

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 extremely low to 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 2022 (from July 1, 2022, to June 30, 2023) 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 \$29,352,273 in CDBG and \$11,905,161 in HOME funds since 1984.

In the program year 2022, 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 2022 is the third year of the current Consolidated Plan. For Program Year 2022, the City Council awarded \$783,275 in CDBG funding and \$462,655 in HOME funding for seven Public Service activities and four Public Facilities activities, which primarily served low- and moderate-income residents.

The City received an allocation 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. \$484,574.41 of the CARES Act funds were carried over into FY 22/23 in which \$358,937.54 was expended on activities for this program year. 93 percent of the program participants in CDBG and HOME-funded projects were low-income residents (residents 80 percent or below of area median income). Of those program participants, 78 percent of the program participants were extremely low-income residents (residents with income less than 30 percent of median income) and 10 percent were very-low-income residents (residents with income less than 50 percent of median income). Five 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 an area-wide impact and benefit. This means that the services were available to all extremely low- to 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	33	26.40%	0		
Aid Persons with Mental Illness with Independence	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		36	33	91.67%
Aid Persons with Mental Illness with Independence	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Aid Victims of Domestic Violence	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	26	8.67%	45	26	57.78%
Assist Elderly to Live Independently	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	125	123	98.40%			
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%			

End Chronic Homelessness	Homeless	CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		0				
End Chronic Homelessness	Homeless	CDBG: \$ / HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	550	529	96.18%	125	529	423.20%
End Chronic Homelessness	Homeless	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%			
Housing Units for Chronically Homeless	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	18	0	0.00%			
Improve Accessibility of City Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20500	4202	20.50%			
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	0	0		4202	0	0.00%
Improve Accessibility of Streets and Sidewalks	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20565	4202	20.43%			
Provide Access to Health Care	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	47	1.57%	130	97	74.62%
Provide Affordable Housing Units	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	112	0	0.00%			

Provide Fair Housing Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	730	97.33%	300	730	243.33%
Provide Senior Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	121	34.57%	85	121	142.35%
Provide Services for Persons with Disabilities	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	520	0	0.00%			
Provide Services for Youth	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%			
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	960	115	11.98%			
Provide Services To Individuals Who Are Homeless	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0		670	529	78.96%
Rehabilitation of Existing Affordable Housing	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	90	0	0.00%	35	0	0.00%
Shelter Homeless	Homeless	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	80	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.

The City of Davis set the following goals in the Fiscal Year 2022-2023 Annual Action Plan:

Goal 1: DECENT HOUSING, which includes:

- Assisting homeless persons in obtaining affordable housing;
- Assisting persons at-risk of becoming homeless;
- Retaining the existing affordable housing stock; and
- Increasing the availability of affordable permanent housing in good condition to low-income and moderate-income families and without discrimination on the basis of race, religion, creed, ancestry, national origin, religion, age, sex, sexual preference, marital status, family status, source of income physical or mental disability, Acquired Immune Deficiency Syndrome (AIDS) or AIDS-related conditions (ARC), or any other arbitrary basis.

Goal 2: A SUITABLE LIVING ENVIRONMENT, which includes:

- Increasing access to quality public and private facilities and services; and
- Restoring and preserving properties of special historic, architectural, or aesthetic value.

Goal 3: EXPANDED ECONOMIC OPPORTUNITIES, which includes:

- Establishment, stabilization and expansion of small businesses (including micro-businesses).

During the reporting period, the Public Service entities focused their support on Goals 1 and 2. Some highlights include:

Davis Community Meals and Shelter provided shelter and outreach services that supported 543 individuals in which 87% of the individuals were of extremely low income.

People Resources served 123 seniors a total of 7,380 nutritious meals and were also able to provide welfare and wellness checks and referrals for older individuals.

Yolo County Children's Alliance assisted 90 individuals in navigating or accessing health, food and/or additional community resources. They also helped enroll or retain health coverages for 49 individuals.

Yolo Community Care Continuum assisted 45 extremely low-income individuals diagnosed with a mental

illness to live independently in safe, affordable, supported housing. Bimonthly contact was made

Empower Yolo provided shelter and therapeutic services for homeless individuals who were victims of domestic violence. Of the individuals served, 80% of program participants left the shelter for permanent housing.

Despite capacity challenges, the City continues to provide critical services to address the needs of individuals as stated in the Consolidated Plan. With the launch of the new Department of Social Services and Housing, the City is implementing structural and policy changes to improve efficiency, enhance service levels, ensure a high level of program compliance, address equity and encourage community input.

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	628	139
Black or African American	147	21
Asian	39	27
American Indian or American Native	29	0
Native Hawaiian or Other Pacific Islander	13	0
Total	856	187
Hispanic	156	52
Not Hispanic	771	135

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: 1

Black/African American & White: 8

American Indian/Alaskan Native & Black/African American: 1

Other multi-racial: 61

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	1,838,301	129,711
HOME	public - federal	1,974,906	0
Housing Trust Fund	public - local	0	0
Supportive Housing Program	public - federal	0	0

Table 3 - Resources Made Available

Narrative

CDBG Resources include \$783,275 of FY 2022/23 award and \$0 of Prior Year Resources. Five major projects stalled due to COVID from previous years. Funding was held for those projects, which should be completed in FY 2023-24.

HUD allocated and approved a total of \$843,308 in CARES Act funds (CDBG-CV1 & CV2/3) in FY 2019-20 to address the high priority needs associated with the COVID-19 pandemic. Partial funds totaling \$484,574.41 were carried over into FY 2022-23 to continue these projects to completion. The program expended \$368,937.54 in FY 2022-23.

HOME Resources include \$462,655 of FY 2022-23 award.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Davis does not allocate investments geographically.

Leveraging

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

Affordable housing projects are 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.

On June 7, 2022, the Davis City Council and the Yolo County Board of Supervisors approved a master lease for Buildings A and B of the Pacifico site (1752 Drew Circle) for use by the Health and Human Services Agency Housing Support Program (HSP- CalWorks) to address needs consistent with the plan. The City of Davis will maintain ownership of the site, and County General Services Agency (GSA) is project lead for the rehabilitation of the two buildings. GSA has hired a consultant to conduct a facility/building assessment of the existing conditions to develop a scope of work to bring the two buildings to current life safety, health, code compliance and environmental and energy standards. Once occupied, this lease agreement between the entities assures occupancy is restricted to extremely low-income households participating in 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.

Mutual Housing California received \$413,984 in HOME funds from the City of Davis, to provide the gap funding necessary to construct Adelante (2050 5th Street), 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 (2555 Chiles Road) was approved in 2020, and will include 10 very low-income units when it comes online. Construction on this project has not yet begun.

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. Affordable ownership housing units are part of the City's resale program when existing owners choose to sell.

Construction has begun on the Chiles Ranch project (2411 East 8th Street), which will provide

22 units of affordable ownership housing once complete. No CDBG or HOME funds are involved.

The City of Davis contributes \$10,000 in general fund to the regional HPAC (Continuum of Care CA-521) in support of activities to address homelessness and homelessness prevention.

The City recently approved the Celeste project, a 225-unit apartment complex consisting of a mix of 1, 2, and 3-bedroom rental units. The developer has committed to paying an annual in-lieu fee \$100,000 for the development of future affordable housing.

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

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

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						
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	0
Number of Non-Homeless households to be provided affordable housing units	20	0
Number of Special-Needs households to be provided affordable housing units	1	0
Total	21	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	21	0
Number of households supported through Acquisition of Existing Units	0	0
Total	21	0

Table 12 – Number of Households Supported

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

Several university funded 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 the 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 2023.

The City has also been working with the State of California, Housing and Community Development (HCD) 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 2023.

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 a 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 Annual 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	722	0
Low-income	49	0
Moderate-income	128	0
Total	899	0

Table 13 – Number of Households Served

Narrative Information

Not applicable.

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 leveraged CDBG, ARPA, State, and City General Fund dollars to respond to homelessness, address those at-risks of homelessness and burdened by income insecurity.

The City created and funded the new Department of Social Services and Housing, hiring a Director in early 2022. The mission of the new department is to develop equitable social services and affordable housing policies and programs to serve extremely low to low-income residents, including individuals experiencing housing insecurity and homelessness. Several positions were also added to the new department, including an Affordable Housing Manager, Management Analyst, and two Homeless Outreach - Public Safety Specialists.

The City's Daytime Respite Center, which opened in 2020, serves as one of two central homeless navigation points in the community's provision of housing referrals and basic services. Administered by CommuniCare, staff provide on-site case management to offer resources, supplies, food, showers, washers/dryers, medical care, and referral services. In FY 22-23, Respite served 181 unduplicated individuals and offered over 1,500 direct referrals to housing and services throughout Yolo County.

Davis Community Meals and Housing (DCMH), a local non-profit agency supported with CDBG Public Service funds, serves as the second homeless navigation point in the City of Davis. DCMH recently opened Paul's Place, a homeless services program serving individuals and families by providing emergency shelter (4), transitional housing (10) and permanently supported housing (18). Staff at DCMH provide individual review and assessment of vulnerability for entry into the regional coordinated entry system, customized case management plans and referral to services.

The City, working with Yolo County Health and Human Services and the Davis Downtown Business Association, worked collaboratively to introduce Downtown Streets Team (DST), an employment and economic development program, to the community. DST provides job training and work experience in conjunction with case management services for individuals experiencing homelessness. The program launched in March of 2023 and has served 35 individuals on the volunteer work experience teams and removed over 15,000 gallons of trash.

The City continues to serve as an active member of the Yolo County Continuum of Care (CA-521), known as the Housing Poverty Action Committee (HPAC). HPAC is a coalition of 17 stakeholders from throughout the Yolo County 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 applied for and received Homeless Housing Assistance Program (HHAP) funding to successfully move 10 households into permanent housing through the Getting to Zero program, launch a landlord engagement program and pilot a lived experience peer support program.

The City remains a participating jurisdiction on the Yolo County Executive Commission on Homelessness, a forum for the key elected policymakers in the County to discuss issues related to homelessness. Recently, the Davis Department of Social Services and Housing worked with the Executive Commission on the development of the Yolo County Homeless Strategic Plan, the region's roadmap for addressing homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

On October 18, 2022, the Davis City Council authorized staff to establish an emergency shelter during the winter season to provide temporary housing to people experiencing homelessness during a period when they are most at risk from exposure to the elements, particularly during inclement weather. Two sites were mobilized by the Department of Social Services and Housing and readied for sheltering operations on November 28, 2022. The department contracted with Davis Community Meals and Housing (DCMH) as the operator of the congregate site. City of Davis - Homeless Outreach Team managed the non-congregate site in partnership with Motel 6. The sites provided shelter with 10 congregate and 10 non-congregate rooms. The total of 20 beds was determined based on the recommendation of direct service providers and through informal interviews of the unhoused populations accessing services through DCMH and the Daytime Respite Center.

The City worked with various community-based organizations to develop the operating protocols for the shelter before opening. The 2022-23 Winter Shelter Action Plan was developed and included feedback from direct service providers, faith-based organizations, and other community stakeholders and advocates for the unhoused. This document laid the foundation for the referral, intake, and placement processes for the entire emergency shelter season. It addressed the provision of services and support, and introduced contingency plans in the event of extreme weather or health events such as COVID. A Memorandum of Understanding was executed between the organizations supporting the shelters to ensure adherence to the protocols and to upholding the principles of client privacy and confidentiality. No one seeking shelter was denied shelter during this season.

Meals at the congregate site were organized and delivered by HEART of Davis, a local community-based organization. 127 evening meals were provided for the duration of the season. In addition, they hosted Christmas and New Year's Eve lunches for those on-site. HEART managed between 125-150 volunteers from 14 congregations, who donated meals, meal supplies, materials, games, Netflix gift cards, and

more. DCMH reports HEART's service was invaluable, freeing staff's time to focus on operational support and lifting the spirits of the shelter guests. Those sheltered at the Motel 6 were provided a total of 395 meal gift cards to local food establishments (gift cards were secured as they were preferred by shelter guests at this site).

DCMH's Paul's Place is an innovative multi-use, four-story project providing emergency, transitional, and permanent supportive housing in the City of Davis. The project consists of 18, 300-square foot micro-units of permanent supportive housing on two-floors and 10 single residency transition units. In addition, the project offers enhanced day services, and access to critical social services, 24-hour staffing, supportive services such as addiction or mental health treatment and case management.

The City and County began work on rehabilitating Buildings A & B of the Pacifico project, a City-owned, four-building affordable housing site. The current project is not CDBG/HOME funds supported. Once the rehabilitation is complete, the County will utilize two of the buildings for transitional housing through the CalWORKs Housing Support Program (HSP). The County General Services Agency (GSA) serves as the rehabilitation project manager, and has retained a firm to begin pre-development activities including site mitigation. The City is exploring options to develop the two remaining Buildings C & D, with the intention of devoting the entire site to use by homeless families

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's Daytime Respite Center, which opened in 2020, serves as one of two central homeless navigation points in the community's provision of housing referrals and basic services. Administered by CommuniCare, staff provide on-site case management to offer resources, supplies, food, showers, washers/dryers, medical care, and referral services. In FY 22-23, Respite served 181 unduplicated individuals and offered over 1,500 direct referrals to housing and services throughout Yolo County. Staff also serve as a diversion point for individuals and families at-risks of homelessness.

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 is the regional domestic violence service provider, supporting victims being discharged

from the Emergency Room or found on the street after an incident at the home. Funded partially through CDBG-public services, the domestic violence shelter is open to women and children and additionally supported by other state and local sources.

Yolo County Children's Alliance (YCCA) provides health insurance, MediCal and CalFresh enrollment, retention, and navigation assistance to Davis residents. Additionally, we assist Davis residents to access needed health services and navigate health systems. YCCA's MediCal and CalFresh enrollment, retention, and navigation program conducts culturally and linguistically appropriate outreach in order to make sure that people know about their health insurance and food security options.

Lastly, the City works closely with other local housing advocates such as the Yolo County Housing Authority and their Housing Choice Voucher Program and the Short-Term Emergency Aid Committee (STEAC), which provides emergency assistance to keep people out of homelessness. Food assistance through STEAC was also added to CDBG public services activities in Program Year 2023.

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 and County began work on rehabilitating Buildings A & B of the Pacifico project, a City-owned, four building affordable housing site. The current project is not CDBG/HOME funds supported. Once the rehabilitation is complete, the County will utilize two of the buildings for transitional housing through the CalWORKs Housing Support Program (HSP), which assists homeless CalWORKs families in obtaining permanent housing, and can provide temporary shelter, help with moving costs, short to medium term rental subsidies and wraparound case management. County General Services Agency (GSA) serves as rehabilitation project manager, and has retained a firm to begin pre-development activities including

site mitigation. The City is exploring options to develop the two remaining Buildings C & D, with the intention of devoting the entire site to use by homeless families.

The City supports the use of the HPAC coordinated entry system, which is designed to efficiently match people experiencing homelessness to available supportive housing programs. It prioritizes those who are most in need of assistance and provides crucial information that helps Yolo County strategically allocate resources and identify gaps in service. The City's two homeless navigation centers use HMIS and actively utilize the coordinated entry system.

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

Actions taken to address the needs of public housing

There are no public housing projects in Davis. Public housing projects fall under the jurisdiction of the Yolo County Housing Authority (YCH). YCH is dedicated to establishing and maintaining quality, affordable housing, and community development support to everyone within its service area. Its primary programs are funded through the Federal US Department of Housing and Urban Development (HUD) and through the State of California Department of Housing and Community Development (HCD) Office of Migrant Services (OMS).

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

Not applicable, the local housing authority is responsible for public housing projects.

Actions taken to provide assistance to troubled PHAs

Not applicable, the local housing authority is responsible for public housing projects

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 a 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 units/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 the provision of affordable housing as a major component during the 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)

The primary obstacles to meeting the needs of the underserved are a lack of affordable housing (and land 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 remains a substantial gap in resources to serve homeless and at-risk of homeless residents. Resources are not available to meet the request of 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 continues to pursue additional funding sources to close the gap, including applying for HHAP funds, applying for state grants, and supplementing services with general fund.

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. City housing stock 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 majority of City affordable housing stock was constructed after the adoption of Inclusionary Housing policy in 1987, post- use of lead-based paint prohibitions. Therefore, the number of housing units occupied by low- and moderate-income persons and families with lead-based paint is anticipated to be diminutive. All affordable housing complexes in the City are required to provide tenants with information about the hazards of lead-based paint at lease execution, and confirmation of the practice 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 two-fold; addressing housing insecurity and facilitating connection to social services. The primary objective is preserving housing affordability for very low- and low- income households, maintaining the existing housing stock to provide safe and decent places to live, and creating additional affordable rental and ownership units. This is done in tandem with partnering with social services agencies in improving opportunities for low-income single adults, families, youth, and persons with disabilities to provide food, clothing, and intervention activities to improve lives. 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 shelter low-income homeless and medically fragile individuals. Program services are often limited by the availability of local, state, and federal resources. However, Davis programs supplement available resources through a network of community-based organizations that generously and regularly donate funds, materials, and multiple volunteers. Working in collaboration with local nonprofits, faith-based organizations, and other governmental agencies, programs provide comprehensive wrap-around services to help lift Davis' most vulnerable residents out of poverty.

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

The approval and implementation of the new Department of Social Services is intended to create a community where housing instability is rare, brief, and non-recurring and housing is permanent, affordable, and safe. The goals of the department include:

- Lead all cross-functional efforts to address social services and housing in Davis;
- Serve as a source for information and resources that are relevant, equitable, accessible and responsive to the community;
- Make strategic, data-driven decisions to improve the lives of at-risks residents;
- Establish tools and processes to ensure effective stewardship of public funds and resources;

- Foster and facilitate collaborative partnerships with organizations whose missions are aligned;
- Create opportunities for learning across organizations and systems to support progressive housing programs and services.

The department is now responsible for regularly monitoring progress on activities carried out in the Action Plan to ensure compliance with program requirements. The overall process begins with the identification of needs, conducting the annual CDBG/HOME allocation process, and ensuring citizen participation through regular meetings of the Social Services Commission. The Social Services Commission holds public hearings engages the community on issues that fall within its charge, and advises the City Council on Community Development Block Grant, Home Investment Partnership Program and other social services-related Federal and State grant programs.

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

The City benefits from a strong jurisdiction and region-wide network of housing and community development partners, such as the County Health and Human Services Agency (HHSA) and HPAC (CA-521). To improve intergovernmental and private sector cooperation, the City participates with other local jurisdictions through quarterly meetings that include representatives from neighboring West Sacramento, Woodland, Winters, and county service representatives. City of Davis staff and City Council representatives were consistently involved in the Executive Commission on Homelessness' development of the Yolo County Homeless Strategic Plan, as well as other regional processes including the development of the MHSA and CHIP plans.

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 participates in a regional effort to affirmatively further fair housing and analyze the impediments to fair housing choice in Davis. Multiple jurisdictions including the cities, counties, and housing authorities in the Sacramento region developed the AI Plan dispersed in February 2020. Additionally, the City works with Yolo County Housing Authority to implement the fair housing and LEP plan, which includes outreach to ensure equitable access by addressing non-English speaking populations, including those who speak Spanish, Russian, and Urdu along with outreach to persons of Asian/Pacific Islander descent, 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 program has 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 / Pacific Islander-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. Presentations and 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 increases and/or landlord selling the property
- 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 FY 2019-20.

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 2022 - 2023 CAPER was made available for a 15-day period commencing on September 1, 2023, through the City Council Public Hearing on September 19, 2023. A publicly noticed hearing was conducted before the City Council on September 1, 2023. Notice of the public hearings was printed in the local newspaper on September 1, 2023, in accordance with 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. No comments were received from the public.

The CAPER is noticed in the Davis Enterprise, the City's local paper, and publication of record, 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-driven Social Services Commission reviewed and discussed the CAPER at their public meeting on September 18, 2023. 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 in 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 about 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.

The City of Davis did not make any changes to its program objectives during FY 2022-23. No additional adjustments were made following FY 2019-20 when the City incorporated changes due to the COVID-19 pandemic. The City is determining how to address ongoing reports from local homeless service providers, who uniformly note increases in the numbers of high acuity unhoused individuals with severe mental illness (SMI) and substance abuse disorders (SUD) in the Davis community. This strain on service provision has drastically impacted staffing capacity and financial options to sustain services. In addition, the housing crisis has placed additional pressures on the marginally housed, with many more families and individuals on the cusp of homelessness and struggling with food insecurity. Finally, the increased frequency of extreme weather events has dire consequences to those living in encampments or sleeping rough, and has negatively impacted housing-insecure families struggling to pay utility bills that have doubled or tripled.

The City has reconstituted the ADA Community Forum in an effort to receive wider feedback from the differently-abled community. 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.

Due to supply and labor shortages, Public Facilities projects take longer to develop and implement. Due to the complexities of braiding multiple funding sources (public, private, etc.), often with mandated restrictions and competing time limits, projects may often take years to implement. Often in the first year a project is funded, only pre-development activities may occur, such as the preparation of architectural plans or the development of a detailed scope of work for the public bidding process. By the time a project is permitted, market changes may have drastically changed. Longer timelines make forecasting costs more difficult, which in turn has consequential impacts on project feasibility and completion.

With this in mind, staff continues to 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.

Not applicable.

CR-50 - HOME 24 CFR 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 on the schedule in 24 CFR §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 FY 2022-23, as staffing issues, CARES Act funding responsibilities and COVID-19 response consumed the year. Desktop monitoring will resume in FY 2023-24.

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. The department continues to review the previous processes to determine if enhancements are warranted.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City will incorporate a review of affirmative marketing requirements for the projects to incorporate in the monitoring process to include;

- 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

Not applicable.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 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 pre-development work, construction, preservation, and rehabilitation. Furthermore, the City has an inclusionary affordable housing ordinance that requires varying percentages, based on the size of development and income levels, of all new ownership and rental housing to be made permanently affordable to residents of extremely low, very-low, low, and moderate incomes, where legally possible. Local nonprofit 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.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Not applicable. There were no Section 3 supported projects this year.