

STAFF REPORT

DATE: September 19, 2022

TO: Social Services Commission

FROM: Kelly Stachowicz, Assistant City Manager

SUBJECT: Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2021

Recommendations

1. Review Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2021;
2. Provide any comments or questions on the draft CAPER; and
3. Recommend that the City Council adopt the resolution (Attachment 1), directing staff to submit the CAPER, as attached (Attachment 2), to the U.S. Department of Housing and Urban Development (HUD), with inclusion of comments received in writing and verbally during the public review period for the report and the public hearing.

Summary

The City of Davis participates in two federally funded programs designed to assist low-income residents in Davis. The U.S. Department of Housing and Urban Development (HUD) administers these two programs, the Community Development Block Grant Program (CDBG) and the Home Investment Partnerships Program (HOME), and requires that as a condition of receiving the funds, the City provide an annual report of accomplishments and evaluation of the funded projects and programs. The purpose of this report is to inform citizens, government officials and community groups about which activities were funded during Program Year 2021 (from July 1, 2021 to June 30, 2022) and to evaluate how the funded activities assisted low- and moderate-income residents.

Fiscal Impact

No fiscal impact results from this report. Submittal of the CAPER is required by the federal government and is necessary for the City to maintain its funding sources from the CDBG and HOME programs, with a total allocation of \$1,165,213 for Program Year 2021. Use of these funds is detailed within the attached report. These funding sources offset potential expenses to other City funds that would be otherwise necessary to provide local public services, affordable housing, fair housing, and ADA improvements to City and other public facilities.

Council Goal(s)

- Ensure Fiscal Resilience
- Fund, Maintain and Improve Infrastructure:
- Ensure a Safe, Healthy, Equitable Community

Background

In Program Year 2021, the Social Services Commission recommended and the City Council approved funding expenditures for needed activities based on the City's Five-Year Consolidated Plan for 2020-2025. The City awarded \$786,472 in CDBG funding and \$378,741 in HOME funding. In all, 8 organizations, including the City of Davis, completed or continued 10 projects, which primarily served low- and moderate-income residents. Unspent funds from prior year allocations totaling \$942,652 for CDBG and \$1,254,720 in HOME funds are available

for previously approved projects, ongoing activities and/or current and future projects.

HUD allowed spending of unspent HOME funds for COVID-related Tenant Based Rental Assistance (TBRA) of which \$328,869 was approved in FY19/20, program implemented in FY20/21 and funds spent in FY21/22. In addition, HUD allocated and approved a total of \$843,308 in CARES Act funds (CDBG-CV1 & CV2/3) in FY19/20 to address the high priority needs associated with the COVID-19 pandemic. Partial funds totaling \$586,334 were carried over into FY21/22 to continue these projects to completion. Therefore, the total funding available for all CDBG, CDBG-CV1 & CV2/3 and HOME activities was \$4,344,070 for the fiscal year in review.

All projects met at least one of the City-defined Critical Needs, developed by the Social Services Commission and approved by the Davis City Council. Most of the projects had area-wide impact and benefit.

The attached draft CAPER (Attachment 2) provides specific details on the City's accomplishments in the areas of housing, community development, public services and facilities, and services to homeless individuals.

Administration, including staffing, training, and program oversight for the CDBG, CV and HOME federal grant programs continued in this program year to ensure program compliance. As a condition of all CDBG and HOME contracts with subrecipients of federal grant funding, the City continued to provide Fair Housing resources and referrals to City residents and program subrecipients in need of training.

Review of the annual report, referred to as the CAPER, requires public discussion and a hearing, which have been properly noticed. A draft of this annual report was provided for a 15-day public review period starting on September 2, 2022. The public hearing will include review and comment from the Social Services Commission at this meeting on September 19, 2022, and review and action by the City Council at their September 20, 2022 meeting.

Prior to its submittal to HUD, the draft CAPER will be supplemented with any comments from members of the public, the Social Services Commission, and the City Council that are expressed during a public hearing or communicated directly to staff during the review period for the report. The report is due to HUD by the end of September.

Attachments

1. City Council Resolution Directing Staff to Submit the CAPER Program Year 2021
2. Draft CAPER for Program Year 2021

RESOLUTION NO. 22-____, SERIES 2022

**RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT PROGRAM
YEAR 2021 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT (HUD) TO FULFILL REQUIRED REPORTING ON CITY
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME
INVESTMENT PARTNERSHIPS (HOME) FUNDS**

WHEREAS, the City of Davis is an entitlement community that annually receives grant funds from the U.S. Department of Housing and Urban Development (HUD) in the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs; and

WHEREAS, the City of Davis received \$786,472 in Community Development Block Grant (CDBG) funds and \$378,741 in Home Investment Partnership (HOME) funds for Program Year 2021, and had carryover funds available for spending from prior Program Years; and

WHEREAS, HUD allowed spending of unspent HOME funds for COVID-related Tenant Based Rental Assistance (TBRA) of which \$328,869 was approved and HUD allocated an additional \$843,308 in CARES Act funds (CDBG-CV1 & CV2/3) to address the high priority needs associated with the COVID-19 pandemic and a portion of those funds totaling \$586,334 were carried over into FY21/22 to continue these projects to completion; and

WHEREAS, HUD requires annual reporting on the use of CDBG and HOME funds through the submittal of a Consolidated Annual Performance and Evaluation Report (CAPER) that includes details of how funds were used and how many individuals were served, in accordance with the City's Five-Year Consolidated Plan (2020-2025) and Annual Action Plan for the three funding sources; and

WHEREAS, a draft of the CAPER has been made available for public review and a public hearing has been scheduled to receive comments and questions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Davis does hereby resolve as follows:

1. The City has conducted the necessary public notification and held the required public hearing on the draft Consolidated Annual Performance and Evaluation Report (CAPER); and
2. The City Council directs staff to submit the Consolidated Annual Performance and Evaluation Report (CAPER), with the addition of any comments received during the 15-day public review period, to the U.S. Department of Housing and Urban Development (HUD) in compliance with its deadline.

PASSED AND ADOPTED by the City Council of the City of Davis on this 20th day of September 2022, by the following vote:

AYES:

NOES:

ABSENT:

Lucas Frerichs
Mayor

ATTEST:

Zoe S. Mirabile, CMC
City Clerk



Consolidated Annual Performance and Evaluation Report (CAPER) For Program Year 2021

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 2021 (from July 1, 2021, to June 30, 2022) 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 \$28,568,998 in CDBG and \$11,442,506 in HOME funds since 1984.

In program year 2021, the City Council approved funding expenditures for needed activities based on the City's five-year Consolidated Plan, which was adopted on June 16, 2020. Program Year 2021 is the second year of the current Consolidated Plan. For Program Year 2021, the City Council awarded \$786,472 in CDBG funding and \$378,741 in HOME funding. In all, 8 organizations, including the City of Davis, received funding for 10 activities, which primarily served low- and moderate-income residents. Unspent funds from prior year allocations totaling \$942,652 for CDBG and \$1,254,720 in HOME funds are available for previously approved projects, ongoing activities and/or current and future projects.

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HUD allowed spending of unspent HOME funds for COVID-related Tenant Based Rental Assistance (TBRA) of which \$328,869 was approved in FY19/20, program implemented in FY20/21 and funds spent in FY21/22. In addition, HUD allocated and approved a total of \$843,308 in CARES Act funds (CDBG-CV1 & CV2/3) in FY19/20 to address the high priority needs associated with the COVID-19 pandemic. Partial funds totaling \$586,334 were carried over into FY21/22 to continue these projects to completion. Therefore, the total funding available for all CDBG, CDBG-CV1 & CV2/3 and HOME activities was \$4,344,070 this fiscal year.

Ninety-nine 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 \$79,300 per year). Of those program participants, 72 percent of the program participants were extremely low-income residents (residents with income less than 30 percent of median income) and 21 percent were very-low-income residents (residents with income less than 50 percent of median income. Seven 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: \$13,139	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	65	52%	36	38	106%

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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 Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$11,139	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	49	16%	40	49	122%
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	0%	0	0	0%
Assist Elderly to Live Independently	Non-Homeless Special Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	0	0%	0	0	0%
Assist Low Income Persons with Addictions	Non-Homeless Special Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	17	14%	0	0	0%
Assist Micro-Enterprises Starting Businesses	Non-Housing Community Development	CDBG: \$0	Businesses assisted	Businesses Assisted	0	0	0%	0	0	0%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
End Chronic Homelessness	Homeless	CDBG: \$0 HOME: \$0	Rental units constructed	Household Housing Unit	18	0	0%	0	0	0%
End Chronic Homelessness	Homeless	CDBG: \$0 HOME: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	52	0%	0	0	0%
Housing Units for Chronically Homeless	Affordable Housing Homeless	HOME: \$0	Rental units constructed	Household Housing Unit	18	0	0%	0	0	0%
Improve Accessibility of City Facilities	Non-Housing Community Development	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,500	0	0%	0	0	0%
Improve Accessibility of Streets and Sidewalks	Non-Housing Community Development	CDBG: \$511,207	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20,565	1,397	7%	1400	0	0%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Provide a Drug/Alcohol Detox Center	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$0	Other	Other	0	0	0%	0	0	0%
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$15,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,000	185	6%	100	58	58%
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	0%	0	0	0%
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$0	Other	Other	0	0	0%	0	0	0%
Provide Affordable Housing Units	Affordable Housing	HOME: \$413,984	Rental units constructed	Household Housing Unit	112	37	33%	37	37	100%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Provide Fair Housing Services	Non-Homeless Special Needs	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	667	89%	300	415	138%
Provide Senior Services	Non-Homeless Special Needs	CDBG: \$16,139	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	207	59%	75	112	149%
Provide Services for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	520	0	0%	0	0	0%
Provide Services for Youth	Non-Homeless Special Needs	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0%	0	0	0%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$49,276 CV2/3- \$180,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,800	4,572	95%	2,950	3,102	105%
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	80	90	112%	16	43	269%

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0%	0	0	0%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$0	Rental units rehabilitated	Household Housing Unit	90	34	38%	10	0	0%
Provide Tenant Based Rental Assistance	Affordable Housing	HOME: \$328,869	Tenant Based Rental Assistance	Persons Assisted	0	95	0%	0	0	0%
Provide Healthcare Services	Homeless	CV1: \$67,500	Homeless Support Health Services	Persons Assisted	0	777	0%	750	777	104%
Rapid Re-housing for Homeless	Homeless	CV2/3: \$100,000	Rapid Re-housing/Transitional housing for homeless	Persons Assisted	0	47	0%	0	0	0%
Provide Capital improvements to Shelters	Homeless	CV2/3: \$95,082	Homeless Support	Persons Assisted	0	0	0%	20	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 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 ELI to MI people through projects/programs-accessibility of public facilities, streets, sidewalks, fair housing and non-profit public services. Some non-profit public service programs were still experiencing public access issues and restrictions, due to COVID-19 and therefore had reduced numbers of people served. However, COVID funded programs increased the number of people served tremendously this year. Here is a snapshot of the goals and the programs that supported these goals:

Improve Accessibility of Streets and Sidewalks Goal: 1) Flatwork Project was approved for funding but was delayed in FY21/22, as the city had limited internal Engineers to manage the project, due to staff turnover. Invitation for Bids will likely be sent out in October 2022. Construction on curb cuts/ramp installation supporting ADA accessibility-completion planned for early Spring 2023. Data will be included in FY22/23 CAPER.

Improve Accessibility to City Facilities Goal: Three Projects (Civic Center Workout Circuit, Senior Center Improvements, Facilities ADA Improvements) were planned/approved for FY19/20, but design changes, delays on NEPA, weather last Winter, budget increases and then COVID-19 shelter in place orders the past years, prevented projects from moving forward this year and last. Facilities ADA had funding allocated from FY19/20, but due to COVID-19, no projects were identified. The Senior Center Improvements Project and the Civic Center Workout Circuit Project haven't moved forward, as the Environmental Reviews are not completed yet, due to staffing diversion to COVID-funded projects. In February 2022, a request for additional funds of \$274,252 had been requested for the Senior Center Improvements Project. Also in February 2022, the need for additional funding of \$60,000 had been requested for the Civic Center Workout Circuit Project. City Council approved a substantial amendment and is currently pending approval with HUD. Once approved, the Environmental Reviews will be completed and the project should begin in late Fall 2022, depending on the weather. Data will be included in FY22/23 CAPER.

Rehabilitation of Existing Affordable Housing Goal; Rental Units Rehabilitated; CDBG-Two projects (Pathways Housing rehabilitation and Twin Pines rehabilitation) were planned/approved. The city, with assistance from Yolo County, purchased a duplex (Pathways Housing) in January 2020. The duplex has two bedrooms in each unit and is adjacent to the current homeless shelter, which is scheduled to be expanded (through private and public dollars) after rehabilitation work is completed. The plan for the duplex, given its adjacency to the shelter, can house families/individuals at risk of homelessness and benefit from the proximity of the shelter and programming/resources.

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Because there were existing tenants in the duplex, no new clients were located at the site during the year. Housing priorities changed with COVID, so the project was put on hold. Staff will revisit options for project this Fall. The Twin Pines Project didn't move forward, as the Environmental Review (ER) is not completed yet, due to staffing diversion to COVID-funded projects. Plans for the ER are set for Fall and project should be completed by end of fiscal year. Twin Pines multi-family units will continue to be available to 36 households of extremely low-income, very low-income, low-income, and moderate-income families as they will be renovated/upgraded with HOME funds this year. Data will be included in FY22/23 CAPER.

Provide Affordable Housing Units Goal; Rental Units Constructed; HOME: The Mutual Housing Project at 5th Street was delayed in FY19/20 due to other funding issues. Project completion was December 2021 with Lease Up in January 2022. The 38 unit (1BR, 2BR, 3BR) multi-family affordable housing project serves households at 30, 40, and 60% percent of AMI. Data is included in this CAPER.

Provide Services To Individuals Who Are Homeless; Public Services Activities; CDBG/CDBG CV2/3: Two ongoing funded programs (Davis Community Meals-Shelter Resources Center and Interfaith Rotating Winter Shelter (Heart of Davis)) assisted 1,542 homeless this year. In addition, through the COVID-related one-time only programs, Communicare assisted 2,264 homeless through the newly added City of Davis Day Respite Center. Programs offered food, hot meals, toiletries, clothing, shelter, outreach, resources, affordable housing, counseling and case management.

Provide Services To Individuals Who Are Homeless; Homeless Person Overnight Shelter, CDBG: Davis Community Meals-Shelter Resources Center exceeded their goal in placing homeless individuals in overnight shelter either through their sites (shelter, transitional, supportive) and/or Project Roomkey/Homekey and a few permanent placements.

Provide Healthcare Services; Homeless Persons; CV1: Through the COVID-related one-time only programs, Communicare served 47 homeless people with COVID testing, vaccinations and supplies, along with other health issues, who were housed at an empty apartment complex (due to UC Davis shut down during COVID) during COVID. Services were provided in FY20/21 and carried over into FY21/22. Data and expenses reported in this CAPER. In addition, Communicare began to provide medical services and COVID testing, vaccines and supplies at the City of Davis Day Respite Center assisting 730 homeless individuals to remain safe and healthy while living on the streets.

End Chronic Homelessness; CV1: Portable Showers were purchased to offer a safe and effective way for the homeless to maintain good hygiene during COVID. There was a delay in the orders due to supply chain demands so the actual number of people served fell short of the anticipated numbers, however, the showers are up and running and have supported 243 people to date with 1,055 showers. The showers will be available for many more homeless in the future years as well. The data and expenses are reported in this CAPER.

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Rapid Rehousing for the Homeless; CV2/3: Through the COVID-related one-time only programs, forty-seven homeless individuals were housed and supported with rental assistance at an empty apartment complex (due to UC Davis shut down during COVID) during COVID in FY20/21. Data and expenses were reported in last year's CAPER (CV1). However, the contract was extended (as COVID did not end) to continue funding and housing these individuals through the Davis Emergency Shelter Program for an additional four months. The data was already reported in the FY20/21 CAPER, but the additional expenses will be reported in this CAPER.

Provide Capital improvements to Shelters; CV2/3: The sanctioned camping program was delayed, as City officials searched for a site, researched requirements for health and safety and best practice programs in place in other parts of the Country. Site search was difficult within City limits and community opposition, so the project was put on hold this FY. City officials to explore additional options for other projects where we could provide capital improvements to shelters in FY22/23.

4,995 Davis residents benefited this year. Populations served were the homeless, female heads of household, mentally ill, domestic violence victims, disabled, families, seniors, and children. Tenant Based Rental Assistance (TBRA) served 95 people (households) which were included in last FY CAPER but the expenses for the program are recognized this year. Public Service programs increased by 1,647 persons/families from 2020, due to the services provided through the CARES Act COVID CV funds. There was one less agency who applied this year due to HUD compliance issues in the previous year. Overall, there was a decrease of 1 Public Services activity and 1 Public Facilities activity this year and an increase of 4 CDBG-CV activities this year.

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	3,395	67
Black or African American	612	0
Asian	280	6
American Indian or American Native	31	1
Native Hawaiian or Other Pacific Islander	17	0
Total	4,335	74
Hispanic	666	51
Not Hispanic	3,669	23

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

CAPER FOR PROGRAM YEAR 2021 – CITY OF DAVIS

Narrative

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

American Indian/Alaskan Native and White: 14

Asian & White: 9

Black/African American & White: 28

American Indian/Alaskan Native & Black/African American: 4

Other multi-racial: CDBG-526; HOME-5

Total persons/families/households assisted: CDBG-4,916; HOME-79 Grand Total-4,995

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	1,729,124	275,265
CDBG-CV	public - federal	586,334	480,688
HOME	public - federal	1,962,330	742,853
Supportive Housing Program	public - federal	66,282	66,282

Table 3 - Resources Made Available

Narrative

CDBG Resources include \$786,472 of FY21/22 award and \$942,652 of Prior Year Resources. Four major projects stalled due to COVID from previous years. Funding was held for those projects, which should be completed in FY2022/23. One project did not get under way in FY21/22 and will begin in FY22/23.

HUD allocated and approved a total of \$843,308 in CARES Act funds (CDBG-CV1 & CV2/3) in FY19/20 to address the high priority needs associated with the COVID-19 pandemic. Partial funds totaling \$586,334 were carried over into FY21/22 to continue these projects to completion. The remainder will be spent in FY2022/23.

HOME Resources include \$378,741 of FY21/22 award, \$840,736 of Program Income, \$413,984 of Prior Year Resources and \$328,869 of unspent HOME funds for COVID-related Tenant Based Rental Assistance (TBRA). Program Income will be spent on activities in FY2022/23. One project was completed this FY and spent prior year resources. One project did not get under way in FY21/22 and will begin in FY22/23.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A			

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 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 owns Pacifico affordable housing complex and has been actively partnering with Yolo County Housing (YCH) in managing the site. The City is continuing the process of determining ways to maximize the use of the property, as two of the four buildings are unoccupied and require extensive rehabilitation. The city originally put out an RFP for developers, but those results did not yield appropriate options to preserve the affordable units. Instead, in the spring of 2021, the city began a series of discussions with Yolo County about locating the CalWorks program for unsheltered families in the two unoccupied buildings through a master lease. This would assist some of the most vulnerable individuals and households in the community, while helping to stabilize the overall property.

After a year of negotiation, both the Davis City Council and the Yolo County Board of Supervisors approved a master lease for the unoccupied portion of Pacifico to use for the CalWorks program. After rehabilitation of the buildings, this lease will bring the two buildings back online to serve extremely low-income households that are part of the CalWorks program. In addition, any lease revenue that exceeds operational costs will go toward services and other improvements for the other half of the Pacifico property. The City plans to use State dollars for the initial rehabilitation work on the property.

Mutual Housing California received \$413,984 in HOME funds from the City of Davis, to provide the gap funding necessary to construct Adelante, a 38-unit all-affordable multi-family housing complex with deeply affordable rents. Adelante opened in early 2022 and is fully occupied.

Plaza 2555 Apartments, located at 2555 Chiles Road, was approved in 2020, will include 10 very low-income units when it comes online. Construction on this project has not yet begun.

Affordable ownership housing units are also part of the city's resale program when existing owners choose to sell. The city approved a project at 715 Pole Line Road, which will provide three units of affordable owner housing once the project is fully built.

The city is awaiting the Chiles Ranch project, which will provide 22 units of affordable ownership housing once it is built. No CDBG or HOME funds are involved. 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	73,534
2. Match contributed during current Federal fiscal year	4,401,799
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,475,333
4. Match liability for current Federal fiscal year	103,496
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,371,837

Table 5 – Fiscal Year Summary - HOME Match Report

Mutual Housing at 5th Street received \$2,401,799 in State Tax Credits and a loan from the City of \$2,000,000 from the required developer set aside for affordable housing from the Sterling development for a total of \$4,475,333. The HUD match liability is the HOME loan amount granted of \$413,984 x 0.25 = \$103,496.

HOME 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
#770	10/15/20	\$2,000,000	\$2,401,799	0	0	0	0	\$4,475,333

Table 6 – Match Contribution for the Federal Fiscal Year

HOME PROGRAM INCOME

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 \$
\$840,736	0	0	0	\$840,736

Table 7 – Program Income

HOME MBE/WBE report

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						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	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	0	0	0	0	0
Dollar Amount	0	0	0	0	0	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		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	13
Number of Non-Homeless households to be provided affordable housing units	33	33
Number of Special-Needs households to be provided affordable housing units	4	4
Total	37	40

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	15
Number of households supported through The Production of New Units	0	37
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	52

Table 12 – Number of Households Supported

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

Paul's Place, the majority of which is privately funded, but which also has a grant from the City and from the County, will be new housing for emergency shelter (4), transitional housing (10) and permanently supported housing (18). The project is currently under construction with plans to open in late 2022 or early 2023.

Several private multi-family rental developments have been fully occupied over the past year, as UC Davis students returned to the community for in-person learning. The projects include Davis Live/Identity (525 Oxford Circle, 440 total beds, 66 of which are affordable), Lincoln40/Ryder at Olive (East Olive Drive, 708 beds of which 71 are affordable), and Sterling (2100 Fifth Street, 540 beds). In addition, Adelante, a 38-unit multi-

family complex that fulfills the affordable obligations of Sterling, was completed and opened in spring of 2022. All units are deeply affordable to low-income households.

The Nishi project (various sites, no street addresses yet, 330 affordable beds) has its entitlements and is privately financed. 3820 Chiles, which will be known as The Celeste, will provide an ongoing revenue stream to the city for affordable housing once it is completed. It is currently under construction.

The Davis community also approved Bretton Woods, a community that will serve households with members 55+. Part of the approved development includes a 150-unit all-affordable rental complex. Ground will break on the development in summer of 2022. No exact construction date for the affordable units has been set.

In June of 2022, the City Council and the Yolo County Board of Supervisors approved a long-term lease for the County to rehabilitate two of the four buildings at the city owned Pacifico development to serve as transitional housing for otherwise unsheltered families in the CalWorks program. This will allow the city to bring those two buildings back online.

The city continues to work with developers to require affordable housing rental units for low-, very low, and extremely low-income residents.

The city has also been working with the State of California, Housing and Community Development, to finalize its Housing Element document. This document lays out how the city will provide housing, and affordable housing in particular, over the next nine-year period. The city hopes to have the Housing Element certified by the State before the end of 2022.

Moving forward, the city is working to create synergy and 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 trying to fill the gap through a variety of alternative methods of showing local investment. Local investment allows affordable housing developers to apply for, and receive, the funding lines needed to build costly subsidized projects, such as tax credits, bonds, state 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. The City of Davis also partners with Yolo County Housing and has been able to use Project Based Vouchers in some developments to help meet this gap. Smaller agencies, with limited budgets directed toward the development of housing, have utilized the HOME grant program for this purpose.

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	3,514	29
Low-income	1028	8
Moderate-income	347	0
Total	4,889	37

Table 13 – Number of Households Served

Narrative Information

The CDBG numbers above assume that a homeless person equals 1 household. Due to Cares Act Funding, this number is higher than in previous years. The HOME numbers are actual households. 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, few 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 means clients do not have stable affordable housing available to exit support programs. UC Davis is building additional student housing on campus, in addition to new beds coming online in developments in the city, which may alleviate some of the ultra-low vacancy issues in town.

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

The city 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, especially as it related to the pandemic. The City also participates in the Executive Commission on Homelessness, a forum for the key elected policy makers in the County to discuss issues related to homelessness, and the Davis Homeless Alliance (DHA). The DHA is a group of local Davis service providers who meet to coordinate on specific Davis-based homelessness issues and programs.

Through CDBG public service funds, the City assists Davis Community Meals and Housing, a local non-profit agency, with the provision of two programs that address reaching out and conducting a needs assessment with individuals and families within the community who are homeless. The City funds Davis Community Meals and Housing (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. DCM is completing this program in coordination with Yolo Community Care Continuum and the county's Crisis Intervention Project which provide similar 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. Each of these programs were funded again this program year.

The City has also created and funded a new Department of Social Services and Housing, with a Director hired during the 2021 Program Year. This new department has as one of its main tasks the coordination of homelessness policy and outreach activity in the community. Several positions from other departments, including those previously providing homelessness outreach services, have been reorganized to this department. The department is also partnering with the County on a behavioral health program called Crisis Now.

The city's Day Respite Center, which opened in 2020, is structured to become a central point in the community's provision of homelessness services. It is staffed by non-profit teams to offer resources, supplies, food, showers, washers/dryers, medical care, and referral services. The city will continue to work with the Executive Commission, the DHA and the HPAC, as the Department of Social Services and Housing continues to build partnerships and assess service provision across the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2021, the city worked closely with the County on the Hotel Shelter Program in an effort to shelter individuals in a non-congregate setting. Given the lack of an emergency winter shelter for the full winter season, and the continued absence of emergency shelter beds with Paul's Place (a replacement of the previous transitional housing and homeless shelter facility) under construction, the city implemented a hotel emergency shelter program. In this program 10-15 individuals were housed in local motels and provided wrap around services. This effort has been a good stopgap measure while the city continues to review options for a more permanent shelter location.

In addition, the city assisted Yolo County with Project RoomKey, where the County housed homeless individuals in local motels and provided them with food and other wrap around services. The city was able to continue the Getting to Zero program by securing additional funding through the 2022 calendar year and switched the non-profit partner providing the services for the program to Davis Community Meals and Housing. The Program focuses on getting individuals into permanent housing, using vouchers & providing support services & housing retention case management.

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.

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. These programs are funded with other local and federal funds. In addition, the local resource centers in Davis, partially funded by CDBG grants, are focused on individuals and families who are homeless or at-risk of homelessness and provide support services and referrals with the goal of keeping them out of homelessness.

Empower Yolo assists 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.

The City opened up a Day Respite Center for unsheltered individuals in February 2020 on City property. The City contracts with a non-profit provider to run the Center, which offers case management, social services, housing, healthcare, food, employment and education services.

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 the Short-Term Emergency Aide Committee (STEAC) provides emergency assistance to keep

people out of homelessness. Food assistance through STEAC was funded in past years.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The city continues to develop new affordable housing units, with a focus on extremely low-income units with supportive services, and also continues to rehabilitate existing affordable units. The City uses HOME funds for the purpose of developing these units, and CDBG funds to rehabilitate aging units. Projects in this category include the Twin Pines project with rehabilitation of 36 units of which 18 units are at 60% AMI and 18 units are at 50% AMI. The project will begin in the coming months. The City partially funded Mutual Housing California a 38-unit all-affordable complex which will provide services to its residents. Also 90 units at Creekside are fully leased up at 5th Street through a land dedication designed to house persons between 25% and 60% of AMI.

The City has also been working with the County to develop a partnership where the County houses its CalWorks program for unsheltered families at Pacifico, a City-owned affordable housing site. The City Council and the County Board of Supervisors approved this program in June 2021. This has not involved CDBG or HOME funds to date.

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

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

Actions taken to address the needs of public housing

There is no public housing in Davis. Public housing in the City of Davis is under the jurisdiction of Yolo County Housing (YCH).

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.

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. Yolo County Housing also offers a Family Self Sufficiency Program (FSS). The FSS Program will assist very low-income families receiving assistance through the HCV Program and residents of Low-Income Public Housing (LIPH) to achieve economic independence and self-sufficiency by reducing dependency on welfare assistance, housing assistance, and other Federal, State and local subsidies. The FSS Coordinator works with each client to develop a step-by-step plan which guides them to success and graduation from the program. Upon graduation from the program, each participant receives the amount that was earned in an escrow account that was maintained for them during their participation. The money supports the family to continue in their personal goals and endeavors and attain economic self-sufficiency.

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.
- Utilizing the Rental Inspection Resources Program where staff 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 recently adopted Housing Element.

- Adoption of a low barrier/no barrier approach to ending homelessness.

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 interest in creating a drug and alcohol detoxification center, development of additional permanent supportive housing units, and an increase in services directed towards individuals struggling with mental illness. 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 obstacles to meeting the needs of the underserved are lack of units (and property to build new units) and funding. The city of Davis is built out, with an extremely low vacancy rate in rental units. As neighboring UC Davis continues to grow, the student population keeps the rental market full and the lack of supply drives rents up. Regarding 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. The city is also pursuing the identification of alternative funding sources for public service projects, either proffered through the city or the identification of grants public service organizations can apply for individually.

Actions 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 primarily 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 2017 -2020 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. The city's current affordable housing stock did not commence construction until after the adoption of an inclusionary housing policy in 1987, which is after the use of lead-based paint had been prohibited. Therefore, the number of housing units with lead-based paint that is occupied by low- and moderate-income persons and families is quite low.

Actions 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 in past years and especially now with the Governors mandate to meet affordable housing goals by Community. With the infusion of the CARES Act funds related to COVID-19, the city continues to take an active role in implementing unique opportunities to house lowincome homeless and medically fragile individuals during and after the pandemic. The County implemented Project Roomkey at two motels in Davis (moving from one hotel to a second). While much of the housing in the city is traditionally filled by UC Davis students, the conversion to online classes and students moving home, unheard of vacancies allowed the city to take advantage of this rare event, with housing placements and support services in rental units typically occupied by university students.

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 Commission on Homelessness. In addition, the city participates in the Davis Homeless Alliance, a local collaboration of service providers and policy makers in Davis. Both groups look at the overall infrastructure and system of service provision to assist and support unsheltered individuals and low-income households.

In addition to the work with the CoC, the City has created a new Department of Social Services and Housing, which is building and strengthening partnerships between providers, the City and other stakeholders. This department will be working on a new social services strategic plan for the community.

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 City Council representatives are also involved in the Executive Commission on 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 thejurisdictions analysis of impediments to fair housing choice. 91.520(a)

The city participates in a regional effort to affirmatively further fair housing and analyze the impediments to fair housing choice in Davis. This includes multiple jurisdictions including the cities, counties and housing authorities in the Sacramento region. Initial data collection work began in 2018. Public outreach and data collection began in September 2019 with final development of the AI Plan dispersed in February 2020. Two hundred thirty three (233) Davis residents participated in the Community Engagement resident survey and many others stopped at the “pop up” event at the Davis Farmers Market as well. As part ofthe preparation for the City’s new Consolidated Plan cycle, staff analyzed fair housing calls and additional data in preparation for a revised Citizen Participation Plan to begin with the new ConsolidatedPlan cycle. Finally, the city works with Yolo County Housing, whose fair housing and LEP plan address access by non-English speaking populations, including those who speak Spanish, Russian and Urdu along with outreach to Asian persons, specifically Chinese speaking populations.

The city also implemented a rental resources and inspection program in 2018. This program is locally funded. It seeks to educate renters on their rights and landlords on their responsibilities. The programhas been successful in providing a resource to renters who have concerns regarding type of housing, remedies and requirements under the law.

Fair Housing Services received inquiries from 415 unduplicated individuals-a 164% increase from the previous year. Most calls received were for rental rates and unit conditions. Educational materials were distributed to individuals and organizations. Documents are available in English and Spanish. Staff is currently analyzing Asian language needs in the city as a prelude to potentially updating materials for Asian speaking populations. Finally, the City’s fair housing program also co-sponsors, markets and supports Yolo County

Housing’s annual Fair Housing workshop (via Zoom this year due to COVID) for apartment managers and owners in Yolo. Presentationsand workshops are presented by HUD and by Yolo’s local Legal Services of Northern California office, among others.

The Analysis of Impediments (AI) report listed the following impediments to fair housing choice:

1) Disproportionate housing needs

- a) Homeownership rates for Hispanic and Black households
- b) Cost burden and housing challenges
- c) Displacement Experience-Rent increase and landlord selling their home

2) Access to opportunity

- a) Lack of supportive housing services
- b) Lack of housing for mobility and/or sensory disabled residents

The Fair Housing Plan for the City of Davis has seven strategies/action items to implement via the Consolidated Plan over the next 5 years. COVID has hindered any work since the latter half of FY19/20.

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. Although due to COVID -19, no site visits were conducted in the last 2 years. 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/periodic 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 2021 - 2022 CAPER was made available for a 15-day period commencing on September 2, 2022, through the City Council Public Hearing on September 20, 2022. A noticed public hearing was conducted before the City Council on September 20, 2022. Notice of the public hearings was printed in the local newspaper on August 28, 2022, well before the minimum of 15 days prior to the submittal of the CAPER to HUD. Public comments will be added at the conclusion of the process. _____ comments were received from the public.

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 to 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 City Council-appointed citizen Social Services Commission reviewed and discussed the CAPER at their public meeting on September 19, 2022. 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 meetings 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.

Program objectives shifted quickly last year and this year due to the infusion of CARES Act Treasury Funds, CDBG-CV funds, waivers for TBRA Program and the pandemic itself. A few public service projects struggled to meet their goals this year due to continued shelter in place restrictions, social distancing and program changes. HUD performed a monitoring of FY18, 19 and 20 in the Summer 2022. Staff will review suggested changes, etc. and implement as necessary.

The city actively continues efforts to address and prevent homelessness in Yolo County. The city has reconstituted the ADA Community Forum in an effort to receive wider feedback. This input, as well as professional determinations by city staff and recommendations from the ADA Self Evaluation and Transition plan help 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 look for ways to expand shelter for homeless individuals and families, as well as meals and other support services.

The Public Facilities projects take longer to develop and implement. Due to the complexities involved in utilizing federal funding, many of these projects can 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, consultant staff saw turnover twice at the beginning and end of the fiscal year, making it difficult to "keep up" with regular HUD business in addition to the CARES Act funding demands. As the year ended, staffing levels stabilized and new staff are being trained. 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 past programmatic and administrative changes developed last 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.

HOME on-site visits were waived by HUD this year due to COVID.

Desktop monitoring for financial oversight was paused for FY21/22, as staffing issues, CARES Act funding responsibilities and COVID-19 response consumed the year. Desktop monitoring will resume in FY21/22.

The city performed full on-site inspections and monitoring in 2019 and early 2020, as a baseline, for our Affordable Housing Portfolio, totaling 38 complexes (HUD and Non-HUD). Onsite monitoring and inspections resumed in July 2022 for all 38 Affordable Housing complexes. We expect to be completed with them all by end of June 2023.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.

92.351(b)

The city applied use of HUD's affirmative marketing requirements for the Mutual Housing HOME projects this year. Traditionally, (outside of COVID waivers) the city incorporates the following actions for all HOME units and will continue this undertaking during the 2022 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 received program income in 2019, as a result of loan payoffs from Community Housing Opportunities Corporation (CHOC). CDBG funds totaling \$168,374.21 were expended in FY20 and were included in last year's CAPER. HOME funds totaling \$840,736.01 are yet to be expended. However, the city is planning for use of these funds in the near future.

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 available funding sources and properties for affordable housing projects are difficult to come by, 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 to affordable housing predevelopment work, construction, preservation, and rehabilitation. Furthermore, the city has an inclusionary affordable housing ordinance which requires varying percentages, based on size of development and income levels,, of all new ownership and rental housing be made permanently affordable to residents of extremely low, very-low, low, and moderate incomes, where legally possible. Local non-profit and for-profit developers and the local housing authority maintain the housing. The developer/owners are to maintain a reserve adequate to address unexpected maintenance or property issues. Accountability is assured through local monitoring and collaboration. The City is currently reviewing its inclusionary rental housing policy and will be updating it in 2022/2023.