

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Davis participates in two federally-funded programs designed to assist low-income and very-low income residents in Davis. The purpose of this report is to inform citizens, government officials and community groups about which activities were funded during program year 2016 (from July 1, 2016 to June 30, 2017) and to evaluate how the funded activities assisted low-income residents.

The Community Development Block Grant (CDBG) Program and the Home Investment Partnerships (HOME) Program are both grant programs administered through the U.S. Department of Housing and Urban Development (HUD). These programs are designed to develop and improve communities through funding for housing, economic development, removal of architectural barriers, public facilities, and public services. The City of Davis has been awarded over \$25,210,383 in CDBG and \$9,590,353 in HOME funds since 1984.

In program year 2016, the City Council approved funding expenditures for needed activities based on the City's five-year Consolidated Plan, which was adopted on May 15, 2015. Program Year 2016 is the second year of the current Consolidated Plan. For Program Year 2016, the City Council awarded \$568,053 in CDBG funding and \$298,885 in HOME funding. In all, 14 organizations, including the City of Davis, received funding for 23 activities, which primarily served low and moderate income residents. Although a significant portion of these funds were from prior year allocations (\$382,623.50), the total funding of all CDBG and HOME activities that were awarded, budgeted, and either finished or are continued as ongoing activities was \$1,249,562.

Over 99 percent of the program participants in CDBG and HOME-funded projects were low and moderate income residents (residents with income less than 80 percent of median income in Yolo County- a household of 4 that makes less than \$59,300 per year). Of those program participants, 97 percent were low income residents (residents with income less than 50 percent of median income), and 77 percent of the program participants were extremely low income residents (residents with income less than 30 percent of median income).

All of the projects met one of the City-defined Critical Needs, developed by the Social Services Commission and approved by the Davis City Council. In addition, each project was eligible for funding under federal regulations governing the use of funds. Most of the projects had area-wide impact and benefit. This means that the services were available to all low and moderate income residents in Davis.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete
Aid Persons with Mental Illness with Independence	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	63	50.40%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	96	32.00%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	
Assist Elderly to Live Independently	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%
Assist Low Income Persons with Addictions	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0.00%
Assist Micro-Enterprises Starting Businesses	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%
End Chronic Homelessness	Homeless	CDBG: \$5000 / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	155	
End Chronic Homelessness	Homeless	CDBG: \$5000 / HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%

Housing Units for Chronically Homeless	Affordable Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%
Improve Accessibility of City Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	504	10.08%
Improve Accessibility of Streets and Sidewalks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2224	44.48%
Provide a Drug/Alcohol Detox Center	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	1910	63.67%
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	
Provide Affordable Housing Units	Affordable Housing	HOME: \$ / Housing Trust Fund: \$902714	Rental units constructed	Household Housing Unit	112	0	0.00%
Provide Fair Housing Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	970	129.33%
Provide Senior Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	376	107.43%

Provide Services for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	520	168	32.31%
Provide Services for Youth	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	117	78.00%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	8901	8,901.00%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	216	
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	90	52	57.78%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	
Shelter Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	80	93	116.25%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

CDBG funds are allocated via the Critical Needs list development process. Critical Needs are identified in a public process with service providers. Target areas are housing and human services (particularly health care, homelessness prevention programs, emergency shelter, food and social services programs). The suitable living environment objective coupled with the decent housing objective received the majority of the City's CDBG funds, which corresponds with the greatest need identified in the Annual Action Plan (AAP). HOME funds, State and local resources were planned for goals regarding affordable housing (AH) in the Consolidated Plan (Con Plan). CDBG funds have been primarily used to pay for activities such as accessibility of public facilities, parks, streets and sidewalks, a fair housing program and local public services for low-income (LI) and very LI households. Programs primarily benefited extremely LI (incl. homeless individuals) to moderate-income persons. Totals are: public service activities-6,863 persons and/or families; two public facilities projects completed-504 residents; street and sidewalk improvements-2,224 residents and Fair Housing-570 people. The Improve Accessibility of City Facilities goal-staff completed stair striping at the 512 Fifth Street facility owned by the city. New Pathways, operated by Davis Community Meals, currently uses the facility as transitional housing for homeless individuals, per the City's Self Evaluation and Transition Plan. ADA-compliant handrails were completed at the entrances to City Hall and Historic City. The Improve Accessibility of Streets and Sidewalks goal-completed purchase of Accessible Pedestrian Signal (APS) Push Buttons for 13 identified locations. Installation slated for FY 17-18. Placement will be in relation to routes of travel, locations of existing APS buttons, connecting residences to neighborhood shopping centers, transit and hospital. Two Playgrounds-Northstar Park and Walnut Park. Sand was replaced with Fibar (engineered wood fibers)-an ADA compliant playground surface. Three concrete accessible ramps were installed as well. Due to storms this year, we were unable to finish the remaining playgrounds throughout the city. An RFP was recently posted and contract award should be finalized by mid-October 2017. After a few years of delays due to funding issues with State sources, the Third St. project is moving forward with initial groundwork complete by mid-November. Paths of travel work and accessibility improvements will begin in late 2017 or early 2018. In 2016-2017, no CDBG funds were spent on this project. In addition, due to City contract changes, the flatwork (curb cuts and ADA ramps) project was delayed. Bid openings were in July and the project was awarded in August. With CDBG and HOME funds from previous fiscal years, the city continued a large rehabilitation project at three of the City's oldest AH complexes. City CDBG and HOME-funded projects benefited 10,157 residents/households in FY16/17. The City continues to provide more critical services than stated in the Con Plan. Individuals served in Public Service programs increased by 1,722 Persons and/or families from 2015. This is due to higher basic needs, driving the demand for services that assist with food and shelter, AH, medical assistance, counseling, supportive and fair housing services. The City has partnered with Yolo County Housing to strengthen its capacity to administer CDBG and HOME programs. Continued reductions in federal funding have been the biggest impediment in achieving desired outcomes in the city's AAP. A large de-obligation of the City's HOME entitlement funding continues to impact the city's ability to provide AH. The City has no plans to adjust

its proposed CDBG or HOME strategies. If funding reductions continue, the City’s ability to meet its projected goals will be significantly impacted.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

	<b>CDBG</b>	<b>HOME</b>
White	6,848	8
Black or African American	558	0
Asian	1,278	0
American Indian or American Native	127	0
Native Hawaiian or Other Pacific Islander	169	0
<b>Total</b>	<b>8,980</b>	<b>8</b>
Hispanic	3,129	0
Not Hispanic	7,028	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

Additional racial and ethnicity numbers were reported for the following categories:

American Indian/Alaskan Native and White: 69

Asian & White: 55

Black/African American & White: 93

American Indian/Alaskan Native & Black/African American: 14

Other multi-racial: 946

For a total of 10,157 persons/families/households assisted

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,111,645	555,789
HOME	HOME	298,885	25,122
HOPWA	HOPWA		
ESG	ESG		
Housing Trust Fund	Housing Trust Fund	1,622,714	52,432
Supportive Housing Program	Supportive Housing Program	66,282	33,646
Other	Other		

**Table 3 - Resources Made Available**

**Narrative**

No changes to default values.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

The City of Davis does not allocate investments geographically.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Affordable housing projects are leveraged with other sources beyond the CDBG and HOME programs. It is expected that state and federal tax credits, and Housing Trust Fund (HTF) money from affordable housing in-lieu fees are all reasonably expected to be available over the next four 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.

The City is in the process of transferring ownership of the Pacifico affordable housing complex to Yolo County Housing. Currently the site is undergoing rehabilitation planning and design work that will enable the property to more effectively support housing goals related to providing permanent supportive housing and preserving much-needed extremely-low income units within the City.

Affordable ownership housing units are also being provided under the City's inclusionary requirement, with one of the projects on a city land donation site, and all without federal subsidy. Funds from the HTF represent part of the City's commitment to bridge a funding gap for the Berry Bridge Development (built on the land dedication site on Hackberry Lane), which will make available 8 affordable ownership units in the upcoming program year. The Villages at Willowcreek project will create 4 affordable ownership units, and the Grande site development in North Davis will create 8 affordable ownership units. Additional affordable ownership units may be developed under the city's inclusionary requirements in the upcoming year, but development and completion are still uncertain.



<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	15,980,882
2. Match contributed during current Federal fiscal year	52,432
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	16,033,314
4. Match liability for current Federal fiscal year	26,806
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	16,006,508

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
NON-2016-01 - Berrybridge	06/20/2017	52,432	0	0	0	0	0	52,432

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at begin-ning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
0	0	0	0	0

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	195,945	0	0	0	0	195,945
Number	3	0	0	0	0	3
<b>Sub-Contracts</b>						
Number	4	0	0	0	0	4
Dollar Amount	86,862	0	0	0	0	86,862
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	195,945	0	195,945			
Number	3	0	3			
<b>Sub-Contracts</b>						
Number	4	0	4			
Dollar Amount	86,862	0	86,862			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	9	36
Number of Non-Homeless households to be provided affordable housing units	101	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>110</b>	<b>36</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	66	0
Number of households supported through Rehab of Existing Units	44	8
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>110</b>	<b>8</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Due to the decrease in funding and the complicated nature of developing new housing, or rehabilitating existing housing, the progress on the City's goals has been slow, but steady. The Cannery Lofts/Bartlett Commons new affordable apartments is in construction and completion is anticipated by fall of 2017, increasing affordable housing units by 62, with 47 accessible to individuals with disabilities. The Owendale rehabilitation project was completed this year (units counted in 2015 CAPER), allowing 44 units to receive safety and energy upgrades.

A rental housing rehabilitation project, CHOC-Sojourner Truth with 14 affordable rental units serving low and very low income households, is planned for structural and water intrusion repairs. Project completion target date is June 30, 2018. In addition to the new apartment project and rehabilitation of existing housing utilizing HUD funds, the city has a number of housing developments with affordable ownership (Berrybridge, Grande and Village at Willow Creek and rental opportunities currently under development which are not HUD funded).

Moving forward, the city will need to reevaluate best use of available funding sources for affordable housing. Agencies, especially in California, where up until recently local Redevelopment Agency (RDA) funds filled the requirements for local commitment, have been looking to alternative methods of showing local investment. Local investment allows affordable housing developers to apply for, and receive, the myriad of funding lines needed to build costly subsidized projects, funding such as tax credits and state affordable housing grants. These require demonstration of local commitment, often in terms of hundreds of thousands, or millions of dollars, to show the project will move forward if additional funds are committed. Smaller agencies, with limited budgets directed towards the development of housing, have utilized the HOME grant program for this purpose in the absence of RDA. However, this source of funding is problematic, due to the 2013 Final Rule provisions requiring all funding to be in place before HOME funds are awarded, and the 24-month deadline to commit funds to a project (which currently has a waiver through 2017).

The city of Davis is not alone in having difficulty with the updated regulations, and had 841,906 of its HOME funds deobligated in early 2016. Although the City had committed the HOME funds via City Council resolution to the Cannery Lofts/Bartlett Commons project in June 2014, the loan agreement to formally commit funds could not be executed until the project was fully financed. The Cannery Lofts/Bartlett Commons had applied for federal tax credit financing, and notification from the federal tax credit allocation committee of the funding award occurred one month after the commitment deadline of July 2015, in August 2015. Although City staff had provided information demonstrating the city's commitment to use the funds, and had submitted a waiver request, this was denied. Therefore, the portion of HOME funds intended for the project, was paid out from the City's local Housing Trust Fund in 2016 to meet a portion of the City's obligation and ensure the project could meet scheduled deadlines towards project completion in late 2017.

### **Discuss how these outcomes will impact future annual action plans.**

The impact on future action plans for this Consolidated Plan cycle should be minimal, as the projects detailed in the plan are moving forward and will be completed, although some projects will be carried over multiple action plan years, as has been the case in the past. Should the City begin the process of strategizing the best use of limited CDBG and HOME funding, and determine that major changes should be made to the action plan or current Consolidated Plan, the city will follow the procedures to amend these plans and ensure ample opportunity for public comment and participation.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	360	8
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>360</b>	<b>8</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

Three factors limit the number of individuals that can be served with CDBG and HOME funds. The largest factor is the amount of funding that can be allocated to a project each year. With the reduced annual funding levels, it is becoming more difficult to provide the same level of service as in previous years. In addition, as little other funding resources (especially for housing) are available, project progress has been delayed or has been stretched over multiple years to achieve the budgeted funds needed to complete the project. In regards to CDBG funding, agencies report that those seeking assistance are showing a pattern of needing services for a longer duration than has been demonstrated in the past. Lastly, the lack of affordable housing vacancies within Davis has also been directly correlated to longer stays in the shelter system and longer need for services, as clients do not have stable affordable housing available to exit the programs.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **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 where 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.

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

The City is funding one program addressing the emergency shelter needs in the community, by funding an overnight staff person for the Interfaith Rotating Winter Shelter, to ensure stability, adherence to shelter rules, and availability of access to services. This 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 (SHP) funds. However, due to the reduction of funding from SHP in recent years, alternative funds (CDBG) were needed for this purpose. It is also anticipated that a small amount of CDBG funds might be needed from time to time for structural rehabilitation of DCM facilities.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, 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. In addition, the local

resource center, operated by Davis Community Meals and partially funded by CDBG grants, is 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. These programs are funded with other local and federal funds.

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 (STEAC) also work to keep people out of homelessness. Food assistance through STEAC and Farm Davis were funded in the current program year.

**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 works with Yolo County Housing to provide transitional housing for foster youth. The City also works with Yolo Community Care Continuum, a local non-profit to provide permanent supportive housing for individuals with mental illness exiting homelessness. In addition, the local resource center, operated by Davis Community Meals and partially funded by CDBG grants, is 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. These programs are funded with other local and federal funds.

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 Aid Committee (STEAC) also work to keep people out of homelessness. Food assistance through STEAC and Farm Davis were funded in the current program year.

The City has been in the planning phase of a program called Davis Pathways Program, which will provide permanent supportive housing for its chronically homeless population. Although private and local match funding will support the program, foundational efforts made possible by the work done through past CDBG funding has made this new effort a possibility.



## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City does not have any existing public housing but it has provided units and funding to Yolo County Housing in support of several projects in the past. It originally provided and has supported the rehabilitation of seven farmworker housing units in Davis owned by the Housing Authority. Also, the Housing Authority is a part-owner in two affordable housing projects in Davis: Eleanor Roosevelt Circle and Cesar Chavez Plaza. These projects received funding and land from the City of Davis in prior years. The City includes these units in its annual monitoring. The City is also working with Yolo County Housing on the rehabilitation and management for the preservation of the Pacifico affordable housing project.

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

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.

This year, Yolo County Housing has partnered with California Affordable Housing Agency and Applied Residential Inc. to expand access to homeownership through the Trio Lease-To-Own Option Program ([www.thinktrio.com](http://www.thinktrio.com)).

**Own option Mortgage** - An own option mortgage is a mortgage arranged by Trio as a part of your lease that you can qualify to use to finance your home when you are ready to buy. With an own option mortgage, your future mortgage interest rate and term are locked and included in your lease. So, no matter what happens to interest rates in the future, your interest rate is secured giving you the best chance to buy your home.

This program provides a pathway to homeownership targeted to families that would like to purchase a home but are not quite ready to buy for a number of reasons.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

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
- Allocating for housing at all income levels, with review of potential sites for other future housing needs.
- Implementing guidelines to streamline and promote infill development of mixed use and condominium projects.
- Exempting small projects (fewer than 5 units), medium and high density projects (12.5 unit/net acres and greater), and small projects (15 units or fewer) in the downtown core area from the City's Visitability/Accessibility Policy requirements.
- Creating a new program named Renters Inspection Resources Program where staff will perform random inspections of non income-restricted rental housing and provide education to tenants and landlords.
- Including provision of affordable housing as a major component during City's upcoming General Plan update.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

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, development of permanent supportive housing, an increase in services directed towards individuals struggling with mental illness, 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 primary obstacle to meeting the needs of the underserved is funding. Although the City commits the full 15 percent of its CDBG funds to public service agencies, there are many more low and moderate persons who could benefit from additional funding in this area. Resources are not available to meet the demands for all of the public service agencies and every year the City must make hard choices in deciding who should be funded and at what amount.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

In regard to lead-based paint, 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 documented by the California Lead-Based Paint Hazard Control Program staff that stated that Yolo County is not an area with a high percentage of persons with elevated blood levels containing lead. Statistics from 2005 -2009 provided by the Yolo County Health Department show that there has only been one case of elevated levels of lead in the blood for a person under the age of 21 years old, requiring action by the County. Nevertheless, the City requires that managers of affordable housing complexes provide tenants with information about the hazards of lead-based paint at the time a lease is executed. Alerting households to the danger of lead-based paint educates them as they consider other housing options. This educational tool at affordable housing projects does not require any CDBG or HOME funding; it is monitored by City staff as part of the annual affordable housing monitoring cycle.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

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, 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. 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 maximizes 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.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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 instructional structure of services outside of the city has a relatively new 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 Group, 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. In large part, because of the partnerships fostered through this summit, the City instituted two new collaboratives named New Pathways and Getting to Zero. Together we will provide resources to the communities' chronically homeless population.

The City is also working with public and private entities to move forward on Housing First policies to address issues of chronic homelessness. The City has received private funding and built on the existing relationships with service providers, enhanced by years of CDBG funding, to develop a network of services to address needs of participants.

The City is developing a Social Services Strategic Plan to address the overall needs of individuals and families within the community. The strategy, which should be finalized during next 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.

Lastly, the City Council recognized the challenges with the homeless population experienced by police, service agencies and the public, and as a result approved a Homeless Outreach Coordinator position in the FY17/18 budget with work to begin in soon.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

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. Staff has regular communications with Yolo County Housing and continues to participate in the countywide Homeless Coordination Project. City of Davis staff and a City Council representative are also involved in the implementation of Yolo County's 10 Year Plan to End and Prevent Homelessness. Through these efforts staff has experienced better coordination locally and countywide.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In program year 2016, \$35,000 of CDBG administrative funds was made available for the city's fair housing services. Throughout the program year approximately 570 inquiries and requests for service from individual residents were received. Educational materials have been updated and distributed to individuals and organizations, and documents were translated into additional languages reflecting the diverse population of the city and university. The fair housing program marketed and supported a fair housing workshop offered countywide to apartment managers and owners, in partnership with Yolo County Housing and the local Legal Services office. The Analysis of Impediments (AI) lists the following impediments to fair housing choice:

1. The lack of an adequate number of affordable housing units.
2. The need for greater public knowledge of fair housing laws.
3. Intensified enforcement activities with respect to fair housing laws and requirements.

The City took the following actions to overcome the impediments identified:

- Collaborated on a countywide fair housing workshop for rental housing providers and consumers that included participation from over 100 property owners and managers.
- Developed and distributed fair housing educational materials in hard copies and by posting them online, in English and Spanish, with additional translations to follow, as identified through research into languages most commonly used in the community aside from English and Spanish.
- Maintained a resource library of fair housing law and related publications.
- Participated in community events and celebrations to distribute Fair Housing and Affordable Housing information to the event attendees, including events at the University of California, Davis, targeted at first-time renters in the community.
- Monitored sub-recipients for compliance with fair housing regulations.
- Passed a "Renter's Ordinance" which will allow for greater outreach & education on fair housing rights and responsibilities, as well as intensified enforcement activities through monitoring and complaint-based inspections.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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.

Affordable housing projects that have received CDBG and/or HOME funding are also monitored on an annual basis. City staff conducts tenant file reviews for compliance with rent and income eligibility requirements, completes physical inspection of the units and common areas, and reviews compliance with federal overlay requirements such as fair housing and affirmative marketing.

The City uses an MOU process between different departments and divisions within the City to make sure program regulations are being addressed. City CDBG administrative staff is regularly providing technical support to other staff members, who may not normally work with CDBG fund.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In accordance with the Citizen Participation Plan adopted by the City of Davis, a draft of the program year 2016 CAPER was made available for a minimum 15 day period commencing on September 1, 2017 and ending on September 18, 2017. Noticed public hearings were conducted before the Social Services Commission on September 18, 2017, and the City Council on September 19, 2017. Notice of the public hearings was printed in the local newspaper on August 30, 2017, well before the minimum of 15 days prior to the submittal of the CAPER to HUD. No comments were received during the comment period and at either of the public hearings.

The City reached out ADA Community Advisors for input. Their input informs the City with suggestions needed regarding the public facilities projects for its Annual Action Plan and CAPER.

The Social Services Commission conducted a public hearing on the CAPER. While no comments from the public were received, the commission made some suggestions.

The City Council conducted a public hearing on the CAPER. While no comments from the public were received, the commission made some suggestions.

The CAPER is noticed in the city's only local paper, which has a wide circulation in Davis and is available for free online, and noticed online with the presentation both to the Social Services Commission and the City Council. The community does not have an organized Spanish-language newspaper or established distribution network for noticing meetings and events, however the City's webpage can be translated into multiple languages at the viewer's choice. The CAPER has been presented to the City's ADA Community Advisors for comment and review, and the full process of review is reiterated to the Committee to ensure they are familiar with how to comment should they wish to do so. The Advisory Committee is a body made up almost entirely of persons with disabilities and includes minority members, and is an important voice in the Community in terms of the City's accessibility project focus. The population of Davis, as is common with many university communities, has a high level of involvement with local issues. Attendance at Council meetings is higher on average than surrounding jurisdictions, and community members from many different demographics regularly attend and bring issues of concern to the attention of the City Council. In addition, during the review and subsequent application process for CDBG grant awards, local agencies will send beneficiaries of the services to community meeting to speak to the importance and value of the services provided. Providers and community members will often communicate directly and informally to the City Council about the CDBG process and grant program, however this happens outside of the CAPER review cycle, and thus these comments are not captured.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes to the program objectives this past year, as all public service projects utilized all of the provided funding quickly. The demand for services is higher than the resources available.

The City actively continues efforts (implementation of the ten-year plan) to end and prevent homelessness in Yolo County. The City continues to work with ADA Community Advisors group, city staff and the ADA Self Evaluation and Transition plan to identify and address needed repairs and other accessibility improvements at various locations in the public right-of-way throughout the City, including public buildings. The City continues to provide shelter for homeless individuals and families, as well as meals and other support services and is working on leveraging federal dollars to receive private local funding to expand services next year to the homeless, including the establishment of a private and locally funded program based on a housing first model.

The Public Facilities projects take longer to develop and implement. Due to the complexities involved in utilizing federal funding, many of these projects take multiple years to complete. Often the first year a project is funded, only predevelopment activities may occur, such as the preparation of architectural plans or development of a detail scope of work for the public bidding process. Two projects are anticipated to move forward this next program year. The city's annual Audible Signals, Facilities and Parks Improvements projects, made progress but did not expend all of the program funds. One reason for project delays has been the need for full funding to be in place before the project can begin.

One project remaining in the plan, spanning multiple program years, the Third Street ADA Improvements, will be carried over into the next program year. An additional project that remained in the plan is Rainbow City ADA Improvements. As reported in last year's CAPER, the City had issues with the actual contractor bids that came in too high for the funds available. These funds have been reallocated back to the Parks ADA Improvement project to be used for other City parks. Unused CHDO funds of \$1,000 from Program Year 2011 were reallocated to the Cannery Lofts project CHDO.

In addition to outside delays, this year city staff have undertaken programmatic reviews to improve procedures and ensure program compliance. Due to this careful consideration of the program, and these reviews and updates to the administration of the grants, it is anticipated that there will be increased efficiency in completing all reporting requirements. This program year the City has partnered with Yolo County Housing to strengthen its capacity to administer CDBG and HOME programs.

With the programmatic and administrative changes developed this year, moving forward staff will assess each Public Facilities project funding request for timeliness and level of funding on-hand before committing CDBG funds. Should projects face significant delays, funding will be reallocated to projects



within the Action Plan that are underway or ready to begin construction.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Due to staffing changes, one inspection has been completed to date. The remainder of the inspections will be completed in September. A summary of the visits are included below:

Twin Pines (3333 F Street) –refrigerator seal replacement, wrap pipes in ADA unit, clear leaking gutter and clean patio concrete (slip hazard); closet door track repair; carpet repair at bathroom threshold. Minor issues all resolved.

New Harmony (3030 Cowell Boulevard) – Inspection in October.

Eleanor Roosevelt Circle (675 Cantrill Drive) – Inspection in October.

Moore Village (2444 Moore Boulevard) – Inspection in October.

Tremont Green (5663 Marden Street) – Inspection in October.

Walnut Terrace (3101 Fifth Street) – Inspection in October.

Windmere II (3030 Fifth Street) – Inspection in October.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Affirmative marketing efforts were continued during this program year. The City applied use of its affirmative marketing plan in all the projects undertaken during the 2016 Program Year including:

- Monitoring subrecipients for compliance with affirmative marketing requirements.
- Any findings of noncompliance or potential noncompliance are addressed during the monitoring process.
- Review of periodic and final subrecipient reports to assess services and outreach to diverse population groups.
- Review of affirmative marketing materials at all project sites.
- Review and reporting of information about the use of minority and women-owned businesses.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The City does not have any program income to report.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

Although there appears to be fewer and fewer funding sources available for affordable housing projects, the City partners with nonprofit developers to pursue new construction and rehabilitation projects to increase and maintain the local supply of affordable housing. The City dedicates 90 percent of HOME funds and 100 percent of local Housing Trust funds to affordable housing predevelopment work, construction, preservation, and rehabilitation. Furthermore, the City has a comprehensive affordable housing ordinance which requires that 25 percent of all new ownership housing and 35 percent of all new rental housing be made permanently affordable to residents of very-low, low, and moderate incomes, where legally possible. The housing is maintained by local non-profit and for-profit developers and the local housing authority, which are required to put maintenance funds into the budget of each affordable housing project. Accountability is assured through local monitoring and collaboration.