitality Action Plan Goals:**

- 1.Facilitate Technology and Business Development
- 2.Increased University Engagement
- 3.Expand Support Network for Local Business
- 4.Strategic Branding and Marketing
- 5.Leadership

The City is actively working to strengthen its entrepreneurial network and support growth of technology and knowledge based companies that leverage the University’s research. The City supports Davis Roots, a local business accelerator, and actively participates in JumpStart Davis, a convener of events focused on connecting and providing entrepreneurs with access to needed resources, as well as the creation of a downtown co-working space, Pollinate Davis. The City also participates in collaborative efforts of two State recognized innovation hubs (Innovate North State and SARTA - Sacramento Area Regional Technology Alliance), and the UC Davis Child Center for Innovation and Entrepreneurship. The City solicited and is processing applications for creation the of two new innovation centers and a mixed-use Downtown University Innovation District to provide sufficient space in environments conducive

to the growth of knowledge-based businesses. As part of these efforts, the City is conducting economic impact analyses to determine projected direct, indirect and induced employment growth, and the related value of such job growth to the local and regional economy. Demand created by new employment is expected to support the growth of local business to business transactions and the need for services that will support the business and service sectors of our local economy. It is anticipated that the micro-enterprise assistance highlighted in the priority needs of the Consolidated Plan will benefit from the City's Innovation & Economic Vitality Action Plan through the identification of qualifying micro-enterprises in need of assistance.

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

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

No. The main characteristic of the housing market in the City of Davis is the challenge of housing affordability. Therefore, most local households that are identified as having a housing problem are overpaying or are unable to pay for housing; it is less likely a problem due to a substandard housing condition or overcrowding. There is very little difference in the percentage of households with a cost burden of over 30 percent of their income being used on housing and the percentage of households identified to have any housing problem, of which cost burden is included as a subset. Areas of the city that show a high percentage of housing cost burdens are centered in the downtown area, and the west side of town, closest to the University. The reason for this is most likely that these areas have a high percentage of apartment complexes, and these complexes house a high percentage of students from the University.

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

According to HUD's Office of Policy, Development and Research's (PDR) Enterprise Geospatial Information System, the City of Davis has no racially/ethnically concentrated areas of poverty.

According to the 2010 Census, there are tracts in the city that have a high population of individuals of Asian descent in Central, North and West sections of town. As stated above, one of the most likely reasons for the high percentage of individuals of Asian descent in these locations is due to the high percentage of students from the University who find these areas desirable place to live in due to proximity to the University and public transit.

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

These neighborhoods have properties that are older, smaller apartment complexes or duplexes, with some single family homes. The high level of housing demand in Davis, especially in the downtown and west side of town contributes to high housing costs in these areas. In addition, housing costs can be high due to proximity to retail, schools, parks and bike paths, and amenities such as the community library, grocery stores and transit lines. West Davis is particularly close to the University, and is easily accessible by foot or by bike, making it a highly attractive area to live for students and students with families.

### **Are there any community assets in these areas/neighborhoods?**

As previously stated, the downtown and west portions of town have many community assets. These areas are close to the University, (the main entrance to the University is less than a mile from downtown) and have a high concentration of retail, parks, playgrounds, community amenities (the library, city hall), are

close to professional buildings with doctors offices, and are easily accessible by the city's bus system, Unitrans.

**Are there other strategic opportunities in any of these areas?**

Providing information about the city's Fair Housing services and Affordable Housing program in multiple languages can help to address housing cost burden within the community by helping an individual or family locate housing for an affordable rent; however, it is more challenging to assist households that are all student households since they often do not qualify for affordable housing units or programs that receive Federal assistance.



**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.**

Waiting on data collection – to be completed.

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

Davis is already served by two (2) providers, which introduces competition into the community.

## **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 major increased natural hazard risks associated with climate change include unstable weather patterns and increased heat.

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

Unstable and variable weather is of major concern for unsheltered populations, while high heat events affect not only these populations, but also the elderly, disabled and young children disproportionately. Where families do not have access to areas/spaces for cool down or to maintain core body temperature, these predominantly low income and special needs populations are subject to increased vulnerability to illness, heat exhaustion or heat stroke.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Davis is intending to fund a variety of activities to assist low- and moderate-income residents. The priority for allocating funding to different activities is based on identified critical needs, input from public service agencies, community groups, and citizens surveys, availability of funding, and consideration by both the Social Services Commission and City Council. As part of the Consolidated Plan preparation process, City staff conducted outreach, data collection and held meetings and a workshop around community and critical needs. Also, as previously mentioned, the Self Evaluation and Transition Plan identifies multiple areas in City facilities and infrastructure that need improvements to remove architectural barriers for persons with disabilities. Many of the City’s identified community development needs are in response to the information gathered for this report.

Direct input from the public is an important part of establishing priorities and making funding decisions. The Social Services Commission and City Council each conduct public hearings before making funding recommendations and approving funding allocations, respectively. The primary reason for funding any local activity is that there is a demand/need for the activity that would not otherwise be addressed without assistance from the City. Also, in funding the activity, it is determined that the activity will benefit income-qualified residents individually and/or collectively. Due to a limit on available funding, not every desired activity is able to be funded, even if it is a priority.

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

### **Geographic Area**

**Table 46 - Geographic Priority Areas**

#### **General Allocation Priorities**

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

The City does not allocate funding on a geographical priority basis.

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

### Priority Needs

1	<b>Priority Need Name</b>	Mental Health Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Mental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Aid Persons with Mental Illness with Independence
	<b>Description</b>	Facilities for the treatment of those experiencing mental illness.
	<b>Basis for Relative Priority</b>	Feedback from the Community Needs Survey ranked Mental Health Care Facilities as a high priority for the use of CDBG funding.
2	<b>Priority Need Name</b>	Removal of Architectural Barriers
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve Accessibility of City Facilities
	<b>Description</b>	Removal of architectural barriers in Public Facilities frequently used by the public including City Hall, city-owned buildings, parks and playgrounds.
	<b>Basis for Relative Priority</b>	In 2010, the City completed a Self Evaluation and Transition Plan which identifies high priority repair and improvement needs at multiple areas in City facilities and infrastructure that need improvements to removal architectural barriers for persons with disabilities. Many of the City's community development needs are in response to this report.
3	<b>Priority Need Name</b>	Street and Sidewalk ADA Improvements

	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve Accessibility of Streets and Sidewalks
	<b>Description</b>	The repair and improvement of high traffic pedestrian walkways, including curbs-cuts, detectable warnings and access ramps at intersections and the installation of audible signals.
	<b>Basis for Relative Priority</b>	In 2010, the City completed a Self Evaluation and Transition Plan that identifies high priority repair and improvement needs at multiple areas in City facilities and infrastructure that need improvements to remove architectural barriers for persons with disabilities. Many of the City’s community development needs are in response to this report.
4	<b>Priority Need Name</b>	Senior Services
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Assist Elderly to Live Independently Provide Senior Services
	<b>Description</b>	Services for senior citizens including food programs via meals-on-wheels and community meals, support services for caregivers, and check-in services for homebound seniors.
	<b>Basis for Relative Priority</b>	Feedback from the Community Needs Survey ranked services for the elderly as a high priority.
5	<b>Priority Need Name</b>	Services for the Disabled
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Physical Disabilities

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Aid Persons with Mental Illness with Independence Provide Services for Persons with Disabilities
	<b>Description</b>	Services for individuals with disabilities
	<b>Basis for Relative Priority</b>	Feedback from the Community Needs Survey ranked services for individuals with disabilities as a high priority.
6	<b>Priority Need Name</b>	Youth Services
	<b>Priority Level</b>	Low
	<b>Population</b>	Unaccompanied Youth Persons with Physical Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Services for Youth
	<b>Description</b>	Services for youth, including at-risk, uninsured and special needs children, and those children about to age out of the foster care system.
	<b>Basis for Relative Priority</b>	Support services for children are always a priority; however, not all children qualify to receive services in a CDBG-funded program. Additionally, the respondents to the Community Needs Survey did not rank youth services as a high priority.
7	<b>Priority Need Name</b>	Transportation Services
	<b>Priority Level</b>	High
	<b>Population</b>	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Assist Elderly to Live Independently Aid Persons with Mental Illness with Independence Provide Services for Persons with Disabilities
	<b>Description</b>	Services to provide transportation for individuals with physical disabilities, mental illness, and the elderly.
	<b>Basis for Relative Priority</b>	Feedback from the Community Needs Survey ranked transportation services as both a highly used service and a service in high need. In addition, the discussion with local service providers indicated an unmet need as it relates to the inability of individuals with mental illness to use public transportation to make medical and therapeutic appointments.
8	<b>Priority Need Name</b>	Substance Abuse Services
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Substance Abuse Persons with Alcohol or Other Addictions
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Assist Low Income Persons with Addictions
	<b>Description</b>	Services for individuals struggling with substance abuse
	<b>Basis for Relative Priority</b>	Services for individuals struggling with substance abuse issues are a high need, as there are no treatment facilities in Davis, and both homelessness and housing instability can arise from such issues. In addition to a lack of services locally in Davis, there has been a significant decrease in countywide services responding to this need over the past ten year period.
9	<b>Priority Need Name</b>	Heath Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Chronic Homelessness



	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Access to Health Care
	<b>Description</b>	Health services for the uninsured and low to extremely low income
	<b>Basis for Relative Priority</b>	Affordable health care has routinely ranked as a high priority in the community and with service providers, and the Community Needs Survey showed both a high volume of use of the services, as well as a high priority for the respondents to the short-form survey. Health care access covers nearly all special needs populations qualifying by income or by presumed benefit status. These services also fill need gaps where the Affordable Care Act (ACA) cannot, with households who are uninsured, cannot afford even ACA coverage, or are undocumented.
<b>10</b>	<b>Priority Need Name</b>	Fair Housing Activities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Fair Housing Services
	<b>Description</b>	Fair Housing activities include providing resource and referral information for fair housing documents and contact information for outside agencies for local tenant/landlord issues, helping to ensure equal access to housing by assisting in reporting housing discrimination, providing technical assistance to affordable housing providers, and educating citizens on rights and responsibilities of

		tenants and landlords. Fair Housing staff also assists in filing fair housing complaints as appropriate and in referring individuals in need of emergency housing to area providers.
	<b>Basis for Relative Priority</b>	Fair Housing services are required by the CDBG program regulations and are ranked as a high priority by the respondents to the Community Needs Survey.
<b>11</b>	<b>Priority Need Name</b>	Homeless Support
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Shelter Homeless End Chronic Homelessness Provide Services To Individuals Who Are Homeless Housing Units for Chronically Homeless
	<b>Description</b>	Services in support of individuals who are homeless, including shelter resource centers, shelter for victims of domestic violence, food assistance and outreach for individual needs assessments.
<b>12</b>	<b>Priority Need Name</b>	Rehabilitation of Existing Rental Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Rehabilitation of Existing Affordable Housing
	<b>Description</b>	Includes the rehabilitation of existing structures, including substantial rehabilitation programs, to ensure the property is brought up and maintained to local and current codes and standards. Rehabilitation includes energy efficiency modifications aimed at improving the energy efficiency of affordable housing units through additional insulation, new windows and doors and other similar structural improvements, as well as accessibility improvements to make affordable housing units accessible to individuals with disabilities.
	<b>Basis for Relative Priority</b>	The rehabilitation of existing affordable housing units for extremely low-income, very low-income and low-income residents is listed as a Critical Need in the City of Davis' Critical Needs List, reviewed and updated by the Social Services Commission each year and approved by the City Council to direct CDBG resources to have the greatest impact for target groups. Rehabilitation of existing affordable housing units ensures the affordable housing stock is safe and reliable, and energy efficiency upgrades can reduce utility costs for residents, along with improving the overall sustainability of the projects.
<b>13</b>	<b>Priority Need Name</b>	Production of New Rental Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide Affordable Housing Units Housing Units for Chronically Homeless
	<b>Description</b>	Assist in the production of new rental units for extremely-low, very-low and low-income families and individuals.
	<b>Basis for Relative Priority</b>	The City of Davis' Housing Element presented estimates of new housing needed in Davis based on calculations done by the California Department of Finance and SACOG using census data and population projections. According to these

		sources, the city will need to produce 620 new units of affordable housing at various percentages of area median income to meet local needs. In addition to these estimates, Davis has an extremely low vacancy rate that can make finding affordable housing problematic and always in high demand.
<b>14</b>	<b>Priority Need Name</b>	Services for Victims of Domestic Violence
	<b>Priority Level</b>	High
	<b>Population</b>	Victims of Domestic Violence Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Aid Victims of Domestic Violence
	<b>Description</b>	Services provided for abused or neglected partners and children.
	<b>Basis for Relative Priority</b>	HUD also considers victims of domestic violence as a special needs population. Domestic violence is a leading contributor to housing instability and homelessness, and individuals experiencing domestic violence fall into priority housing needs for these reasons.

**Table 47 – Priority Needs Summary**

**Narrative (Optional)**

Priority needs are determined as the Consolidated Plan is developed, and are based on community input, through the Community Needs Survey and public comment at Commission and Council meetings, input from service providers, the CDBG and HOME Critical Needs list, and an analysis of data gathered for the city’s Housing Element.

## 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)	As a college town with greater demand for rental housing than there is supply, the City of Davis currently has a vacancy rate of 1.9%. Due to the low vacancy rate locally and the corresponding high cost of rent, TBRA is very expensive in Davis and is unlikely to be used unless for certain special needs or homeless populations.
TBRA for Non-Homeless Special Needs	As a college town with greater demand for rental housing than there is supply, the City of Davis currently has a vacancy rate of 1.9%. Due to the low vacancy rate locally and the corresponding high cost of rent, TBRA is very expensive in Davis and is unlikely to be a future program utilized within CDBG or HOME unless it is paired with other housing subsidies. This might make more sense in a special needs project that requires additional subsidies, but it seems more efficient to provide project loans over tenant-based subsidies.
New Unit Production	With a vacancy rate of 1.9% and an every-increasing student population accessing the local rental housing stock, new unit production within the affordable housing program is critical in order to respond to ongoing demands of people unable to compete in the local rental housing market. On the ownership side, new unit production is also important due to a limited stock and the large number of investors, but the land costs are high enough in Davis that it is very difficult to do an affordable ownership projects for low-income households, as required by HOME regulations. With limited affordable housing resources, the City plans to focus on the most vulnerable populations without other housing options, which will most notably be extremely low income households not served with affordable ownership housing.
Rehabilitation	While the overall age of housing within the Davis community is rather low, the City does intend to continue reinvesting and maintaining existing affordable housing units. The City might have the opportunity to support a future rehabilitation project within the local housing market, but does not have adequate resources to do so at this point in time. If the City does choose to rehabilitate a market rate apartment complex into an affordable housing site, it will have to compete with market rate developers in securing the property, which could be prohibitively expensive.

Acquisition, including preservation	Fortunately, most of the City's affordable housing stock was built with permanent affordability requirements. There are two projects with separate types of federal contracts that have future expiration dates, but it is unlikely that the City would have adequate resources to acquire either project and it is unlikely the owner would elect to sell the project to the City. Fortunately, these owners have elected to voluntarily remain within affordable housing programs thus far.
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**Table 48 – Influence of Market Conditions**

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

### Introduction

### 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	743,986	0	1,176,560	1,920,546	2,000,000	Potential activities under CDBG program regulations and planning.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily	380,846	786,785	1,167,631	808,355	1,200,000	Potential affordable housing activities under HOME program regulations and planning.

		rental rehab New construction for ownership TBRA						
Housing Trust Fund	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab	650,000	0	0	650,000	650,000	In the first year, Housing Trust Funds will be used to rehabilitate existing affordable housing units.
Supportive Housing Program	public - federal	Housing Other	66,282	0	0	66,282	331,410	These funds will provide permanent supportive housing and transitional housing locally.

**Table 49 - 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**

All of the affordable housing projects will be leveraged with other sources beyond the CDBG and HOME programs. It is expected that state and federal tax credits, Housing Trust Fund money from affordable housing in-lieu fees, and local land donations are all reasonably expected to be available over the next five years to assist the identified affordable housing projects. However, as tax credits become more competitive and available funding for affordable housing projects is cut or eliminated, as with the



Redevelopment Agencies, the city is limited to focusing on one or two projects at a time, and identifying adequate financing for a project can take years.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City currently owns an existing affordable housing project called Pacifico, located at 1452 Drew Circle and housing units known as DACHA, which are affordable rental homes. Both are being used to meet housing needs for affordability and special needs populations as identified in the Plan, including for homeless prevention, affordability and for those with mental health needs through YCCC.

**Discussion**

## 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
DAVIS	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DAVIS COMMUNITY MEALS AND HOUSING	Continuum of care	Homelessness	Jurisdiction
MUTUAL HOUSING	Non-profit organizations	Rental	Region
Yolo County Housing	PHA	Homelessness Ownership Public Housing Rental public services  Grants services	Region
Yolo Community Care Continuum	Continuum of care	Non-homeless special needs public services	Region
CommuniCare Health Centers	Non-profit organizations	Non-homeless special needs public services	Region
PEOPLE RESOURCES-ELDERLY NUTRITION	Non-profit organizations	Non-homeless special needs public services	Region

Yolo Family Resource Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Empower Yolo	Non-profit organizations	Non-homeless special needs public facilities	Region
Yolo Family Service Agency	Non-profit organizations	Non-homeless special needs public services	Region

**Table 50 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The above delivery system of services has been in place for many years and has resulted in the successful completion of multiple activities benefiting low- and moderate-income persons. The strengths of the system include public disclosure of funding awards, separate oversight for compliance with federal regulations, and the utilization of many different local organizations with specific specialties.

For the most part, there are no existing gaps in the delivery system. Staff works to be proactive in addressing issues before they become problems and makes adjustments when necessary. For instance, there is no identified problem with the current contracts used by the City for program implementation, but the City Attorney is in the process of reviewing the contracts to ensure they remain consistent with program requirements.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			

Rental Assistance	X		
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		

Other			

**Table 51 - 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)**

Most of the services listed are provided at a county-level in Woodland, which is more difficult for individuals who are homeless to access. There is a local opportunity for free and reduced cost

healthcare through the Davis CommuniCare. There is also local opportunity for free and reduced cost legal services through office hours held at local resource centers.

**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**

The largest gaps identified within the community are as follows:

- Adequate mental health services
- Drug and alcohol detoxification and treatment facilities
- Adequate affordable permanent housing

These three areas have been identified as the greatest community needs within the service delivery system, particularly for individuals and families experiencing homelessness. On the flip side, Davis has many services for a city of its size and much local effort goes into the provision of services and the referral of individuals to those services, particularly at the local resource centers.

**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**

The City is working on putting together a community forum focused on services and particularly services related to homelessness. As a collaborative of city, county, non-profit, business, faith-organizations, and other community member representatives, it is hoped that gaps can be identified, resources can be identified, and strategy can go into improving systems and filling the gaps in service.

## 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	Shelter Homeless	2020	2025	Homeless		Homeless Support	CDBG: \$130,000	Homeless Person Overnight Shelter: 80 Persons Assisted
2	End Chronic Homelessness	2020	2025	Homeless		Homeless Support	HOME: \$600,000	Rental units constructed: 18 Household Housing Unit
3	Provide Services To Individuals Who Are Homeless	2020	2025	Homeless		Homeless Support	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Rehabilitation of Existing Affordable Housing	2020	2025	Affordable Housing		Rehabilitation of Existing Rental Units	CDBG: \$300,000 HOME: \$900,000	Rental units rehabilitated: 90 Household Housing Unit
5	Assist Elderly to Live Independently	2020	2025	Non-Homeless Special Needs		Senior Services Transportation Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

<b>6</b>	Aid Persons with Mental Illness with Independence	2020	2025	Non-Homeless Special Needs		Mental Health Facilities Services for the Disabled Transportation Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
<b>7</b>	Provide Access to Health Care	2020	2025	Non-Homeless Special Needs		Health Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted
<b>8</b>	Improve Accessibility of City Facilities	2020	2025	Non-Housing Community Development		Removal of Architectural Barriers	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
<b>9</b>	Assist Low Income Persons with Addictions	2020	2025	Non-Homeless Special Needs		Substance Abuse Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
<b>10</b>	Aid Victims of Domestic Violence	2020	2025	Non-Homeless Special Needs		Services for Victims of Domestic Violence	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

<b>11</b>	Improve Accessibility of Streets and Sidewalks	2020	2025	Non-Housing Community Development		Street and Sidewalk ADA Improvements	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
<b>12</b>	Provide Senior Services	2020	2025	Non-Homeless Special Needs		Senior Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
<b>13</b>	Provide Services for Persons with Disabilities	2020	2025	Non-Homeless Special Needs		Services for the Disabled Transportation Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 520 Persons Assisted
<b>14</b>	Provide Services for Youth	2020	2025	Non-Homeless Special Needs		Youth Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
<b>15</b>	Provide Fair Housing Services	2020	2025	Non-Homeless Special Needs		Fair Housing Activities	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
<b>16</b>	Provide Affordable Housing Units	2020	2025	Affordable Housing		Production of New Rental Units	HOME: \$900,000	Rental units constructed: 112 Household Housing Unit



<b>17</b>	Housing Units for Chronically Homeless	2020	2025	Affordable Housing Homeless		Homeless Support Production of New Rental Units	HOME: \$300,000	Rental units constructed: 18 Household Housing Unit
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**Table 52 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Shelter Homeless
	<b>Goal Description</b>	Provide shelter for individuals who are homeless.
<b>2</b>	<b>Goal Name</b>	End Chronic Homelessness
	<b>Goal Description</b>	Provide transitional and permanent housing for individuals who are experiencing homelessness.
<b>3</b>	<b>Goal Name</b>	Provide Services To Individuals Who Are Homeless
	<b>Goal Description</b>	Provide meals and support services to individuals experiencing homelessness.
<b>5</b>	<b>Goal Name</b>	Assist Elderly to Live Independently
	<b>Goal Description</b>	Provide meals and wellness checks for homebound seniors.
<b>6</b>	<b>Goal Name</b>	Aid Persons with Mental Illness with Independence
	<b>Goal Description</b>	Provide in-home support services for individuals with significant mental illness.

7	<b>Goal Name</b>	Provide Access to Health Care
	<b>Goal Description</b>	Provide access to health care for at-risk, uninsured, underinsured, and special needs children and adults
8	<b>Goal Name</b>	Improve Accessibility of City Facilities
	<b>Goal Description</b>	Removal of architectural barriers in public buildings, public parking areas and at parks and recreation facilities to bring the facilities into ADA compliance with the City's Self Evaluation and Transition Plan.
10	<b>Goal Name</b>	Assist Low Income Persons with Addictions
	<b>Goal Description</b>	Provide services to assist low-income individuals with alcohol and/or drug addictions.
11	<b>Goal Name</b>	Aid Victims of Domestic Violence
	<b>Goal Description</b>	Provide advocacy services to aid victims of domestic violence.
12	<b>Goal Name</b>	Improve Accessibility of Streets and Sidewalks
	<b>Goal Description</b>	Install curb cuts, truncated domes and make pathway repairs.
13	<b>Goal Name</b>	Provide Senior Services
	<b>Goal Description</b>	Provide services for low, very-low and extremely-low income seniors in need.
14	<b>Goal Name</b>	Provide Services for Persons with Disabilities
	<b>Goal Description</b>	Provide services for persons with disabilities in need.

15	<b>Goal Name</b>	Provide Services for Youth
	<b>Goal Description</b>	Provide services to serve youth in need.
16	<b>Goal Name</b>	Provide Fair Housing Services
	<b>Goal Description</b>	Provide fair housing resources and referrals to individuals in need of assistance.
18	<b>Goal Name</b>	Provide Affordable Housing Units
	<b>Goal Description</b>	Provide housing units for very-low and low-income families and individuals through the construction of new housing units.
19	<b>Goal Name</b>	Housing Units for Chronically Homeless
	<b>Goal Description</b>	Provide affordable housing units for chronically homeless individuals and families (i.e. units at or below 35% Median Family Income, housing units with supportive services, etc.)

**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)**

It is estimated that 207 affordable housing units will be provided in the next five years through a combination of the production of new rental units and the rehabilitation of existing rental units using HOME funds.





## **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)**

There is no public housing in Davis. However, in order to assist persons and families on the Section 8 tenant-based waiting list, the City of Davis will continue to participate in the creation of affordable housing for extremely low-income, low-income, and moderate-income families through its housing programs.

### **Activities to Increase Resident Involvements**

Yolo County Housing encourages and facilitates resident participation groups at each of its affordable housing sites, including their award winning Community Awareness and Safety Teams (CAST) and has regular resident meetings. Residents who participate in CAST plan events and weigh in on resident policies at their apartment complex. Through this opportunity, residents build community and leadership skills.

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

No

### **Plan to remove the ‘troubled’ designation**

Not applicable.

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

### **Barriers to Affordable Housing**

The City’s public policies related to land use controls are not considered barriers to affordable housing. In fact the opposite appears to be true. The City of Davis has been a leader in the State of California in producing affordable housing through inclusionary zoning established in its Affordable Housing Program. Since 1987, over 2,000 affordable units (both rental and ownership) have been built or approved within approximately 40 rental projects and more than 15 subdivisions. This includes over 1,200 permanently affordable rental units and resale-restricted affordable ownership units built, multiple land dedications to the City for the construction of housing, and several special needs projects and shelters that address the needs of domestic violence victims, homeless individuals, seniors, students, and developmentally disabled adults.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

In accordance with state law requirements, the City of Davis provides density bonuses and other concessions to projects developing affordable housing units. Other concessions may include planned development specialized zoning, reduced parking requirements, delayed payment of impact fees, as well as other items.

In addition to regulatory concessions, the city also assists affordable housing development through the provision of land and funding assistance.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Through CDBG public service funds the City assists Davis Community Meals, a local non-profit agency, with the provision of two programs that address reaching out and conducting a needs assessment with individuals and families within the community who are homeless. The City funds Davis Community Meals (DCM) in their outreach program that allows individual staff and volunteers to go to areas of the city where homeless individuals are located and reach out to them directly to offer services. DCM is completing this program in coordination with Yolo Community Care Continuum’s GAP program and the county’s Crisis Intervention Project who do similar programs with a focus on homeless individuals with mental illness. The City also funds DCM and its ongoing administration of the local Shelter and Resource Center. This resource center is a location where anyone in need can come during the week to access services, be assessed for additional need gaps, and get referred to other resources. Staff at the resource center provide an individual review and assessment, including assistance in connecting individuals to services. The city plans to continue funding these programs as part of the strategic plan.

### **Addressing the emergency and transitional housing needs of homeless persons**

While the city had previously funded an emergency shelter through CDBG funds, these monies have now been redirected to Davis Community Meals for the Outreach Program. The local cold weather emergency shelter is provided by local faith organizations through a rotating shelter model. Transitional and emergency shelter beds are provided by Davis Community Meals (DCM), with the majority of funding for these programs coming from Supportive Housing Program funds. Due to this other funding source, CDBG and HOME funds are not envisioned to be used for this purpose, although a small amount of CDBG funds might be needed from time to time for structural rehabilitation of DCM facilities.

### **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 City continues to develop new affordable housing units, with a focus on extremely low income units with supportive services, and also continues to rehabilitate existing affordable units. The City is using HOME funds for the purpose of developing and rehabilitating these units. Projects in this category includes the Cannery Lofts project and the CHOC rehabilitation project that are getting current year funding, but the City is also using an existing land dedication site as a means for developing additional extremely low income units. Transitional housing is used to assist in the transition of households out of homelessness



when permanent housing is not available, and supportive services offered at the permanent supportive housing locations provides support to residents with the goal of keeping them from returning to homelessness. Lastly, the local housing choice voucher program and an emergency assistance program through the Short-term Emergency Aide Committee also work to keep people out of homelessness.

**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 City works with Yolo County Housing to provide transitional housing for foster youth and with a local non-profit to provide permanent supportive housing for individuals with mental illness exiting homelessness. These programs are funded with other local and federal funds. In addition, the local resource centers in Davis, partially funded by CDBG grants, are focused on individuals and families who are homeless or at-risk of homelessness and provide support services and referrals with the goal of keeping them out of homelessness.

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

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

In the early and mid 1990's the City rehabilitated a few apartment complexes and single-family homes that have been abated and reused for affordable housing with state and local housing funds. Additional work on four of these affordable housing units will continue in the current year and will address additional lead abatement activities. Since these rehabilitation projects of the nineties, the City has focused on new construction because of the relatively new housing stock in Davis.

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

Half of the housing stock in the City of Davis has been built on or after 1978 and does not have any lead-based paint.

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

While no funds were used specifically for lead-based paint abatement in the prior years and none are anticipated to be needed over the five year period of the current Consolidated Plan, aside from the four units at Sterling Court as noted previously, affordable rental projects (including those without any lead-based paint hazards) provide information to existing and exiting tenants about lead-based paint and its hazards as a form of education. Alerting households to the danger of lead-based paint educates them as they consider other housing options. This education tool at affordable housing projects does not require CDBG or HOME funding; it is monitored by City staff as part of the annual affordable housing monitoring cycle. The City also maintains an active Code Enforcement Division within the Community Development Department which investigates and monitors lead-based paint related complaints.

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

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

Davis' antipoverty strategy is more of a safety net approach to catch persons who may fall into poverty so that they will have a greater chance to recover before becoming a victim of the cycle of poverty. Support programs are limited by the availability of local, state, and federal resources; however, the City, working in conjunction with local nonprofits, faith based organizations, and other governmental agencies maximize available resources through the generous nature of the persons in the community. It is thought that this strategy will reduce the number of persons and families living in poverty, but specific quantitative analysis has not been completed.

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

The City's antipoverty strategy is based on preserving housing affordability for very low- and low-income households, maintaining the existing housing stock to provide safe and decent places to live, creating additional affordable rental and ownership units, supporting micro enterprises through training and workshops and assisting social services agencies that provide food, clothing, and emergency shelter. The City has also supported rapid rehousing programs and homelessness prevention work during the recent recession.

## **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**

Several levels of monitoring occur when a project is funded with federal entitlement funds. First, there is the initial monitoring of the proposed project to ensure its eligibility and compliance with all applicable federal, state and local regulations and that is consistent with locally identified critical needs; second, there is monitoring of the project during the acquisition, construction or other project implementation processes; third, there are quarterly written progress reports that are reviewed by program staff to monitor compliance and assess achievement of proposed project goals; and finally, the post monitoring and follow-up process is initiated once the project is completed.

Monitoring consists of reviewing an organization’s financial health, inspecting the physical site to ensure proper upkeep and safety, ensuring the project’s service to income-qualified households, and obtaining certification of all programs and contractual requirements. The process begins with an appointment letter mailed to the organization which notifies them of the City’s intent to conduct a site visit and review their programs. Staff completes a desk review of the organization’s file to determine if all required reports, documents and source documentation is current and complete. During the monitoring site visit, staff meets with key staff of each organization and gathers information, provides technical assistance and evaluates program performance. After the site visit, a letter is sent to the executive director of the organization with specific information about aspects of the operation that meet or exceed regulatory and contractual requirements, and areas that need to be improved or brought into compliance. CDBG monitoring site visits occur annually for a few organizations, based on a sampling of recipients. HOME monitoring of affordable housing projects is done annually and includes financial and physical inspections, review of tenant files for compliance with rent and income eligibility requirements, and Community Housing Development Organization (CHDO) regulations compliance.

## Expected Resources

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

#### Introduction

#### 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	743,986	0	1,176,560	1,920,546	2,000,000	Potential activities under CDBG program regulations and planning.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	380,846	786,785	1,167,631	808,355	1,200,000	Potential affordable housing activities under HOME program regulations and planning.
Supportive Housing Program	public - federal	Other	66,282	0	0	66,282	331,410	These funds will provide permanent supportive housing and transitional housing locally.

Table 53 - 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**

All the affordable housing projects will be leveraged with other sources beyond the CDBG and HOME programs. It is expected that local projects will compete for state and federal tax credits, Housing Trust Fund money from affordable housing in-lieu fees, and private grant funding over the life of the Action Plan. In addition, local land donations from private developments are reasonably expected to be available to assist the identified affordable housing projects. However, as tax credits become more competitive and available funding for affordable housing projects is cut or eliminated, as with California Redevelopment Agencies, the city is limited to focusing on one or two projects at a time, and even so, identifying adequate financing for a project can take years.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In 2014, the City issued Requests for Proposals for the remaining city-owned land dedication sites at 4100 Hackberry Place and 2990 Fifth Street. Each site was awarded to developers. The project at 4100 Hackberry Place produced eight affordable ownership housing units, all of which have been sold to 19 low to moderate-income individuals, three homes containing families. The 2990 Fifth Street will be the site of a 90-unit affordable rental complex focused on serving extremely low-income and special needs households. That site is under construction. In addition, the City also has the Pacifico affordable housing rental complex, located at 1752 Drew Circle. This project supports other housing goals related to providing permanent supportive housing and preserving extremely low income housing. In addition, several projects that would include both rental and ownership affordable units are in the proposal stage in the community. Clarity on whether those projects proceed and how many affordable units they include will come throughout the program year.

**Discussion**

The City makes it a priority to leverage resources so that all funding entities can maximize their contributions. Each of the three above mentioned projects are the result of a combination of funding sources – local, state, Federal, and/or private, with the dissolution in California of redevelopment, municipalities like Davis, must be increasingly vigilant in seeking a variety of funding sources and resources to achieve the needs identified in the plan.



## 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	Improve Accessibility of Streets and Sidewalks	2020	2025	Non-Housing Community Development		Removal of Architectural Barriers Street and Sidewalk ADA Improvements	CDBG: \$390,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4113 Persons Assisted
2	Provide Fair Housing Services	2020	2025	Non-Homeless Special Needs		Fair Housing Activities	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Provide Affordable Housing Units	2020	2025	Affordable Housing		Production of New Rental Units	HOME: \$0	Rental units constructed: 37 Household Housing Unit
4	Provide Senior Services	2020	2025	Non-Homeless Special Needs		Senior Services	CDBG: \$13,000	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted
5	Aid Victims of Domestic Violence	2020	2025	Non-Homeless Special Needs		Services for Victims of Domestic Violence	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted

5	Aid Persons with Mental Illness with Independence	2020	2025	Non-Homeless Special Needs		Services for the Disabled	CDBG: \$9,000	Public service activities other than Low/Moderate Income Housing Benefit: 38 Persons Assisted
6	Provide Services To Individuals Who Are Homeless	2020	2025	Homeless		Homeless Support	CDBG: \$42,000	Public service activities other than Low/Moderate Income Housing Benefit: 960 Persons Assisted
7	End Chronic Homelessness	2020	2025	Homeless		Homeless Support	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
8	Provide Access to Health Care	2020	2025	Non-Homeless Special Needs		Heath Services	CDBG: \$14,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,085 Persons Assisted
9	Rehabilitation of Existing Affordable Housing	2020	2025	Affordable Housing		Rehabilitation of Existing Rental Units	CDBG: \$140,000	Rental units rehabilitated: 10 Household Housing Units annually

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve Accessibility of Streets and Sidewalks
	<b>Goal Description</b>	Citywide Projects carried out to ensure the accessibility of heavily traveled public-right-of-ways. Priority projects are repairs for health and safety and modifications for ADA compliance via removal of architectural barriers. This includes ADA upgrades to flatwork, curb-cuts to sidewalks, public parking areas, public buildings, parks and recreation facilities and intersections.

2	<b>Goal Name</b>	Provide Fair Housing Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	<b>Goal Name</b>	Provide Affordable Housing Units
	<b>Goal Description</b>	Rental units constructed or rehabilitated: families with incomes at or below 60% of median income -Household Housing Units
4	<b>Goal Name</b>	Provide Senior Services
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 85 Persons Assisted
	<b>Goal Name</b>	Aid Victims of Domestic Violence
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	<b>Goal Name</b>	Aid Persons with Mental Illness with Independence
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 38 Persons Assisted
6	<b>Goal Name</b>	Provide Services To Individuals Who Are Homeless
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
7	<b>Goal Name</b>	End Chronic Homelessness
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted

8	<b>Goal Name</b>	Provide Access to Health Care
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 2,085 Persons Assisted
9	<b>Goal Name</b>	Rehabilitation of Existing Affordable Housing
	<b>Goal Description</b>	Ensuring the affordability and longevity of affordable housing by assisting in the renovations at Yolo County Community Continuum Farmhouse-Rehabilitation, which provides aid to persons with mental illness with independence. The total for this project was recommended for \$140,000 Benefit: 10 Persons Assisted Annually

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	City of Davis Fair Housing Services
4	Affordable Housing Development
5	City of Davis Public Facilities ADA Improvement and Repair Projects
6	Davis Community Meals - Homeless Outreach Program
7	Davis Community Meals - Shelter Resource Center
8	Davis Oral Health
9	Interfaith Rotating Winter Shelter
10	People Resources, Inc. dba Meals on Wheels Elder Nutrition
11	Yolo County Children’s Alliance
12	Yolo Community Care Continuum
13	Homeless Day Respite Center
14	Yolo County Community Continuum – Farmhouse Rehab

**Table 55 – Project Information**

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

The allocation of priorities is based on many factors; the consolidated plan goals, the critical needs list established by the Social Services Commission and the City Council, and the types of funding

applications received for the program year.

Addressing unmet needs is dependent on funding availability, available partnerships, as well as volunteer opportunities, data collection and community input.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$113,797
	<b>Description</b>	Program administration includes planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance, and is necessary to ensure the City's continued effective use of federal funds.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, this is for grant program administration
	<b>Location Description</b>	Citywide, however activities are undertaken by staff and contractors at 23 Russell Blvd., Suite 1, Davis CA 95616
	<b>Planned Activities</b>	Planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance.
2	<b>Project Name</b>	HOME Program Administration
	<b>Target Area</b>	

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$38,085
	<b>Description</b>	Staffing and expenses related to meeting program requirements and offering technical assistance to sub-recipients, including planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A, this is for grant program administration.
	<b>Location Description</b>	Citywide, however activities are undertaken by staff at 23 Russell Blvd., Suite 4, Davis CA 95616.
	<b>Planned Activities</b>	Planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance.
<b>3</b>	<b>Project Name</b>	City of Davis Fair Housing Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Fair Housing Services
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Administration of the Citys Fair Housing Program which includes response to resident inquiries, complaint assessment and referral, education, training, technical assistance and Fair Housing administration.
	<b>Target Date</b>	6/30/2021



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 300 individuals will be assisted through this activity
	<b>Location Description</b>	Citywide, however activities are undertaken by staff at 23 Russell Blvd., Suite 1, Davis CA 95616.
	<b>Planned Activities</b>	Response to resident inquiries, complaint assessment and referral, education, training, technical assistance and Fair Housing administration.
<b>4</b>	<b>Project Name</b>	Affordable housing Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Affordable Housing Units
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$342,761
	<b>Description</b>	Rental units constructed or rehabilitated: families with incomes at or below 60% of median income - Household Housing Units
	<b>Target Date</b>	06/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenants of the units that are below 60% AMI incomes, will benefit from this proposed activity.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Rental assistance/rehabilitation of affordable housing projects to qualifying recipients
<b>5</b>	<b>Project Name</b>	City of Davis Public Facilities ADA Improvement and Repair Projects
	<b>Target Area</b>	

	<b>Goals Supported</b>	Improve Accessibility of Streets and Sidewalks
	<b>Needs Addressed</b>	Removal of Architectural Barriers Street and Sidewalk ADA Improvements
	<b>Funding</b>	CDBG: \$343,591
	<b>Description</b>	The City Public Facilities ADA Improvement and Repair Projects were developed from internal review and discussion and consideration of ADA compliance needs. Projects for this program year include flatwork (sidewalk and curb cuts), ADA improvements to city-owned facilities, ADA improvements to park and playground areas (to allow individuals of all abilities access to play structures and park amenities), and the staff time to monitor these programs, distributed into each project.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that the individuals who experience disabilities living in Davis, 4,113 persons as estimated by the American Community Survey, will be assisted by the proposed activities.
	<b>Location Description</b>	Citywide, however activities are undertaken by staff at 23 Russell Blvd., Suite 1, Davis CA 95616.
	<b>Planned Activities</b>	Flatwork (sidewalk and curb-cuts), installation of audible signals, ADA improvements to city-owned facilities.
<b>6</b>	<b>Project Name</b>	Davis Community Meals - Homeless Outreach Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	End Chronic Homelessness Provide Services To Individuals Who Are Homeless
	<b>Needs Addressed</b>	Homeless Support
	<b>Funding</b>	CDBG: \$14,000

	<b>Description</b>	This project provides operational costs (i.e. administrative and management) for an outreach program geared towards the homeless men and women in Davis, with a focused approach on approximately 96 chronically homeless individuals who have been difficult to connect with housing and services. Using an assessment of individual needs, locale and current conditions as a starting point, DCM plans to use the focused and consistent encouragement and assistance of staff and volunteers, as well as friends of the individuals who are homeless, to offer resource and referral assistance for all services, including mental health and substance abuse issues.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 125 homeless individuals will benefit from this proposed activity.
	<b>Location Description</b>	This program will operate city-wide, administration is run through the DCM offices at 202 F Street, Davis CA 95616
	<b>Planned Activities</b>	Using an assessment of individual needs, locale and current conditions as a starting point, will use the focused and consistent encouragement and assistance of staff and volunteers, as well as friends of the individuals who are homeless, to offer resource and referral assistance for all services, including mental health and substance abuse.
<b>7</b>	<b>Project Name</b>	Davis Community Meals - Shelter Resource Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	End Chronic Homelessness Provide Services To Individuals Who Are Homeless
	<b>Needs Addressed</b>	Homeless Support
	<b>Funding</b>	CDBG: \$22,000

	<b>Description</b>	This project provides a transitional housing program and some overnight emergency shelter services for homeless Davis residents, as well as extensive referral services, including the availability and accessibility of information about service programs and housing for homeless and low-income Davis residents, and day time resource services (e.g. showers, washing machines, snacks, etc.)
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 850 people will be served through the Shelter Resource Center.
	<b>Location Description</b>	1111 H Street in Davis, CA 95616
	<b>Planned Activities</b>	Transitional housing program and some overnight emergency shelter services for homeless Davis residents, as well as extensive referral services, including the availability and accessibility of information about service programs and housing for homeless and low-income Davis residents, and day time resource services (e.g. showers, washing machines, snacks, etc.).
8	<b>Project Name</b>	Davis Oral Health
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Access to Health Care
	<b>Needs Addressed</b>	Heath Services Homeless Support
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	The Davis Oral Health project provides outreach to homeless, disadvantaged, and needy families regarding the availability of the dental care kits and distribution to those populations. The distribution is made to the Davis area agencies who provide other services and supplies. The first line in defense in community dental health is developing and encouraging proper oral health care practices. Proper dental

		health care can pay dividends later in terms of avoiding extensive treatment options later down the road.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that a total of 2,000 individuals and families that qualify for the CDBG program will benefit from these activities.
	<b>Location Description</b>	Services are provided at several public service agencies in the Davis area. Davis Oral Health is located at 2736 Brentwood Place, Davis, CA 95618
	<b>Planned Activities</b>	Davis Oral Health intends to purchase the supplies needed for their dental kits. Then distribute the dental kits to the area public service agencies.
9	<b>Project Name</b>	Interfaith Rotating Winter Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Services To Individuals Who Are Homeless
	<b>Needs Addressed</b>	Homeless Support
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funds to provide overnight supervisors at Interfaith Rotating Winter Shelter (IRWS) locations at least one evening per week to provide resource and referrals to all of our shelter guests, as well as monitor for emergency situations and enforce behavioral expectations in a consistent and fair manner.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 110 men, women and children will benefit from the proposed activity.

	<b>Location Description</b>	The churches which host the rotating shelter are determined a few months before the shelter opening in November.
	<b>Planned Activities</b>	During the 2019-2020 operating year, the shelter expects to provide shelter to 140 men, women and children. They will be provided with a warm, safe and stable overnight shelter at various congregations throughout Davis. A hot, nutritious meal shall be provided to all guests each evening. Socialization and fellowship shall be provided by staff, volunteers and various community members. In addition, participants will be provided with referrals to mental health and/or substance abuse counseling.
<b>10</b>	<b>Project Name</b>	People Resources, Inc. dba Meals on Wheels Elder Nutrition
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Senior Services
	<b>Needs Addressed</b>	Senior Services
	<b>Funding</b>	CDBG: \$15,000
	<b>Description</b>	This project is to nourish and enrich the lives of low-income individuals in Yolo County, with emphasis on those age 60 and older, by providing nutritious meals to active and home-bound people; thereby promoting their health, well-being and independence.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 85 qualifying seniors will benefit from this program.
	<b>Location Description</b>	Offices for People Resources, Inc. are located at 40 N. East Street, Suite C, Woodland, CA 95776. The population served live in Davis.
<b>Planned Activities</b>	One noontime meal provided each weekday, meeting one-third of the daily nutritional requirements for seniors.	

<b>11</b>	<b>Project Name</b>	Yolo County Children's Alliance
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	This CDBG funding is used to provide assistance to enroll and maintain MediCal and CalFresh programs that have a positive effect on the health and well-being of college students and children of recipients. In addition, funding will provide access to healthcare per the Consolidated Plan.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 85 income-qualified UC Davis students and families with children will benefit from the proposed activities.
	<b>Location Description</b>	600 A Street, Suite Y Davis, CA 95616
	<b>Planned Activities</b>	Provides assistance to beneficiaries with enrolling and maintaining their MediCal and CalFresh program benefits. CDBG funds will be used to pay a portion of the salary and fringe benefits of a Community Resource Specialist.
<b>12</b>	<b>Project Name</b>	Yolo Community Care Continuum
	<b>Target Area</b>	
	<b>Goals Supported</b>	Aid Persons with Mental Illness with Independence
	<b>Needs Addressed</b>	Services for the Disabled
	<b>Funding</b>	CDBG: \$10,000

	<b>Description</b>	This project provides individualized services to low-income resident clients who have a severe mental illness. The services provided teach residents the skills necessary to maintain housing, including managing symptoms of mental illness, navigating health care needs, and developing independent living skills. This program aims to keep clients out of institutional environments
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 38 individuals with severe mental illness will benefit from this proposed activity.
	<b>Location Description</b>	Administration of this program operates from 285 West Court Street, Suite 207 Woodland CA 95695 and clients live in Davis.
	<b>Planned Activities</b>	Individualized support services for low-income resident clients who have a severe mental illness.
<b>13</b>	<b>Project Name</b>	Homeless Day Respite Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	End Chronic Homelessness Provide Services To Individuals Who Are Homeless
	<b>Needs Addressed</b>	Homeless Support
	<b>Funding</b>	CDBG: \$10,598
	<b>Description</b>	This project provides supportive day services for homeless Davis residents, including extensive referral services, listing availability and accessibility of information regarding service programs and housing for homeless and low-income Davis residents, and resource services (e.g. showers, washing machines, snacks, etc.)
	<b>Target Date</b>	6/30/2021



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that approximately 50 individuals will receive homeless services.
	<b>Location Description</b>	Administration of this program operates from 1717 5th St Davis CA 95616 and clients live in Davis.
	<b>Planned Activities</b>	Rehabilitation of an existing septic system.
<b>14</b>	<b>Project Name</b>	Yolo Community Care Continuum – Farmhouse Rehab
	<b>Target Area</b>	
	<b>Goals Supported</b>	Aid Persons with Mental Illness with Independence
	<b>Needs Addressed</b>	Services for the Disabled
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	This funding will be replacing an aging septic system currently on the Farmhouse property. This organization provides individualized services to low-income resident clients who have a severe mental illness over an extended length of time while living at the property.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 10 individuals annually with severe mental illness will benefit from this proposed activity.
	<b>Location Description</b>	Administration of this program operates from 24321 County Rd 96, Davis CA 95616 and clients are from Davis and live on property
	<b>Planned Activities</b>	Replacement of an existing septic system.

**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**

Consistent with the Consolidated Plan, assistance has not been allocated based on geographic areas within the City of Davis.

**Geographic Distribution**

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

Assistance will be provided throughout the entire City since Davis does not have large pockets of low-income persons and families or areas of minority concentrations.

**Discussion**

This section is intentionally blank.

**Affordable Housing**

**AP-55 Affordable Housing – 91.220(g)**

**Introduction**

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

Table 57 - 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	0
Acquisition of Existing Units	0
Total	0

**Table 58 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

Community Housing Opportunities, Corp. (CHOC) requested a reallocation program year 2017-2018 CDBG funds initially for their Sojourner Truth project of \$151,000 to 2018-19 program year for much needed rehabilitation repairs for their Rosa Parks project. These funds will be used to rehabilitate the buildings domestic water plumbing. Existing copper piping is aged and broken in various places. Implementing the necessary repairs will preserve the health and safety of very low- and low-income residents of the affordable housing units and implement a long-term reliable solution. Total number of the low-income beneficiaries is 45 for the ten-unit complex. This project is underway.

Mutual housing has applied for HOME funds for the Mutual Housing on 5th Street project. The project targets general occupancy households with incomes between 30% and 60% of AMI. Total number of very-low and low-income beneficiaries is 81 for the 37-unit complex.

Affordable housing ownership housing units are also being provided under the City’s inclusionary requirement. Additional affordable ownership and rental units may be developed under the city's inclusionary requirements in the upcoming year, but development and completion are still uncertain.

**AP-60 Public Housing – 91.220(h)**

**Introduction**

As stated in the Consolidated Plan, public housing in the City of Davis is under the jurisdiction of Yolo County Housing (YCH).

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

There is no public housing in Davis.

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

There is no public housing in Davis.

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

Yolo County Housing is a HUD National High Performing Agency.

## Discussion

This section does not apply.

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

### **Introduction**

The City of Davis partners with local service organizations and the County in responding to issues of homelessness and poverty, including through the provision of funding and site assistance, public outreach and education, policy development and strategic planning, and coordination and collaboration.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

The City will continue with the Getting to Zero Program, Pathways, has opened the Day Respite Center in 2020 and will continue to work with the Executive Commission and the HPAC.

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

Through CDBG public service funds, the City assists Davis Community Meals, a local non-profit agency, with the provision of two programs that address reaching out and conducting a needs assessment with individuals and families within the community who are homeless. The City funds Davis Community Meals (DCM) in their outreach program that allows individual staff and volunteers to go to areas of the city where homeless individuals are located and reach out to them directly to offer services. DCM is completing this program in coordination with Yolo Community Care Continuum's GAP program and the county's Crisis Intervention Project who provide similar programs with a focus on homeless individuals with mental illness. The City also funds DCM and its ongoing administration of the local Shelter and Resource Center. The resource center is a place that anyone in need can access during the week to receive services, be assessed for additional need gaps, and get referred to other resources. Staff at the resource center provide an individual review and assessment, including assistance in connecting individuals to services. Each of these programs will be funded in this program year.

The City has also created a homeless coordinator that works in direct outreach and assessment with

homeless persons, connecting them to services and housing opportunities.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The local cold weather emergency shelter, provided by local faith organizations each year as the Interfaith Rotating Winter Shelter, applies for and receives CDBG funding to provide paid overnight staffing. The overnight staff increases the safety of the program participants and volunteers, as well as provide continuity and predictability in the enforcement of policies and procedures.

Transitional and emergency shelter beds are provided by Davis Community Meals and Housing (DCMH), with the majority of funding for these programs coming from Supportive Housing Program funds. Due to this other funding source, CDBG and HOME funds are not envisioned to be used for this purpose, although a small amount of CDBG funds might be needed from time to time for structural rehabilitation of DCM facilities.

Day services are now also provided by the City’s Respite Center.

### **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 City continues to develop new affordable housing units, with a focus on extremely low-income units with supportive services, and also continues to rehabilitate existing affordable units. The City uses HOME funds for the purpose of developing these units, and CDBG funds to rehabilitate aging units. Projects in this category include the Rosa Parks project with rehabilitation of 8 units at 60% and 2 units at 50% AMI supporting 45 people. Also 90 units at Creekside at 5th Street through a land dedication designed to house persons between 25% and 60% of AMI.

Transitional housing is used to assist in the transition of households out of homelessness when permanent housing is not available, and supportive services offered at the permanent supportive housing locations provide support to residents with the goal of keeping them from returning to homelessness. Lastly, Yolo County Housing’s housing choice voucher program and an emergency assistance program through the Short-term Emergency Aid Committee (STEAC), and the rapid re-housing program offered through Yolo Center for Families, also work to keep people out of homelessness.

Pathways, a collaborative effort, to house individuals who are chronically homeless and provide them with supportive services. New Pathways provides bridge housing and supportive services to individuals who are chronically homeless. The County, the City, Yolo County Housing and Davis Community Meals and Housing work together in a housing first effort to put a roof over the heads of those most vulnerable while permanent housing is secured and to connect them to supportive services.

Getting to Zero, in partnership with HPAC colleagues, Davis Community Meals and Housing and Yolo County Housing, the City of Davis received funding in December 2016 from the Sutter Health Foundation to expand the New Pathways initiative to a more comprehensive Davis Pathways program for adults who are chronically homeless. In addition to the 4-person bridge housing described above, Davis Pathways provides a paid employment training program, a Getting to Zero bridge housing voucher program administered by the Housing Authority, and robust Housing Authority case management focused on housing retention.

The City continues to support the Interfaith Winter Rotating Shelter. Along with HPAC colleagues and a generous business owner, the City has developed a fallback plan to house homeless families who can no longer be accommodated safely (due to space considerations) within the City's Interfaith Winter Rotating Shelter as necessary.

**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 City works with Yolo Community Care Continuum, a local non-profit to provide permanent supportive housing for individuals with mental illness exiting homelessness. These programs are funded with other local and federal funds. In addition, the local resource centers in Davis, partially funded by CDBG grants, are focused on individuals and families who are homeless or at-risk of homelessness and provide support services and referrals with the goal of keeping them out of homelessness.

**Discussion**

**One year goals for the number of households to be provided housing through the use of HOPWA for:**

- Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family           N/A
- Tenant-based rental assistance    N/A
- Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated    N/A

- Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds N/A

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

**Introduction:**

The City of Davis is committed to reducing and removing barriers to affordable housing whenever possible.

**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**

In accordance with programs outlined in the City’s Housing Element of the General Plan and discussed in the Consolidated Plan, the City will continue to remove barriers to affordable housing by:

- Exempting all affordable housing and multi-family projects from Phased Allocation Plan requirements under the growth management program.
- Exempting all affordable housing, second units, and vertical mixed-use projects from the one-percent growth cap.
- Granting density bonuses for the provision of affordable housing and housing for seniors, consistent with state law and the City’s affordable housing ordinance.
- Reducing parking fees for downtown/core area mixed-use development.
- Maintaining availability of land supply adequate to meet the city’s Regional Housing Needs Allocation for housing at all income levels, with review of potential sites for other future housing needs.
- Implementing guidelines for infill development and fee reductions and reduced requirements for infill development comprised of mixed use and condominium development.
- Exempting small projects (fewer than 5 units) and second units from the City’s Universal Access requirements.

**Discussion:**

This section is intentionally blank.

**AP-85 Other Actions – 91.220(k)**

**Introduction:**

As previously discussed, the city has plans in place to address obstacles meeting needs of underserved populations, maintaining and building relationships with service providers, and the maintenance of affordable housing quality.

**Actions planned to address obstacles to meeting underserved needs**

During the development and drafting of the Consolidated Plan, input from the community and public service providers was collected to identify unmet service and facility needs in Davis. From those discussions, elements were added to the annual Critical Needs list, revised and approved by the Social Services Commission and adopted by the City Council, to guide future CDBG funding applications towards those identified needs - including the creation of a drug and alcohol detoxification center, an increase in services directed towards individuals struggling with mental illness, the development of an adult day care center and microenterprise assistance to qualifying individuals and companies. While it is anticipated these efforts will take multiple program years to address, the identification of these needs through the public input process is critical. The Critical Needs list is updated each year for this reason.

The City is also pursuing the identification of alternative funding sources for public service projects, either proffered through the city or the identification of grants public service organizations can apply for individually.

**Actions planned to foster and maintain affordable housing**

The City, via CDBG public facilities funds, will assist in the rehabilitation of Community Housing Opportunity Corporation’s Rosa Parks affordable rental housing community. The funding should address a long-term solution to the aged and broken plumbing and ensure the units are available to low and very low income households for the future.

Mutual Housing has received funds for HOME funds to build new affordable housing units affordable to 30% - 60% income households.

**Actions planned to reduce lead-based paint hazards**

As stated in the Consolidated Plan, the City’s current affordable housing stock did not commence construction until after the adoption of an inclusionary housing policy in 1987, which is after the use of lead-based paint had been prohibited. Therefore, the number of housing units with lead-based paint that is occupied by low- and moderate-income persons and families is quite low.

**Actions planned to reduce the number of poverty-level families**



The City’s anti-poverty strategy is based on preserving housing affordability for very low- and low-income households, maintaining the existing housing stock to provide safe and decent places to live, creating additional affordable rental and ownership units, supporting micro-enterprises through training and workshops and assisting social services agencies that provide food, clothing, and emergency shelter. A number of the public service organizations proposed to receive funding from the CDBG grant for this program year provide assistance to families of extremely-low to low income, and the development of the land dedication site on 5th Street, will provide additional rental units for families and individuals who qualify by income.

**Actions planned to develop institutional structure**

While the city’s existing delivery system of services has been in place for many years and provides important oversight, including public disclosure of funding awards, separate oversight for compliance with federal regulations, and the coordination of many different local organizations with specific specialties, the structure of services outside of the city has also begun a more coordinated approach to service delivery. Through its collaboration with the cities of West Sacramento, Winters and Woodland and the county of Yolo, Davis is participating in the 10 Year Plan to End Homelessness, which emphasizes a coordinated approach to provide support for individuals and families experiencing homelessness.

In addition to the work with the Continuum of Care, in 2015 the City held a homeless summit focused on services and particularly services related to homelessness. As a collaborative of city, county, non-profit, business, faith-organizations, and other community member representatives. As a result of that Summit, the City was able to move forward with New Pathways, including interim rent ready housing, employment opportunities and the Getting to Zero program and now the Day Respite Center.

The City has developed a Social Services Strategic Plan to address the overall needs of individuals and families within the community. The strategy, which should be finalized during the program year, draws on information learned through extensive public outreach to providers, recipients and other community members, the Critical Needs List developed by the community and specific community needs.

**Actions planned to enhance coordination between public and private housing and social service agencies**

While the City does not own or maintain any public housing in Davis, a cooperative relationship between the City and the regional housing authority, Yolo County Housing supports both City and YCH programs locally, including affordable housing units and rental vouchers.

**Discussion:**

This section is intentionally blank.

## Program Specific Requirements

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

**Introduction:**

#### 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
<b>Total Program Income</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
N/A
  
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
N/A

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:  
N/A
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:  
N/A

## **Appendix - Alternate/Local Data Sources**

Consolidated Plan	DAVIS	147
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