

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 2017 (from July 1, 2017 to June 30, 2018) 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 \$25,781,314 in CDBG and \$9,857,656 in HOME funds since 1984.

In program year 2017, 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 2017 is the third year of the current Consolidated Plan. For Program Year 2017, the City Council awarded \$570,931 in CDBG funding and \$267,303 in HOME funding. In all, 12 organizations, including the City of Davis, received funding for 19 activities, which primarily served low and moderate income residents. Although a significant portion of these funds were from prior year allocations (\$564,707.13), the total funding of all CDBG and HOME activities that were awarded, budgeted, and either finished or are continued as ongoing activities was \$1,402,941.13.

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 \$59,750 per year). Of those program participants, 13 percent were very-low income residents (residents with income less than 50 percent of median income), and 86 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	Expected – Program Year	Actual – Program Year	Percent Complete
Aid Persons with Mental Illness with Independence	Non-Homeless Special Needs	CDBG: \$9,640	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	37	29.60%	46	37	80.43%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$7,040	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	36	12.00%	45	36	80.00%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	36	0	0	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%	0	0	0
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%	0	0	0
Assist Micro-Enterprises Starting Businesses	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0	0
End Chronic Homelessness	Homeless	CDBG: \$9040 / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	96	146	152.00%
End Chronic Homelessness	Homeless	CDBG: \$ HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%	0	0	0
Housing Units for Chronically Homeless	Affordable Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%	0	0	0

Improve Accessibility of City Facilities	Non-Housing Community Development	CDBG: \$50,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	0	447	0
Improve Accessibility of Streets and Sidewalks	Non-Housing Community Development	CDBG: \$101,145	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%	4147	1,777	42.85%
Provide a Drug/Alcohol Detox Center	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	0	0	0
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%	0	0	0
Provide Affordable	Affordable Housing	HOME: \$240,573/	Rental units constructed	Household Housing	112	0	0.00%	62	62	100.00%

Housing Units		Housing Trust Fund: \$574,767		Unit						
Provide Fair Housing Services	Non-Homeless Special Needs	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	0	0.00%	300	453	151.00%
Provide Senior Services	Non-Homeless Special Needs	CDBG: \$14,080	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	219	62.57%	120	219	182.50%
Provide Services for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	520	0	0.00%	0	0	0
Provide Services for Youth	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%	0	0	0
Provide Services To	Homeless	CDBG:	Public service activities other than	Persons	100	3766		1976	4,439	

Individuals Who Are Homeless		\$35,120	Low/Moderate Income Housing Benefit	Assisted			3,766.00%			224.60%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$9,540	Homeless Person Overnight Shelter	Persons Assisted	0	142	0	0	142	100.00%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0	0	0	0
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	90	0	0.00%	14	0	0.00%
Shelter Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	80	0	0.00%	0	0	0

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, and 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 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-5,019 persons and/or families; street, sidewalk and park improvements-2,224 residents and Fair Housing-453 people.

The LMC ADA Playground Equipment Project beneficiaries counted in a prior year, but carried forward this year as the project is completed.

New Pathways, operated by Davis Community Meals, currently uses a City facility as transitional housing for homeless individuals, per the City's Self Evaluation and Transition Plan.

High Priority ADA Repairs for Health and Safety is delayed due to turnover of administrative staff, which has impacted the further assessment of the remaining high priority facility improvement projects.

The plan provided to the city by the consultant in 2010 did not include tools to summarize needed projects, necessitating the production of a spreadsheet or list of each project for each facility assessed; a list which when complete will include hundreds of recommended actions over 20 city facility campuses. Grouping activities into larger contracts, rather than attempting piece-meal repairs, will allow for greater cost efficiency and faster project completion.

The Improve Accessibility of Streets and Sidewalks goal- completed purchase of Accessible Pedestrian Signal (APS) Push Buttons for 13 identified locations last program year. Installation slated for FY 17-18 has been put on pause due to staffing shortages in the Public Works department. The plan was for internal staff to perform the installation, but then a few key staff who could install the signal equipment left the City. The plan was updated to add it to a larger traffic signal project, but it had already gone out to bid. Placement will be in relation to routes of travel, locations of existing APS buttons, connecting residences to neighborhood shopping centers, transit and hospital. Recent discussions focused on installs once

a month in FY 18/19 or bid project out.

Forty-three parks with 67 play areas received new playground surfacing with Fibar material throughout the City. Outdated playground equipment was replaced with ADA compliant equipment. Pioneer Park playground was completed in May 2018.

After a few years of delays due to funding issues with State sources, the Third Street project is moving forward with the final portion of work, including the paths of travel and accessibility improvements funded with CDBG funds. This project is estimated to be completed by the end of November 2018, weather permitting. In 2017-2018, no CDBG funds were spent on this project.

In addition, the flatwork (curb cuts and ADA ramps) project was delayed but is now progressing.

City CDBG and HOME-funded projects benefited 7,702 residents/households in FY 17/18. The City continues to provide more critical services than stated in the Con Plan. Individuals served in Public Service programs decreased by 1,844 persons and/or families from 2016. This is primarily due to Center for Families not applying for public service funding this program year. The public service agencies that were funded increased their numbers with the exception of one. These programs assist with food and shelter, Affordable Housing, medical assistance, counseling, and supportive and fair housing services. The City continues to partner with Yolo County Housing to strengthen its capacity to administer CDBG and HOME programs. There are not enough resources to fund all of the ConPlan goals and therefore some reflect zero.

On April 30, 2018, the City of Davis was advised that one of its Public Service providers will be closing its doors. Yolo Family Service Agency (YFSA) determined that the structural model was no longer financially sustainable. YFSA consulted with the Yolo County Health and Human Services Agency and Yolo County Administrator's Office to develop a continuity plan for the ongoing care of the clients it currently serves. In order to ensure that clients continue to receive these critical treatment services, CommuniCare Health Centers and other local providers have agreed to provide services for many clients that began in May 2018. YFSA was awarded a \$5,740 CDBG grant this program year, of which they expended \$4,600, leaving an unspent balance of \$1,140. In discussions with Communicare regarding unspent funds, Communicare determined that they wouldn't be able to provide services with the remaining balance available.

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)

	CDBG	HOME
White	4,393	4
Black or African American	562	0
Asian	934	1
American Indian or American Native	125	0
Native Hawaiian or Other Pacific Islander	70	0

Total	6,084	5
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Hispanic	1,903	1
Not Hispanic	5,793	5

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

Narrative

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

American Indian/Alaskan Native and White: 61

Asian & White: 25

Black/African American & White: 37

American Indian/Alaskan Native & Black/African American: 12

Other multi-racial: 1,477

For a total of 7,696 persons/families/households assisted

HOME: An additional racial and ethnicity number was reported for the following category:

Other: 1

For a total of 6 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	1,258,608	786,435
HOME	HOME	651,963	233,066
Davis Housing Trust Fund	Davis Housing Trust Fund	574,767	574,767
Supportive Housing Program	Supportive Housing Program	66,282	66,282

Table 3 - Resources Made Available

Narrative

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 anticipated that state and federal tax credits, and Davis 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 it was 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 to bring to completion. The City received a 50% match reduction, therefore the match liability is calculated at 12.5%.

The City is in the process of transferring ownership of the Pacifico affordable housing complex to Yolo County Housing. The site has undergone preliminary rehabilitation planning and design work to better enable the property to effectively support housing goals related to preserving much-needed lower 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, but currently receiving no HOME or CDBG funds. The project will be receiving HUD 811 project subsidies and other non-federal funds.

Funds from the Davis 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 provided 8 affordable ownership units this program year. The Villages at Willowcreek project provided 4 affordable ownership units this program year as well. The Grande site development in North Davis completed 8 affordable ownership units that are selling in the upcoming program year. The City continues to work with developers to require affordable housing rental units for low-, very low-, and extremely-low income residents.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	16,006,508
2. Match contributed during current Federal fiscal year	574,767
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	16,581,275
4. Match liability for current Federal fiscal year	77,251
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	16,504,024

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Cannery Lofts	3/16/2018	574,767						574,767

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Sub-Contracts						
Number	22	0	0	0	2	20
Dollar Amount	6,948,378	0	0	0	503,694	6,444,684

	Total	Women Business Enterprises	Male
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Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Sub-Contracts			
Number	22	1	21
Dollar Amount	6,948,378	1,413,030	5,535,348

Table 8 - Minority Business and Women Business Enterprises

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

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	1	0	0	0	0	1
Dollar Amount	625,232.47	0	0	0	0	625,232.47

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

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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	0	19
Number of Non-Homeless households to be provided affordable housing units	63	61
Number of Special-Needs households to be provided affordable housing units	0	0
Total	63	80

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	61	61
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	0	0
Total	63	61

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, progress on the City’s goals has been slow, but steady. The Cannery Lofts/Bartlett Commons new affordable apartments completed construction in fall of 2017, increasing affordable housing units by 61 + 1-manager unit, with 47 accessible to individuals with disabilities.

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 completed this program year which are not HUD funded). In addition, the City has approved entitlements for three major rental projects; each which will include affordable unites when built. A fourth rental project to serve low-, very low-, and extremely low-income households is also finalizing its funding, which is not federal.

This program year, the City planned to fund in the rehabilitation of CHOC's Sojourner Truth rental apartment complex, specifically providing \$151,000 CDBG funds necessary to repair the structural and water damages to the building. Due to the urgency of the repairs and the impending winter season, CHOC was able to find other funding for the Sojourner project. CHOC has instead requested reallocation of these funds for 2018-19 program year for much needed rehabilitation repairs for their Rosa Parks rental apartments project, which has been approved by the Davis City Council.

Moving forward, the City will need to reevaluate best use of available funding sources for affordable housing. Agencies, especially in California, where local Redevelopment Agency (RDA) funds filled the requirements for local commitment until their dissolution in 2012, 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). Fortunately, the current 24-month requirement has been waived for funds through 2020. The City hopes that this will make the funds more readily available for its housing projects.

As the City reported last year, the City 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, in accordance with regulations, 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. 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. Deobligation and funding shifts delayed this project by 3 years, and deterred approval of new projects that could have benefitted from the Davis HTF that had to be obligated to the Cannery project.

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.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	6
Low-income	0	0
Moderate-income	0	0
Total	0	6

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 regard 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 and Housing (DCMH), 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 DCMH 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. DCMH is completing this program in coordination with Yolo Community Care Continuum's GAP program and the County's Crisis Intervention Project both of whom provide complementary programs with a focus on homeless individuals with mental illness. The City also funds DCMH 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 in order 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 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 and Housing (DCMH), 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 DCMH 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 DCMH 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 authority (Yolo County Housing) provides assistance through a housing choice voucher program and there is an emergency assistance program through the Short-Term Emergency Aide Committee (STEAC) that also works 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 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. The YCH housing choice voucher program as well as 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.

Lastly, the City, in partnership with Yolo County Housing, the County, Sutter Healthcare Foundation and DCMH have created an umbrella program called Davis Pathways Program and Getting to Zero, which provide housing re-entry and permanent supportive housing for its chronically homeless population. Although not funded directly by CDBG or HOME, the foundational efforts made possible by the work done through past CDBG funding has made this new effort possible.

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 and partners with the Housing Authority in the Sutter Healthcare Getting to Zero program.

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

There is no public housing in the City of Davis.

Nevertheless, 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).

Own option Mortgage - An own option mortgage is a mortgage arranged by Trio as a part of your lease that one can qualify to use to finance a home when the household is ready to buy. With an own option mortgage, future mortgage interest rate and term are locked and included in the lease. So, no matter what happens to interest rates in the future, the interest rate is secured. 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. Yolo County Housing is a multiple year dual High Performing Agency.

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.
 - 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.
-
- Implemented 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 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, 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 institutional 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 Executive Plan to End Homelessness, which emphasizes a coordinated approach to providing 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. This was 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 collaborative partnerships named New Pathways and Getting to Zero. Together we 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 has created a Social Services Strategic Plan to address the overall needs of individuals and families within the community. The strategy 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 hired a Homeless Outreach Coordinator who is embedded in the Davis Police Department.

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 Plan to End and Prevent Homelessness, as well as participate in the regional Continuum of Care, known as the Housing Poverty Action Coalition or HPAC. Through these efforts, staff has experienced better coordination locally and countywide.

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

In program year 2017, \$35,000 of CDBG administrative funds was made available for the City's fair housing services. Throughout the program year approximately 500 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.
- Implemented a “Renter’s Ordinance” to 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 complete. 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 Revitalization and Development Corporation (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 2017 CAPER was made available for a minimum 15 day period commencing on August 31, 2018 and ending on September 17, 2018. Noticed public hearings were conducted before the Social Services Commission on September 17, 2018, and the City Council on September 25, 2018. Notice of the public hearings was printed in the local newspaper on August 29, 2018, well before the minimum of 15 days prior to the submittal of the CAPER to HUD. ___ comments were received during the comment period and at either of the public hearings.

The Social Services Commission conducted a public hearing on the CAPER. While ___ comments from the public were received, the commission made some suggestions, which were presented to Council.

The City Council conducted a public hearing on the CAPER. While ___ comments from the public were received, the commission made some suggestions, which the City implemented.

The CAPER is noticed in the City's 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 typically 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. Rainbow Park activity #651 for \$45,000 was cancelled in 2017. These funds were allocated to the Parks playground activity for funding of their ADA improvements and playground areas and it was completed in program year 17/18.

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. The City continues to partner with Yolo County Housing to strengthen its capacity to administer CDBG and HOME programs.

With the programmatic and administrative changes developed this year, 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.

N/A

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.

A summary of the visits are included below:

Twin Pines (3333 F Street) – Inspection in February 2018 - repair closet wheels, master bathroom replace shower cartridge, linen closet check bifold door guides, hallway bathroom replace shower head, and kitchen replace light bulb in range hood. - Issues all resolved.

New Harmony (3030 Cowell Boulevard) – Inspection in October 2017 – units inspected passed with no concerns.

Eleanor Roosevelt Circle (675 Cantrill Drive) – Inspection in October 2017 – units inspected passed with no concerns. Following for updated Affirmative Fair Housing Marketing Plan and Management Plan.

Moore Village (2444 Moore Boulevard) – Inspection in October 2017 – units inspected passed with no concerns.

Tremont Green (5663 Marden Street) – Inspection in October 2017 – units inspected passed with no concerns.

Walnut Terrace (3101 Fifth Street) – Inspection in October 2017 – units inspected passed with no concerns. Following for approved Affirmative Fair Housing Marketing Plan.

Windmere II (3030 Fifth Street) – Inspection in October 2017 – units inspected passed with no concerns. Following for updated compliance report and criteria plan.

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 2017 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 15- 35% 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.

PR-26 – Summary of Manual Adjustments:

- Line 20 Adjustment – for draw on 2015 funds expended in PY 2017 for the Owendale project #4-activity #679 \$130,252.00
- Line 28 Adjustment – for voucher #617709 \$7,26.54 processed on 7/31/18 for prior program year 2017, “Y” was not selected
- Line 39 Adjustment – for draw on 2016 funds expended in PY 2017 for Planning and Administration project #1-activity #695 and Fair Housing project #3-activity #696 = \$25,653.97