



# Yolo County Housing Overview and Five-Year Strategic Plan Presentation

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# About us

- ▶ YCH was first created in 1950.
- ▶ **Mission Statement:** YCH is dedicated to establishing and maintaining quality, affordable housing, and community development support to everyone within our service area.
- ▶ Our primary programs are funded through the
  - ▶ Federal US Department of Housing and Urban Development (HUD)
  - ▶ State of California Department of Housing and Community Development (HCD)
  - ▶ State of California Department of Office of Migrant Services (OMS).

## Components of Yolo County Housing

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Migrant Center Operations

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Public Housing (Section 9)  
Programs

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Voucher (Section 8)  
Programs

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Affordable Housing  
Partnerships

# Migrant Centers – Ownership and Management

The buildings and improvements at California's 24 Migrant Centers are owned by the State, who contracts out the operations and maintenance to local government entities, Housing Authorities and/or non-profits

- ▶ Davis and Madison is operated by YCH, who owns the land at both locations
- ▶ Dixon operated by YCH on behalf of the Housing Authority of the City of Dixon, who owns the land at that location



# Public Housing Overview

- 431 units countywide
- Rent based on 30% monthly adjusted income
- Income determination at move-in, annual re-certifications, or tenant notification of changes



# Client Services

- Process reasonable accommodations for individuals with disabilities
- Computer Learning Center
- Assist and inform residents about community services
- Agency events

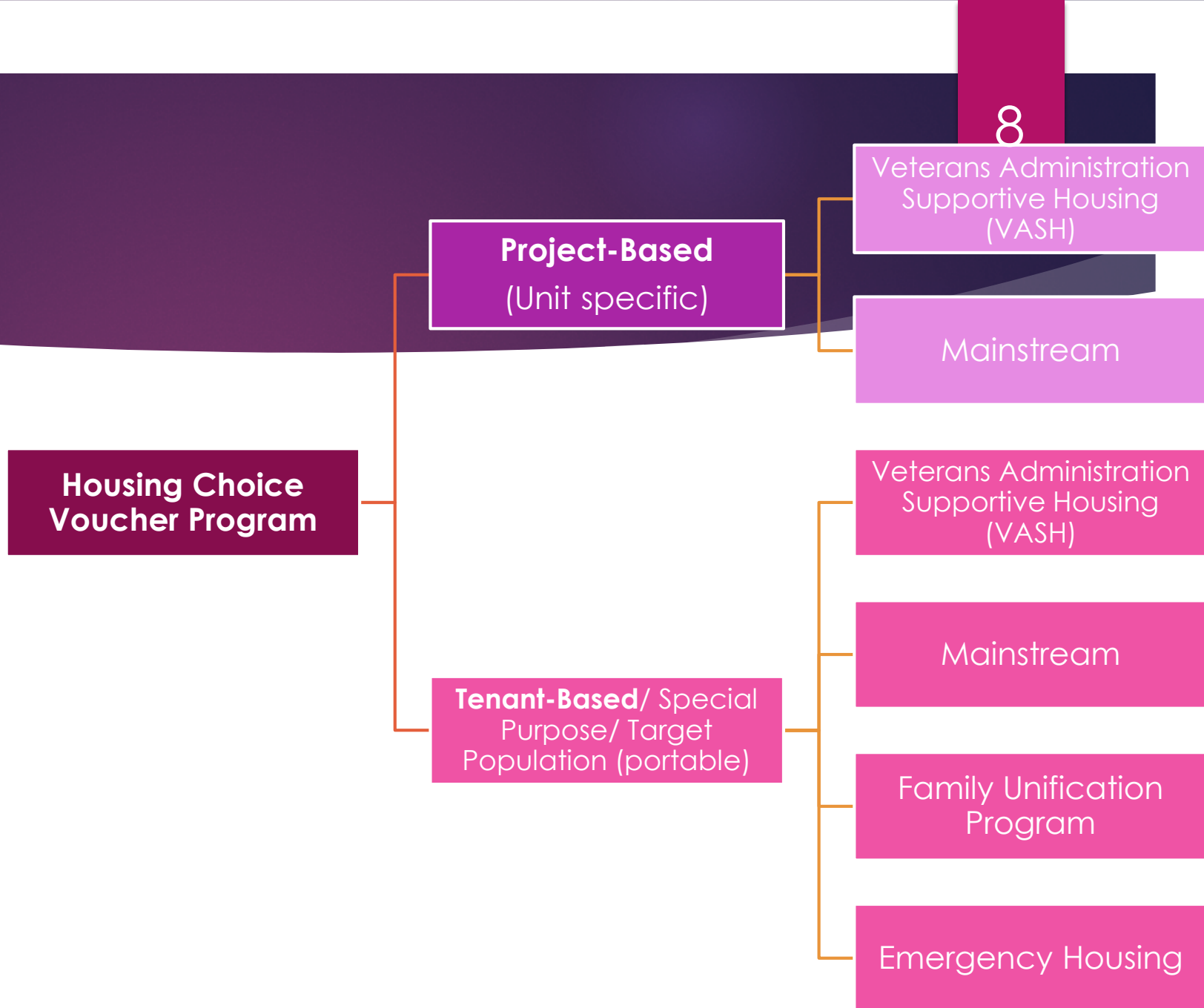


# Family Self-Sufficiency

- Enroll families in the family self-sufficiency program
  - Become self-sufficient
  - Resources to become homeowners
  - 5-year contract
  - Referrals to available resources in the community



# Voucher (Section 8) Programs





# PBV/Special Population Voucher Overview

**Project-Based Vouchers (PBV)**

**Veterans Affairs Supportive Housing  
Vouchers (VASH)**

**Mainstream Vouchers**

**Family Unification Vouchers (FUP)**

**Emergency Housing Vouchers (EHV)**

## Affordable Housing/County Partnerships Overview

### New Hope CDC

- **Cesar Chavez Plaza**
- Cottonwood Senior Apartments
- Crosswood Apartments
- Rochdale Grange
- West Beamer Place
- 1801 West Capitol
- **Pine Tree Gardens East and West House**

### Yolo County Housing

- **Eleanor Roosevelt**
- **Affordable Farmworker Housing**
- “IGT House”
- Helen Thomson Homes

# Strategic Plan



# High Level Structure

- ▶ 3 Pillars – People, Housing, and Administration (PHA)
  - ▶ People – 3 Goals
    - ▶ Develop, support, and retain staff
    - ▶ **Enhance resident/participant well-being and success**
    - ▶ **Strengthen community partnerships**
  - ▶ Housing – 2 Goals
    - ▶ **Increase housing opportunities/Building more housing**
    - ▶ **Maintain/Improve existing housing**
  - ▶ Administration – 2 Goals
    - ▶ Optimize operational infrastructure
    - ▶ Ensure financial responsibility and effectiveness

# High Level Structure - People

- ▶ Goal: Enhance resident/participant well-being and success
  - ▶ **Objective: Increase the number of homeownership opportunities for residents/participants by 50% by 2029, compared to 2024 baseline.**
  - ▶ Objective: Improve resident/participant access to educational, community, and career advancement resources by increasing communication to residents/participants and holding quarterly events at each AMP by Q1 2027.
  - ▶ Objective: Improve the quality of services provided to residents and participants.



# High Level Structure - People

- ▶ **Goal: Strengthen community partnership**
  - ▶ Objective: Create cross educational opportunities between YCH and community partners to learn about each other's mission and services for potential collaborative opportunities.
  - ▶ Objective: Create five new collaborative partnerships between YCH and community partners to advance the mission of the agencies involved by 2029.

# High Level Structure - Housing

- ▶ **Goal: Increase the number of affordable housing units owned, operated, managed, or supported by the Agency by 15% over the five-year plan period.**
  - ▶ Objective: Completed Phases I - III of the Yolano/Donnelly Repositioning and Redevelopment Project by 2029
  - ▶ Objective: Complete Phase I of El Rio Repositioning and Redevelopment Project by 2029.
  - ▶ Objective: Begin voluntary streamline conversion of remaining public housing units (units not included in above two objectives) by 2029.
  - ▶ Objective: Convert Yolo and Knights Landing properties from Public Housing to Affordable Housing by 2027.
  - ▶ Objective: Complete the 641 5th Street Affordable Housing Project in West Sacramento by 2027.
  - ▶ Objective: Work with City, County, and School District partners to increase affordable housing units through creative projects and financing models.
  - ▶ Objective: Increase affordable farmworker housing.
  - ▶ Objective: Increase the total number of vouchers leased throughout the County by 15% over the next five years.



# High Level Structure - Housing

- ▶ **Goal: Maintain and improve existing housing owned, operated, and managed by the Agency.**
  - ▶ Objective: Modernize and beautify 30% of housing units managed by the agency by Q4 2028.
  - ▶ Objective: Achieve and maintain a 96% occupancy rate by Q1 2027.
  - ▶ Objective: Enhance resident health and safety by improving identified hazards in all properties by Q4 2027.
  - ▶ Objective: Upgrade security systems at all public housing sites by 2029.
  - ▶ Objective: Complete a capital needs assessment of all properties by 2029.

# Davis Focus – Current Snapshot

- ▶ Managing General Partner for Cesar Chavez and Eleanor Roosevelt
- ▶ Davis Ag Homes
- ▶ Pine Tree Gardens East and West Homes
- ▶ Davis Migrant Center
- ▶ Housing Choice Vouchers:
  - ▶ 418 total vouchers currently leased in Davis currently
  - ▶ Project-Based Vouchers in Davis: Homestead, Eleanor Roosevelt, New Harmony, Cesar Chavez, **Walnut Terrace, Adelante, Tremont Green, Moore Village, Twin Pines, Paul's Place**



# Davis Focus

- ▶ Recent Efforts:
  - ▶ Purchased Pine Tree Gardens West House
  - ▶ 19 Project Based Vouchers issued to Bretton Woods
- ▶ Upcoming Efforts/Opportunities:
  - ▶ Potential Homeownership Opportunities (PLHA funding)
  - ▶ Workforce Housing Models (TBD)
    - ▶ Potential Partnership for Urban Capital Leonardo South Davis Project



# Next Steps

- ▶ Jurisdiction/Community Presentations
  - ▶ Board of Supervisors – January 14<sup>th</sup>
  - ▶ City of Woodland – January 21<sup>st</sup>
  - ▶ City of Winters– February 4<sup>th</sup>
  - ▶ Executive Committee on Homelessness – February 13<sup>th</sup>
  - ▶ **City of Davis – February 18<sup>th</sup>**
  - ▶ City of West Sacramento – February 19<sup>th</sup>
- ▶ Leadership Meetings
  - ▶ January and February
- ▶ Yolo County Housing Commission to finalize/adopt in March

# Questions, Thoughts, Opportunities