

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 2018 (from July 1, 2018 to June 30, 2019) 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 \$26,453,657 in CDBG and \$10,296,148 in HOME funds since 1984.

In program year 2018, 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 2018 is the fourth year of the current Consolidated Plan. For Program Year 2018, the City Council awarded \$672,343 in CDBG funding and \$438,792 in HOME funding. In all, 10 organizations, including the City of Davis, received funding for 13 activities, which primarily served low and moderate income residents. In addition, unspent funds from prior year allocations (\$1,323,706) was awarded to ongoing activities and/or current and future projects per HUD guidelines. Therefore, the total funding available for all CDBG and HOME activities was \$2,434,843 this fiscal year.

Over 89 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 \$66,550 per year). Of those program participants, 56 percent of the program participants were extremely low income residents (residents with income less than 30 percent of median income) and 18 percent were very-low income residents (residents with income less than 50 percent of median income. Fifteen percent were low income (residents with income less than 80 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: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	131	105.0%	28	31	110.7%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	142	47.0%	40	39	97.50%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	36		0	0	0.00%
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	0.00%
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%	0	0	0.00%

Assist Micro-Enterprises Starting Businesses	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	5	0	0.00%	0	0	0.00%
End Chronic Homelessness	Homeless	CDBG: \$11932 / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	557		125	132	106.5%
End Chronic Homelessness	Homeless	CDBG: \$11932 / HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%	0	0	0.00%
Housing Units for Chronically Homeless	Affordable Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%	0	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	447	8.94%	4113	0	0.00%
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	7,228	145.0%	4113	2723	66.20%

Provide a Drug/Alcohol Detox Center	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	1	0	0.00%	0	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	2,106	70.0%	72	196	272.2%
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$	Other	Other	0	0		0	0	0.00%
Provide Affordable Housing Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	112	62	55.0%	0	0	0.00%
Provide Affordable Housing Units	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0		11	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	1,661	221.0%	300	238	79.3%
Provide Senior Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	467	241.0%	92	248	269.56%

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	32.0%	0	0	0.00%
Provide Services for Youth	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	1,150	767.0%	0	0	0.00%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	13,836	13,836.0%	750	2099	279.8%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	380		150	115	76.6%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	0.00%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	90	53	59.00%	10	0	0.00%
Shelter Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	80	0	0.00%	0	0	0.00%

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. 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, social services programs). Activities funded, benefited extremely low income to moderate income people through projects and programs such as accessibility of public facilities, parks, streets, sidewalks, a fair housing program and non-profit public services including the homeless. Totals are public service activities-2,860 persons and/or families; street, sidewalk and park improvements-2,723 residents and Fair Housing-238 people.

Improve Accessibility of Streets and Sidewalks goal: 1) Audibles Project-After purchase of equipment in a prior fiscal year, the Project was completed in June 2019. Placement locations of pedestrian push buttons were determined by the ADA with City analysis of routes of travel, locations of existing APS buttons, connecting residences to neighborhood shopping centers, transit and hospital; 2) Flatwork Project was delayed but construction work on curb cuts and ramp installation supporting ADA accessibility and safe paths of travel were completed in early August 2019. People served and costs will reflect in FY19/20 CAPER; 3) Third Street Project- After delays due to funding issues with State sources, the project was completed this year. It has improved pedestrian safety and function in a two-block segment in busy Downtown Davis, addressing safe paths of travel and ADA accessibility for residents.

Improve Accessibility to City Facilities Goal- A meeting occurred with City Facilities staff to determine which projects could be assisted with CDBG funds and to develop a project priority list. Turnover in staffing postponed this action. In the meantime, a Senior Center rehabilitation project was presented with designs and budget being developed. A request for CDBG funding was received for ADA repairs and rehabilitation. By February 2019, projected budget costs and design changes hindered the forward movement of this project delaying it until FY19/20. New design plans, revised budget and multi-sourced funding will be submitted for review in Fall 2019 and construction beginning in Spring 2020. It is anticipated that CDBG funding from these categories will be fully spent in FY19/20.

Projects benefited 5,821 residents this year. Public Service programs decreased by 2,159 persons/families from 2017, due to one less agency applying this year and the cost of doing business increasing. Programs offered food, shelter, outreach, resources, affordable housing, access to medical coverage, caregiving, counseling, case management and fair housing services. Populations served were the homeless, female heads of household, mentally ill, domestic violence victims, seniors and children. There are not enough resources to fund all of the ConPlan goals and therefore some reflect zero.

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	3,400	0
Black or African American	373	0
Asian	768	0
American Indian or American Native	120	0
Native Hawaiian or Other Pacific Islander	48	0
Total	4,709	0
Hispanic	1,005	0
Not Hispanic	3,704	0

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: 59

Asian & White: 19

Black/African American & White: 55

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

Other multi-racial: 727

For a total of 5,583 persons/families/households assisted

Female Head of Household: 514

Disabled: 3,240

In addition - Fair Housing Activity #737: 238 individuals served

Racial and Ethnic Composition
 White: 150
 Black or African American: 6
 Asian: 52
 American Indian and White: 10
 Other: 20

Of the 238 – 30 were Hispanic

Income composition:
 80% = 80% or below AMI
 20% = 80% and above

Female Head of Household: 17
 Disabled: 24

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	public - federal	1,323,709	354,069.24
HOME	public - federal	1,111,135	17,036.78
Housing Trust Fund	public - local	0	0
Supportive Housing Program	public - federal	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.

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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 typically leveraged with other sources beyond the CDBG and HOME programs with state and federal tax credits, bank loans and funds from affordable housing in-lieu fees as available. 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 HOME match liability was calculated at 12.5%.

The City owns Pacifico affordable housing complex and has been actively partnering with Yolo County Housing (YCH) in managing the site. 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. However no funds have been available for ownership transfer to YCH or other entities to continue rehabilitation and management of the property.

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.

CDBG funded projects leverage federal funds with private, state and local funds as it relates to City ADA projects and non-profit public services programs.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	16,504,024
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	16,504,024
4. Match liability for current Federal fiscal year	73,534
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	16,430,490

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
None								

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 beginning 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					
Dollar Amount	0					
Sub-Contracts						
Number	0					
Dollar Amount	0					
	Total	Women Business Enterprises	Male			
	0					
Contracts						
Number	0					
Dollar Amount	0					
Sub-Contracts						
Number	0					
Dollar Amount	0					

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	0					
Dollar Amount	0					

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						
Parcels Acquired	0					
Businesses Displaced	0					
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0					
Cost	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	0
Number of Non-Homeless households to be provided affordable housing units	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	10	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0

	One-Year Goal	Actual
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	0	0
Total	10	0

Table 12 – Number of Households Supported

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

CHOC was awarded funds for FY 2018-19 PY for much needed rehabilitation repairs for their Rosa Parks 10 unit, rental apartments project (the oldest apartment complex in Davis), which was approved by the Davis City Council. However, delays in design work and additional projected costs have extended the project into FY 19/20. This is reflected in the one-year goal vs actual statistics above.

Due to the complicated nature of developing new housing, or rehabilitating existing housing, progress on the City’s goals has been slow, but steady.

In addition to the new apartment projects and rehabilitation of existing housing utilizing HUD funds, the City has a number of housing developments with affordable ownership. The City has approved entitlements for three major rental projects; each will include affordable units when built. A fourth rental project to serve low-, very low-, and extremely low-income households is finalizing non-federal funding.

The Grande site development in North Davis completed 9 affordable ownership units that sold this program year that were funded by the developer Fouts Homes, Inc. These were made available to moderate-income and below AMI families/individuals and located at 260 and 270 Grande Ave; 2604, 2616, 2702, and 2714 Mercedes Ave; 274 and 275 Florencia Pl; and 271 Mercedes Ct. The City continues to work with developers to require affordable housing rental units for low-, very low-, and extremely-low income residents.

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. 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.

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	3,278	0
Low-income	1,061	0
Moderate-income	837	0
Total	5,176	0

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

The City of Davis is an active member of the Yolo County's Continuum of Care (CoC), called the Housing Poverty Action Committee (HPAC). HPAC is a coalition of 17 stakeholders from throughout the region. Stakeholders include, but not limited to nonprofit homeless assistance providers, victim service providers, faith-based organizations, governments, and public housing agencies. Over the past year, the City has worked on several efforts with HPAC to address the needs of those living homeless and at risk of homelessness in Davis.

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 which 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 and connect them with 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 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 and increasing funding for the Interfaith Rotating Winter Shelter, to ensure stability, adherence to shelter rules, and more availability to access services. This local cold weather emergency shelter is provided by local faith organizations through a rotating shelter model. Davis Community Meals and Housing (DCMH) provide transitional and emergency shelter beds, 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.

Empower Yolo was funded this year to assist domestic violence victims being discharged from the Emergency Room or found on the street after an incident at the home, to receive services through CDBG funds. Their domestic violence shelter for women and children is available to these victims and is funded by other state and local sources.

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.

As a member of the HPAC Coalition, 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.

Getting to Zero – City grant funded by the Sutter Health Foundation to expand the New Pathways initiative to a more comprehensive Davis Pathways (DP) program for adults who are chronically homeless. In addition to the bridge housing described above, DP provides a paid employment-training program, a bridge housing voucher program, and housing retention case management. Davis Pathways

houses individuals who are chronically homeless and provide them with bridge housing and supportive services. Davis area HPAC members work together in a housing first effort to house those most vulnerable while permanent housing is secured. To date, seven (7) long term chronically homeless have graduated and continue to remain permanently housed. 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. The Davis City Council unanimously adopted a low barrier/no barrier approach to ending homelessness. Therefore, the City's goal is to allocate CDBG and HOME dollars towards any and all projects and services to provide more permanent supported housing.

When feasible, dollars through CDBG and HOME funds are used to support our goals to provide more permanent supported housing.

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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 from all 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 the 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 (YCH), 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 jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City continues to participate in a regional effort to affirmatively further fair housing and analyze the impediments to fair housing choice in Davis. This effort includes multiple jurisdictions – municipalities, counties and housing authorities in the Sacramento region. Work began on the new AI with focus on initial data collection, preparation for public outreach efforts and development of a draft report, which is not yet complete and available to the public. The final report is due in the Fall of 2019. It is then that the City will be in a better position to address any impediments/disproportionate housing needs based on protected classes, minority concentrations, location, housing types, the overall supply of affordable housing and plans for the future.

The implemented a rental resources and inspection program in 2018. This program is locally funded and seeks to educate renters on their rights and landlords on their responsibilities. While this program was not created specifically to address fair housing, it has been successful in providing a resource to renters who feel they are not being treated appropriately.

Fair Housing Services received 275 inquiries and served 238 unduplicated individuals (see breakdown in section C-10). Educational materials were 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 event had to be moved to a larger venue to accommodate all who were interested in attending. The previous Analysis of Impediments (AI) report 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. We anticipate seeing these again in the newest report.

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

- Contacted Asian churches in the Davis area and sent flyers for them to post in a public area and on their website regarding Fair Housing and Affordable Housing services.
- 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 affordable housing properties 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 select 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 funds.

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 2018 CAPER was made available for a minimum 15-day period commencing on August 30, 2019 and ending on September 16, 2019. Noticed public hearings were conducted before the Social Services Commission on September 16, 2019, and the City Council on September 24, 2019. Notice of the public hearings was printed in the local newspaper on August 30, 2019, 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 Social Services Commission conducted a public hearing on the CAPER. The Social Services Commission voted unanimously in favor of recommending the CAPER to the City Council. ___ comments from the public were received.

The City Council conducted a public hearing on the CAPER. The City Council voted ___, with one member absent, to approve the CAPER. They were pleased with the amount of information included in the CAPER and thanked the many organizations and entities that contributed to the effort, both to serve low income individuals and to complete the CAPER. No comments from the public were received.

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 the provided funding and 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 the 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 additional 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.

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 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.

A summary of the onsite visits are included below:

Bartlett Commons/Cannery (900 Jacobsen Lane) – Fair Housing poster and logos not displayed, Tenant Selection Plan missing information, HUD form 27061-H was not being used, waiting list was not kept current, window lock broken and hard to open, fan and light inoperable - - Issues all resolved

Sterling Court, Rosa Parks, and Olive Court Rehabilitation (809 10th Street, 1205 Fifth Street, and 1414 Olive Drive) –

- Sterling Ct – Income Certification not completed for the prior year on one unit, incorrect utility allowances used, rent adjustments required, corrections needed on the waiting list, Tenant Selection Plan not posted in lobby, GFCI outlet loose, open ground outlets - Issues all resolved
- Rosa Parks – HOME and appropriate income level boxes were not checked on income certifications, incorrect utility allowances used, rent adjustments required, corrections needed on the waiting list, hot and cold water lines on kitchen faucet were reversed, open ground outlets, toilet moving, window needs springs, foil on heating elements – Issues all resolved
- Olive Court – Income status boxes not checked on income certification, waiting list corrections needed, unit passed no concerns – Issues all resolved

Desktop monitoring notifications for financial oversight were sent out until July 2019. Responses are due back to the City by August 31, 2019.

Twin Pines (3333 F Street)
New Harmony (3030 Cowell Boulevard)
Eleanor Roosevelt Circle (675 Cantrill Drive)
Moore Village (2444 Moore Boulevard)
Tremont Green (5663 Marden Street)
Walnut Terrace (3101 Fifth Street)
Windmere II (3030 Fifth Street)

The City has been performing full on-site inspections, as a baseline, for our Affordable Housing Portfolio totaling 38 complexes (HUD and Non-HUD) . Twenty Four (24) (63%) Affordable Housing complexes have been inspected and received onsite monitorings over the last 2 years.

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 2018 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:

Summary of Manual Adjustments to PR-26 Report:

- Line 18 – Carried over balance for Activity #738 for LMH - \$31,548.14
- Line 29 - \$7,260.54 – Voucher #617709 processed on 7/31/2018 for PY 2017-2018 “Y” was not selected.
- Line 38 - \$27,259.04 – Balances remaining for PY 2018-2019 –
 - Activity #736 Planning and Admin \$24,421.91
 - Activity #737 Fair Housing \$ 2,837.13