

CITY OF DAVIS
CONSOLIDATED PLAN - JULY 1, 2015-JUNE 30, 2019
Submitted May 15, 2015

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan (Plan) is a five-year plan, required by the US Department of Housing and Urban Development (HUD), which serves as a comprehensive strategy to address the needs of low- and moderate-income residents in the City of Davis (City). The Plan identifies community needs and provides a strategy to address those needs using Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds, as well as other resources.

The Plan addresses three basic goals of providing decent housing, a suitable living environment, and expanded economic opportunities, as detailed in the next section. The jurisdiction's performance will be evaluated by HUD in meeting these goals. The Plan states how it will pursue these goals for all community development programs and housing programs. The program goals and related objectives and outcomes are listed in the second question of this section.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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, 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).

3. Evaluation of past performance

The last five years have introduced some significant challenges to the goals of the previous five-year consolidated plan. The economic downturn beginning in winter of 2008 continued to effect construction and housing prices, as well as the City's budget for staff in the CDBG and HOME programs. In early 2012, Governor Brown signed a bill eliminating Redevelopment Agencies across California, eliminating millions of dollars from the City's affordable housing program. In addition, annual allocations of CDBG and HOME funds have been reduced significantly by the federal government. Despite these challenges, the City was successful in completing many of the objectives in the prior five-year consolidated plan.

Successful programs and projects were documented annually in the City's Consolidated Annual Performance and Evaluation Report (CAPER). Using CDBG and HOME funds, the City has been able to fund a variety of projects these past five years, ranging from public services, to affordable housing development and rehabilitation, and the identification and completion of public ADA projects. Through the City's funding of local public service agencies, thousands of very-low and low-income residents benefited from a variety of critical services, including senior care programs, emergency shelter services, medical care, and food programs. During these past five years, the City has continued to be an active member of the Countywide Coalition on Homelessness and was a partner in the development and adoption of the ten-year plan to end homelessness in Yolo County. Additionally, one large-scale affordable housing project was completed, providing dozens of additional housing units for low, very-low and extremely-low income individuals and families. Access for persons with disabilities has also increased since 2009 through the removal of architectural barriers at multiple public facilities and public right of ways, including two major arterial roads through the most traveled sections of town. The City continues to assess the need for additional ADA projects through the review and continued assessment of the updated ADA Self-Evaluation and Transition Plan. Fair housing services are regularly provided through CDBG funds. CDBG and HOME funds have all contributed to the success of these programs and activities making the City a more livable community for very-low, low- and moderate-income persons and households. These programs work to provide some measures of protection and assistance for those who are most vulnerable to the effects of poverty.

4. Summary of citizen participation process and consultation process

The City of Davis Consolidated Plan is developed through a collaborative process whereby the community identifies local critical needs and assists in establishing a unified vision of Davis' community development action plan. Citizen participation is a critical part of the Consolidated Plan, including developing and amending the plan as well as reporting on program performance on an annual basis. The City makes special efforts to solicit the views of citizens who reside in HOME-funded housing and participants in CDBG-funded programs of Davis, and encourages the participation of all citizens, including minorities, non-English speaking populations, and persons with disabilities.

1. Consultations with Other Community Institutions.

In developing the Consolidated Plan and related documents, the City consulted with other public and private for-profit and non-profit agencies that either provide or have direct impact on the broad range of housing, health, and social services used by Davis residents. These agencies provided knowledge regarding local unmet needs and ongoing critical needs. The City Council has designated the Social Services Commission as the primary advisory body to gather input and information on community needs and priorities. Consultations have taken place through regular meetings, workshops, subcommittees, and other methods that coordinated information and facilitated communication. The purpose of these meetings was to gather information and data on the community and economic development needs of Davis. The City has looked for specific input to identify the needs of homeless persons and families, frail elderly adults and their families, persons with disabilities, and other special needs populations.

2. Citizen Surveys.

City staff conducted surveys of Davis residents in order to gather additional information on community needs and priorities.

3. Initial Public Hearings.

There was one public hearing at the beginning stages of the development of the Consolidated Plan before the Social Services Commission, the local policy advisers appointed by the City Council, in order

to gather information on community needs from citizens and local service providers. Based on public testimony received, the Social Services Commission makes recommendations to the City Council on the community needs.

4. Written Comments.

Based on public input and quantitative analysis, City staff prepared a draft Consolidated Plan. A period of 30 calendar days has been provided to receive written comments on the draft Consolidated Plan. The public was able to review the draft plan at 1818 Fifth Street and on the City's website. Notification of availability of the draft appeared in a local newspaper of general circulation. In addition, notification of availability of the plan appeared on the City's website.

5. Draft Consolidated Plan Public Hearings.

There has been one public hearing held before the Social Services Commission on April 20, 2015 to receive oral public comments on the draft. An additional hearing will be held before the City Council on April 21, 2015. These hearings were scheduled after the 30-day written comment period on the draft plan.

6. Final Action on the Consolidated Plan.

All written and oral testimony provided will be considered in preparing the final Consolidated Plan. A summary of testimony received and the City's responses to comments shall be included in the final document. The City Council will consider these comments, Social Services Commission recommendations, and the recommendations of the City staff before taking final action on the Consolidated Plan. When approved by the City Council, the Consolidated Plan and Action Plan will be submitted to HUD no later than May 15, 2015.

5. Summary of public comments

Beginning on February 2, 2015 and ending April 20, 2015, a draft of the Consolidated Plan was made available for public review at the Housing and Grants Management offices, located at 1818 Fifth Street, Davis, California, and electronically on the City's website at: <http://city-managers-office.cityofdavis.org/housing-and-human-services/cdbg-home-grant-programs>. On February 1, 2015, the availability of the draft Plan was noticed in the local newspaper, the Davis Enterprise. Notice was also placed on the City's website beginning on February 2, 2015 and will remain there until the conclusion of the process.

Three public hearings have been set to provide citizens and community groups an opportunity to make comments and ask questions about the Consolidated Plan. The initial public hearing was conducted at the beginning of the process on October 20, 2014 before the Social Services Commission for the purpose of outlining the Consolidated Plan process and timeline. This first public hearing was noticed in the Davis Enterprise on October 10, 2014 and on the City's website. Public hearings were also scheduled before the Social Services Commission and the City Council to discuss the draft of the Consolidated Plan. At the first of these meetings, on March 17, 2015, comments were directed towards social services funding needs and were not specifically related to the Consolidated Plan. A second hearing before the Commission is scheduled for April 20, 2015.

The City Council is scheduled to conduct their public hearing on Tuesday, April 21, 2015 in the Community Chambers at 23 Russell Boulevard, Davis, California. Both public hearings were noticed in the Davis Enterprise on March 6, 2015 and on the City's website.

No group requested technical assistance in developing a proposal for the Consolidated Plan. However, through the City's annual request for proposals process, technical assistance is provided to community groups interested in submitting funding requests under the CDBG and HOME programs. Technical assistance is provided in the form of workshops and direct staff responses to phone calls and emails.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views related to the Consolidated Plan were accepted and included in this document.

7. Summary

Through these methods of outreach, the City encourages the community of providers, recipients of service and citizens to help determine gaps in current service levels, and areas for focusing resources that may have otherwise been overlooked. The involvement of the community is an essential part of the Consolidated Plan development and implementation.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	DAVIS	City Manager's Office
HOME Administrator	DAVIS	City Manager's Office

Table 1 – Responsible Agencies

Narrative

The City of Davis Housing and Grants Management Division of the City Manager's Office is the lead agency for overseeing the development of the Plan and has the primary responsibility for administering programs covered by the Plan.

Consolidated Plan Public Contact Information

The public contacts for the Consolidated Plan are Adrienne Heinig, Administrative Aide for Housing and Grants Management, and Danielle Foster, Housing and Human Services Superintendent.

Adrienne Heinig - aheinig@cityofdavis.org or (530) 747-5854

Danielle Foster - dfoster@cityofdavis.org or (530) 747-5853

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Coordination with federal and local agencies, along with non-profit and for-profit organizations providing services to the low- and very-low income in the community is essential to the existence of the programs, as well as the best way to ensure the gaps in services are being addressed. Through an integrated access system, the city is moving towards a model of service that is connected and communicates on all levels throughout the county.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Davis regularly supports local service providers through its funding of public service agencies and housing projects. For example, the City provides ongoing assistance to Yolo Community Care Continuum (YCCC) by partially paying for staff that provides in-home support to persons with serious mental illness. Services include teaching independent living skills such as meal planning, shopping, cooking, cleaning, and laundry. YCCC uses a scattered site congregate model, providing housing to residents with corresponding support services. Each resident has his/her own room and the kitchen and common areas are shared. In 2006, YCCC in partnership with Community Housing Opportunities Corporation, a local nonprofit housing organization, acquired Homestead Cooperative which also offers individuals their own room, shared living room and kitchen. The acquisition of Homestead made an additional 21 affordable units available to people with a serious mental illness that are supported by the services of YCCC. Beginning in 2011 and ending in 2013, the City assisted YCCC in renovating the Farmhouse, supportive treatment housing for 10-15 very low-income individuals diagnosed with mental illness, returning to the community after hospitalization. The City works to coordinate support services with housing providers whenever possible.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The plan to end and prevent homelessness (attached to this plan) calls for collaborating with existing resources to create and expand Housing Resource Centers in each of the four cities of Davis, West Sacramento, Winters, and Woodland by providing one-stop access to personal assistance with prevention services, housing assistance and streamline referrals to key services. The Housing Resource Centers are available by drop-in, phone, or email and staff will also conduct outreach to the community. The Housing Resource Centers will provide or refer clients to services including:

- Needs assessment
- Various levels of case management (depending on need) with follow-up services
- Rental & mortgage assistance, short and medium term
- Utility assistance
- Credit/eviction history repair, including eviction repair certification program
- Landlord mediation
- Tenancy counseling and skills workshops
- Housing search assistance, with updated listings
- Rent guarantee and move-in funds
- Financial counseling and money management workshops

- Benefits assistance, including use of Compass data system to clients to apply for many different benefits with one application
- Representative payee services
- Legal services, including eviction prevention linked with the landlord tenant court
- Financial literacy and other life skills counseling and workshops
- Transportation assistance
- On-site provision of or referrals for: employment and vocational training; health care; mental health services; substance abuse treatment, family life skill workshops, and other services

All families and individuals accepting some type of financial assistance must also accept case management and services outlined in their Individual Housing and Service Plan. This Plan will be written by skilled, informed case managers, who will be trained to serve this population and who will have up-to-the-minute information on available resources. Case managers will provide follow-up services to support ongoing maintenance of housing and to address the crisis that caused homelessness or the threat of homelessness. Services will be provided more intensively the first few months and then will diminish over time as stability is regained. These housing resources centers have been created, with Davis's resource center at Davis Community Meals.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Local service providers assess the use of ESG funds based on pressing community needs, including gaps in service, as identified in the 10 Year Plan to End Homelessness. The Continuum of Care uses HMIS to measure outcomes and coordinate services throughout the County of Yolo.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Yolo County Housing
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Yolo County Housing was consulted for information on Public Housing within the City of Davis, as the City does not own or maintain Public Housing. The City and Yolo County Housing have had a valued and successful working relationship for many years.
2	Agency/Group/Organization	Davis Community Meals
	Agency/Group/Organization Type	Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Davis Community Meals is the primary organization for homeless services within the City of Davis. They were consulted for information about the needs of the homeless population within Davis and greater Yolo County. Through the development of the Consolidated Plan and a review of current and future city resources for public service, the city plans to meet with providers and the community to identify local services gaps and form local objectives to address needs and reduce homelessness. DCM will be working with the city in this process.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies providing public services were invited to participate in the Community Needs discussion in November of 2014 at the Social Services Commission, and provide input via the Community Needs survey. In addition, comments received from the draft review period will be included in the drafting of the plan. At the November Social Services Commission meeting, a panel of service providers were included in order to collect data on a range of local needs.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Yolo County Homeless and Poverty Action Coalition	

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The State of California is frequently a funding partner in the development of affordable housing projects and programs. Also, as previously mentioned, the City of Davis is participating in a regional effort with Yolo County and the cities of West Sacramento, Winters, and Woodland to address homelessness on a regional basis.

PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen participation is a critical part of the Consolidated Plan, including developing and amending the plan, as well as reporting on program performance on an annual basis. Consultation, public hearings, workshops, citizen surveys and opportunities to provide written comments are all a part of the strategy in obtaining citizen input. Feedback from the public, specifically from the Community Needs Survey, will often highlight areas of focus that may otherwise go overlooked when setting goals for the next five years of CDBG/HOME funding.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Consultations with Other Community Institutions	Non-targeted/broad community	Public and private for-profit and non-profit agencies providing a broad range of housing, health, and social services used by Davis residents. Representatives from local organizations included focus areas on issues related to homelessness, mental health, senior services, health services, and drug and alcohol dependency.	All comments received at the meeting were directed towards the public service providers and did not pertain to the Consolidated Plan.	No comments referenced the Consolidated Plan.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Consultations with Other Community Institutions	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Surveys were collected from October 14, 2014 through November 23, 2014. Summaries of the surveys are included in the attached documents to this plan.	Summaries of all comments received on the Needs Survey are included in the attached documents to this plan.	All comments submitted are accepted and listed.	https://www.surveymonkey.com/r/DavisCommunityNeeds
3	Public Meeting	Non-targeted/broad community	There was one public hearing at the beginning stages of the development of the Consolidated Plan before the Social Services Commission.	No public comments were received at this time.	No comments were received.	
4	Consultations with Other Community Institutions	Non-targeted/broad community	A period of 30 calendar days has been provided to receive written comments on the draft Consolidated Plan. The public was notified they could review the draft plan at 1818 Fifth Street and on the City website.	No public comments were received.	No comments were received.	http://city-managers-office.cityofdavis.org/housing-and-human-services/cdbg-home-grant-programs

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	A public hearing was held before the Social Services Commission at two meetings to receive oral public comments on the draft. An additional hearing will be held before the City Council.	No public comments were received at the Commission meeting.	All comments have been accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This assessment analyzes socio-economic conditions, housing conditions, population projections, special needs groups, local overcrowding and overpaying, and market cost trends to determine the City's current and future affordable housing needs, as well as the need for public services, new public facilities and current public facility improvements. The information is gathered from the City's recently updated Housing Element, staff research, communication with area service providers, public meetings on gaps in needed services, and community input via the Community Needs Survey and public workshop conducted last year.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

This assessment analyzes socio-economic conditions, housing conditions, population projections, special needs groups, local overcrowding and overpaying, and market cost trends to determine the City's current and future housing needs.

The following information has been taken from the City's current Housing Element and background reports.

Between 2000 and 2010, Davis population and household growth was lower than that of the Sacramento-Yolo Consolidated Metropolitan Statistical Area (CMSA). The Sacramento-Yolo CMSA includes the Counties of Yolo, Sacramento, Placer, and El Dorado. With the UC Davis campus immediately adjacent to the City limits, the educational, health, and social services employment category represents the largest employer in the Davis area. While 31.3 percent of Davis workers live within the City, an estimated 23.8 percent of UC Davis faculty and staff reside in the City. Davis workers living within the City exhibit greater household income disparity as compared to in-commuters, with higher shares of lower and higher household incomes and fewer households in the middle-income ranges. Davis workers also demonstrate a greater wage, or earnings, disparity relative to workers in the CMSA. However, a survey of employers located in Davis indicates a large range of potential worker earnings that varies based on occupation and employment tenure. Overall, there is a balance between employment opportunities and housing in the Davis area, if jobs on the UC Davis campus are included in the analysis. The City also exhibited a smaller average household size and a smaller share of households with children relative to the region. In addition, Davis households included a higher share of renters as compared to the CMSA. The large proportion of the Davis population that corresponds to the University of California, Davis student population partially explains the high share of renters in the City as well as the large percentage of households with incomes in lower-income brackets. However, Davis also had a relatively high share of households with high incomes, establishing an income distribution with large concentrations of households at the low and high ends.

SACOG projects that population, household, and employment growth rates for the City of Davis will lag behind the CMSA during this five-year planning period, even with the addition of UC Davis' planned West Village neighborhood to the City's anticipated growth. However, employment projection figures for the City of Davis and West Village do not include most of the projected employment growth anticipated on the UC Davis campus. This additional campus employment will offer significant employment opportunities for Davis residents.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	60,308	65,359	8%
Households	22,959	23,899	4%
Median Income	\$42,454.00	\$61,182.00	44%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,300	2,855	2,925	1,350	12,465

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Small Family Households *	765	515	715	475	6,045
Large Family Households *	125	85	95	50	835
Household contains at least one person 62-74 years of age	199	165	310	140	2,070
Household contains at least one person age 75 or older	230	235	315	70	900
Households with one or more children 6 years old or younger *	220	235	364	215	1,445
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	10	15	40	0	65	0	25	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	35	30	15	0	80	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	145	75	75	15	310	20	0	0	0	20
Housing cost burden greater than 50% of income (and none of the above problems)	2,815	1,690	590	65	5,160	240	140	225	115	720
Housing cost burden greater than 30% of income (and none of the above problems)	160	495	960	330	1,945	75	75	145	70	365
Zero/negative Income (and none of the above problems)	415	0	0	0	415	45	0	0	0	45

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,005	1,810	715	80	5,610	260	165	225	115	765
Having none of four housing problems	475	695	1,485	865	3,520	100	180	500	290	1,070
Household has negative income, but none of the other housing problems	415	0	0	0	415	45	0	0	0	45

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	610	320	365	1,295	55	65	160	280
Large Related	105	85	10	200	20	0	20	40
Elderly	115	134	125	374	150	140	130	420
Other	2,320	1,765	1,135	5,220	110	35	60	205
Total need by income	3,150	2,304	1,635	7,089	335	240	370	945

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	580	200	65	845	35	55	115	205
Large Related	70	10	0	80	20	0	20	40
Elderly	100	50	45	195	115	80	40	235
Other	2,240	1,480	480	4,200	90	25	45	160

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,990	1,740	590	5,320	260	160	220	640

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	50	75	90	15	230	20	0	0	0	20
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	130	30	0	0	160	0	0	0	0	0
Total need by income	180	105	90	15	390	20	0	0	0	20

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Single person households are households with only one member that live alone. There were an estimated 6,200 single person households in Davis in 2010. This represents a minor increase from 6,065 households in 2006. Davis has slightly less single person households than the larger CMSA. In both Davis and the CMSA, single person households comprised an estimated 26 percent of all households. This share remained steady between 2000 and 2010 in both areas. In a shift since 2006, single person households represented the largest household size category, followed by two-person households. Approximately 10.4 percent of single person households in Davis owned their home while 15.5 percent were renters in 2010. In the CMSA, the distribution of single person households was less at 12.3 percent. The share of single person households owning their homes in the CMSA has increased by less than one percentage point between 2000 and 2010.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

California Housing Element law defines a disability to include “any physical or mental disability as defined in Government Code Section 12955.3,” which in turn refers to the definitions established in California Government Code Section 12926. In 2000, the share of persons with some type of disability was less than half of the share in the CMSA. In Davis, 8.9 percent of the population five years and older had some type of disability. In contrast, 18.8 percent of the CMSA population age five years and older had a disability. Data from 2000 represents the most recent data accurate enough to provide a representative picture of those with disabilities in Davis. In addition to the physically disabled, individuals who are living with developmental disabilities also reside in Davis. The City of Davis is serviced by the Alta California Regional Center in Sacramento, which provides a point of entry to services for people with developmental disabilities. The center is a private nonprofit community agency that contracts with local businesses to offer a wide range of services. As of November 2012, the Alta California Regional Center provided services to 17,127 people across six counties; of these 268 of these people lived in Davis.

Empower Yolo (formerly the Sexual Assault and Domestic Violence Center) is the primary organization to provide residents with domestic violence intervention and resources for those victims of dating violence, sexual assault and stalking. Empower Yolo assists over 2,000 women, men and children per year with legal, counseling and shelter services. Eighty-five percent (85%) of those served are low to moderate income households. Difficulty arises in determining the number of individuals and families experiencing domestic violence as there are security issues and the problem is underreported. In addition, domestic violence can often present with other issues which cause instability in housing, including drug and alcohol abuse, as well as with homelessness.

What are the most common housing problems?

The most common housing problem is housing cost burden. According to the household income and housing cost burden information based on the 2006-2010 Comprehensive Housing Affordability Strategies (CHAS) figures from HUD, 74.2 percent of cost burdened households in Davis fell in the very low- and extremely-low income category. The vast majority of these households were renters; in fact, nearly half of all renter households fell into the very-low income category. In addition, 50 percent of all very-low income households were renter households experiencing housing cost burdens of over 50 percent of household incomes.

Are any populations/household types more affected than others by these problems?

As stated above, renters are far more likely to experience housing cost burdens than homeowners. These figures are likely impacted by the prevalence of student households in Davis. Among cost-burdened households, 28.5 percent were owner-occupied with moderate or above moderate household incomes. In contrast, only 13.8 percent of renter households possessed household incomes in these categories. Overall, approximately 63.5 percent of all Davis households paid over 30 percent of their annual household income towards housing costs. However, disproportionate numbers of renter households experienced excessive housing cost burdens. In addition to the high rate of student renters, Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply. The high level of housing demand and limited supply of housing contributes to high housing costs in Davis.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of

either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The reasons for homelessness can vary greatly and include economic hardship, alcohol or substance abuse, mental illness, and domestic violence. Housing preferences differ among these subgroups. Issues may arise when assisting at-risk individuals to maintain their housing. Individuals with substance abuse problems may be averse to rules and regulations accompanying some transitional housing options. Persons and families escaping domestic violence situations may seek more confidential transitional housing. In addition, the type of services needed by each subpopulation for successful transition into permanent housing will vary, and often many difference services will be needed to assist one individual or family with success.

Currently, several organizations offer transitional housing to the most at risk of homelessness in Davis. Davis Community Meals operates a shelter for men and women and transitional housing for families. The Short Term Emergency Aid Committee provides rental assistance as part of its First Month's Rent program, in addition to free clothing vouchers for those in need of new clothes for job interviews and for work. The Sexual Assault and Domestic Violence Center also provides emergency shelter and transitional housing services to adults and children escaping domestic violence. While all of these organizations are able to provide shelter and services within the City, some connect to a larger regional network of organizations serving at-risk populations throughout Yolo County. A couple of developments in Davis provide permanent housing options for some of the subgroups at risk of experiencing homelessness, including fixed-income seniors, persons with physical or mental disabilities, and persons with substance abuse problems. The renovated Homestead Cooperative is operated by the Yolo Community Care Continuum for individuals with mental illness to maintain their independence and ability to live in the community. Nearly 20 of the one-bedroom units at Cesar Chavez Plaza are set aside for extremely low-income households with special needs such as alcohol recovery and mental illness, and the 21 units at Eleanor Roosevelt Circle are targeted for extremely low-income seniors with physical or mental disabilities or substance abuse problems.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Estimates of these individuals were not included in the above discussion, however, the city finds there are a number of at-risk groups that may experience housing instability and are therefore in need of supportive services: fixed-income seniors, persons with physical or mental disabilities, persons with substance abuse problems, and youth transitioning out of foster care.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The main characteristic of the housing market in the City of Davis is that affordability is the greatest challenge. Therefore, most local households that are identified as having a housing problem are overpaying or are unable to pay for housing; it is less likely due to a substandard housing condition or overcrowding. There is very little difference in the percentage of households with a cost burden of over 30 percent and the percentage of households identified with any housing problem, of which cost burden is included as a subset.

Discussion

The City of Davis has limited funding available to address all housing needs. However, as previously discussed the City has been very successful in developing affordable housing units for households of different income levels through its Affordable Housing Ordinance.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These numbers reflect potential code issues, overcrowding, and affordability challenges amongst local households, particularly those at extremely low incomes. It should be noted that the high percentage of minority groups in these categories, particularly the extremely low income group, reflects the diversity of students enrolled at UC Davis. For example, in 2014 40% of the undergraduate students identified as Asian. Students who live in city limits become reflected in these tables and are representative of a portion of the need for safe, clean, affordable housing options in the city. Unfortunately, federal programs do not allow the city to serve most student households, so the city has to find other options for providing affordable housing to these groups. Additionally, the city has an active code enforcement program to preserve the quality of housing and an available fair housing line to inform all tenants, especially low income groups, of their rights and responsibilities, as well as resources.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,440	370	475
White	1,715	180	265
Black / African American	115	90	4
Asian	900	25	190
American Indian, Alaska Native	10	25	0
Pacific Islander	8	0	0
Hispanic	515	25	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,185	275	0
White	1,255	190	0
Black / African American	20	4	0
Asian	390	0	0
American Indian, Alaska Native	4	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	480	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,050	815	0
White	1,385	565	0
Black / African American	50	0	0
Asian	380	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	14	15	0
Hispanic	195	65	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	890	0
White	535	525	0
Black / African American	120	0	0
Asian	120	155	0
American Indian, Alaska Native	60	0	0
Pacific Islander	0	10	0
Hispanic	100	150	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

While the data is not entirely clear, it is likely that most of the households in the above tables have an affordability problem that is greater than the other housing problems listed. Within the many student households in Davis, it is also likely that there would be more than one person to a bedroom by student choice in an effort to reduce housing costs. With the increases in housing problems in lower income groups, it becomes evident of the need for additional affordable housing units and outreach to these households about their rights as a tenant. There is increased evidence of housing problems among ethnic minorities, particularly in the lower income categories where these households are likely to be students due to the increased diversity of students. Regardless, multi-lingual outreach from the city's affordable housing and fair housing programs is important in an effort to serve these groups.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables look into more severe housing problems amongst income and ethnic groups. As shown in the data, incomes from 0-50% of AMI are more likely to have one or more of the four severe housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,210	600	475
White	1,700	190	265
Black / African American	85	120	4
Asian	805	120	190
American Indian, Alaska Native	0	35	0
Pacific Islander	8	0	0
Hispanic	430	110	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,605	860	0
White	965	480	0
Black / African American	20	4	0
Asian	285	105	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	305	185	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	640	2,225	0
White	425	1,525	0
Black / African American	30	20	0
Asian	95	430	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	25	0
Hispanic	85	180	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	285	1,555	0
White	185	875	0
Black / African American	30	90	0
Asian	25	250	0
American Indian, Alaska Native	0	60	0
Pacific Islander	0	10	0
Hispanic	35	210	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Of these income categories, there seems to be pretty equal distribution of severe housing problems amongst ethnicities, aside from a few examples. In the extremely low income category (0-30% AMI), 100% of the Pacific Islander households have one or more of the severe housing problems. While the overall number is low at 8 households, it is still notable that every one faces these severe housing problems. Also noteworthy is that larger percentages of Black/African American, Asian, and American Indian/ Alaska Native households have one or more of the four severe housing problems within the 30-50% category than the population overall. It's important to promote fair housing practices, information to prospective tenants, and increased affordability overall.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The overall housing cost burdens citywide show that more than half, or 52% of resident households are spending 30% or less of their income on housing costs. In contrast, 21% of the city's residents are paying 30-50% of their income towards housing and 25% are paying more than 50% of their income on housing. Lastly, overall there is approximately 2% of the population without adequate income for housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,805	4,720	5,800	475
White	8,890	2,970	3,435	265
Black / African American	185	195	120	4
Asian	1,415	775	1,210	190
American Indian, Alaska Native	70	100	4	0
Pacific Islander	59	4	29	0
Hispanic	930	590	780	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

When comparing the Housing Cost Burden across racial and ethnic groups, there is greater housing cost burden on non-white populations in Davis. The Black/African American household category had a higher percentage of households paying 30-50% of their income towards housing at 39% versus the citywide percentage of 21% of households. The American Indian, Alaska Native category also showed to have increased housing cost burdens when compared with the rest of the community, at 57% spending 30-50% of their income on housing, and households who identified as Hispanic had a 26% representation in this cost burden category. Asian and Hispanic households both showed 34% of households paying more than 50% of their income towards housing, as opposed to 15% overall. And Pacific Islander households had 32% of its households with a 50% or greater housing cost burden.

More affordable housing is needed citywide, as demonstrated with this information, and greater outreach should be focused on these populations with the greatest affordability needs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

When comparing Housing Cost Burden across racial and ethnic groups, there is greater burden on non-white populations in Davis. Black/African American households had a higher percentage of households paying 30-50% of their income towards housing at a total of 39% versus the 21% total jurisdiction wide and the white population percentage of 19%. The American Indian/Alaska Native category showed the population percentage to be greater than the community average also, at 57%, as well as households who identified themselves as Hispanic, with 26% falling into the category of spending 30-50% of income towards housing. Asian and Hispanic categories both had 35% of households paying more than 50% of their income towards housing, as opposed to 25% overall in the community. And Pacific Islander households had 32% of households in the category of paying 50% or more of their income toward housing. It was also evident that Asian households consistently face housing problems to a greater degree than other groups. Staff believes that a high percentage of households in these groups that are impacted more heavily are student households based on the demographics of the local student population at UC Davis.

If they have needs not identified above, what are those needs?

The greatest need is and continues to be the availability of affordable housing, including affordable housing for students and housing that is affirmatively marketed towards the wide-range of ethnicities and races.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Most racial and ethnic groups are disbursed within the city, but there is evidence of congregating Asian households within areas of the city with increased apartment complexes on major arterial streets. Staff believes that these are likely student households that access the Unitrans buslines from these locations. These areas include apartments along Sycamore Lane and Alvarado Avenue, as well as portions of South Davis along Cowell Boulevard and Drew Circle. Since currently the student population in the current school year is 40% Asian, it is not surprising that a higher percentage of Asian households would be reflected in these high-student areas.

NA-35 Public Housing – 91.205(b)

Introduction

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, ensures that units with affordable rent, housing vouchers and access to county public housing is available to residents.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	422	1,301	38	1,260	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	16,594	14,032	14,250	13,962	0	0	
Average length of stay	0	0	8	7	1	7	0	0	
Average Household size	0	0	2	2	1	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	120	435	34	401	0	0	
# of Disabled Families	0	0	78	418	4	413	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	422	1,301	38	1,260	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	391	1,063	34	1,028	0	0	0
Black/African American	0	0	12	135	2	131	0	0	0
Asian	0	0	12	63	2	61	0	0	0
American Indian/Alaska Native	0	0	3	30	0	30	0	0	0
Pacific Islander	0	0	4	10	0	10	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	276	317	7	310	0	0	0
Not Hispanic	0	0	146	984	31	950	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Tenants and applicants of public housing are most in need of the following things: affordable housing, job training programs, and steady employment opportunities with a living wage. Once in public housing, the affordable housing need is being addressed, but often tenants are looking for new opportunities for professional growth and opportunity for higher-paying jobs. Persons waiting for accessible units have similar needs, but are often also seeking efficient and accessible transportation options in the community. Davis has a paratransit option within town through Davis Community Transit and one countywide through Yolo Special, but traveling throughout the county or the region can still be more time-consuming and problematic.

In order to assist persons and families on the Section 8 tenant-based waiting list, the City of Davis will continue to participate in the creation of affordable housing for extremely low-income, low-income, and moderate-income families through its housing programs.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

While residents of public housing units are able to enjoy the reduced rent of their affordable units, voucher holders have difficulty identifying a place to live in Davis that complies with rent maximums and accepts vouchers. Sometimes even a household holding a voucher is paying more than an affordable percentage of their income towards housing. At program entry, a family can only pay between 30% and 40% of income. The affordability issue comes into place in two ways - 1) just being able to find a rental where they will only pay between 30% and 40% at initial occupancy (even with the higher Payment Standard in Davis) and 2) being able to remain housed as housing costs rise over time and rents may become more unreasonable with rent increases.

How do these needs compare to the housing needs of the population at large

The population at large also has issues with overpayment towards housing and is in need of housing with greater affordability. Given the high demands on Davis housing and its limited quantity, housing affordability continues to be the most pressing issue, which correlates with the overall housing cost burden that people living in Davis, especially renters, feel citywide.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The latest census of homeless individuals living in Davis (from data collected in January of 2015 during the point in time survey as required by HUD) was the source information for the following tables. Below is also a discussion of that data.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	36	20	20	30	90
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	42	34	250	0	50	150
Chronically Homeless Individuals	30	23	140	0	25	7,365
Chronically Homeless Families	0	0	0	0	0	0
Veterans	5	8	30	0	15	270
Unaccompanied Child	0	0	2	0	2	30
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: This data was acquired through the local Homeless Census for 2015 and information provided by Davis Community Meals, the primary service provider for individuals and families facing homelessness.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

As shown in the table above, the bulk of local chronic homelessness occurs among homeless individuals. Local service providers work diligently to get households with children sheltered in transitional or permanent housing as quickly as possible.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	53	30
Black or African American	13	10
Asian	0	0
American Indian or Alaska Native	3	2
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	15	12
Not Hispanic	55	30

Data Source: This data was acquired through the local Homeless Census for 2015 and information provided by Davis Community Meals, the primary service provider for individuals and families facing homelessness.
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In getting families with children out of homelessness, many enter into a transitional housing program before identifying a subsidized affordable housing unit. Others receive assistance through rapid rehousing programs. While some are able to find housing without assistance, the majority (likely 75%) need assistance with affordable permanent housing. The City rarely sees homeless veterans with families. Veterans who are homeless tend to be single individuals.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The homeless population's racial and ethnic groups appear overall to be representative of the community. There does appear to be a higher percentage of Black or African American and Hispanic individuals who are homeless and a lower percentage of Asian individuals who are homeless, at none. It is likely that the lack of Asian representation in this population is due to its link to the student population. Asian students who are homeless or at-risk of homelessness are likely couch-surfing or overcrowding to avoid homelessness, or the appearance of homelessness.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Davis has seen a relatively consistent number of sheltered and unsheltered individuals who are homeless. This number is typically around 110-115 individuals at any given time. The City and local non-profit groups are starting work around increased street outreach in hopes of reducing local chronic homelessness and increasing the percentage of sheltered individuals.

Discussion:

Local stakeholders recognize that the biggest obstacles to reducing homelessness, especially chronic homelessness, are the following:

- affordable, available mental health services that connect with individuals in need;
- affordable, available detoxification and drug treatment programs; and
- affordable, available supportive housing for extremely low income households.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

With the city's orientation as a university town and the bedroom community for much of the state capitol workforce, demographics in Davis get skewed with low-income student households on one end of the spectrum and higher income professionals on the other. As an active community of volunteers and private resources, the many local non-profits serve a variety of local special needs. These community resources assist in leveraging the use of CDBG and HOME funds.

Describe the characteristics of special needs populations in your community:

Due to the high percentage of young adult students in Davis, the other segments of the population, including special needs are reduced. However, given the flat topography of Davis and the city's focus on improving accessibility, as well as school and community programs for persons with disabilities, there is an established community with physical, mental, and developmental disabilities. Additionally, there are chronically homeless individuals dealing with mental health illness and/or substance abuse issues. The City assists victims of domestic violence through a non-profit and police partnership, and there are some elderly and frail elderly individuals accessing support services and affordable housing.

What are the housing and supportive service needs of these populations and how are these needs determined?

The priority of need for each of the categories of non-homeless special needs, which includes the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug additions, persons with HIV/AIDS and victims of domestic violence is primarily based on: 1) current requests for assistance from public services agencies geared to address the specific special need in the community; and 2) direct dialog with local service providers. The need is based on maintaining or providing appropriate levels of supportive services to allow existing special need populations to be served in place, which could, but does not necessarily, create housing projects specific to individual needs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The City of Davis does not have information of a local population with HIV/AIDS. In previous years there was only one individual with HIV/AIDS in Davis. Within the County, there were 116 individuals with HIV/AIDS as of June 2014.

Discussion:

The City continues to consider the range of special needs within the community and works to allocate CDBG and HOME funds to those most in need of services and affordable housing. With the gaps in countywide services regarding mental health services and drug and alcohol addiction services, the City is looking at options for filling some of those gaps with CDBG and HOME funds.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City has a high need for continued removal of architectural barriers in public right of way (sidewalks and intersections), public buildings, parking areas, and parks and recreation facilities in order to carry out the City’s Self Evaluation and Transition Plan and increase compliance with ADA codes. In addition, responses to the Community Needs Survey indicated a need for a drug and alcohol treatment center.

How were these needs determined?

There is a high priority for funding public facility projects that address accessibility improvements in compliance with ADA requirements. In 2007, the City began a process of updating its ADA Self Evaluation and Transition Plan (SETP), which was originally created in 1992 in response to the Americans with Disabilities Act enacted in 1990, mandating equal opportunity for individuals with disabilities. (Appendix E contains a copy of the Preliminary SETP without the attachments). The scope of the SETP includes the assessment of City programs, activities, services and City facilities. In 2008, the City of Davis contracted with the firm of Gilda Puente-Peters Architects to survey city-owned facilities including each facility’s surrounding public right-of-way. The City uses CDBG funds each year to address the necessary ADA projects from the facility surveys in the SETP, starting with the highest priority projects and aligning with the other scheduled city projects.

The City also identified a substance abuse treatment center or detox center as a priority need project. Service providers have indicated the need for such a facility for many years, and as the Community Needs Survey summary (attached) shows, there is significant support in the community for substance abuse treatment facilities. There were several specific comments in the surveys expressing the need for both low cost substance abuse treatment and access to a local facility, rather than having to travel out of town.

Describe the jurisdiction’s need for Public Improvements:

The City has a high need for infrastructure projects that address accessibility improvements in compliance with ADA requirements, specifically for street, pavement, sidewalk and pedestrian path improvements. In addition, water systems improvements were listed as a high priority in the Community Needs Survey.

How were these needs determined?

In 2008, the City of Davis contracted with the firm of Gilda Puente-Peters Architects to begin surveying city-owned facilities including each facility’s surrounding public right-of-way. The City uses CDBG funds each year to address the necessary ADA projects from the facility surveys in the SETP starting with the highest priority projects, and aligning these tasks with other scheduled city projects.

In addition to the work in the ADA assessment, the Community Needs Survey responses indicated that street and pavement improvements, water systems improvements and sidewalk and pedestrian path improvements were of highest need in Davis.

Describe the jurisdiction’s need for Public Services:

The city has identified the following as needed Public Services (ranked as high or highest by the respondents of the Community Needs Survey):

- Mental Health Services;
- Substance Abuse Services;
- Fair Housing Services;
- Transportation; and

- Food Programs.

These services along with homeless support services, services for persons with disabilities, child care, and rental affordable housing all were all determined to be priority services for the funding of public services in Davis

How were these needs determined?

The City annually receives proposals from local nonprofit service providers that help document community needs by identifying service gaps that could be assisted with CDBG funds. In addition, needs are further evaluated through the Critical Needs List that is updated each year by the Social Services Commission and the City Council. The Community Needs Survey, released before each Consolidated Plan update, allows the public to provide input in the evaluation of local service needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section studies the costs of rental and for-sale housing in Davis and provides a general assessment of housing affordability among market-rate units in Davis. Data sources utilized in the following analysis include the 2010 Census, Claritas, the City of Davis, the 2014 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, Yolo County Housing, the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and First American Real Estate Solutions (FARES).

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	11,827	47%
1-unit, attached structure	1,942	8%
2-4 units	3,169	13%
5-19 units	4,214	17%
20 or more units	3,677	15%
Mobile Home, boat, RV, van, etc	409	2%
Total	25,238	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	370	3%
1 bedroom	29	0%	2,953	22%
2 bedrooms	1,181	11%	5,202	39%
3 or more bedrooms	9,455	89%	4,709	36%
Total	10,665	100%	13,234	100%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City currently has 2,355 affordable rental units that provide housing to special needs and nonspecial needs groups and serve households from extremely low- to low-income categories. The majority of these housing units have covenants recorded to their properties that require unit affordability in perpetuity. All newly-built affordable rental and ownership units in Davis, and those rehabilitated with local financial assistance include sustained affordability requirements through affordability covenants and appreciation caps.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are 118 units with potentially expiring affordability during this planning period; however, the City continues to work with the local housing authority, Yolo County Housing, and continues to assess local resources in hopes of determining options for ensuring ongoing affordability in these units. Many factors go into identifying opportunities to extend affordability in expiring units, including:

- the willingness of the owner to consider ongoing affordability requirements.
- the owner's need for reinvestment and rehabilitation of the units;
- the per unit costs of preserving affordability vs. per unit costs of developing new units that would be permanently affordable;
- the number, type, and existing affordability of the expiring units; and

- the availability of local resources to purchase more affordability through rent subsidies, rehabilitation, or purchase.

In addition to City-controlled resources, State and Federal funding programs (such as those funded from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006) are available to assist preservation efforts. Eligible recipients for these funds include nonprofit agencies and the City. While the City would be a likely candidate to help preserve any at-risk unit that may convert to market rates, there are other qualified nonprofit entities active in the City that may also be able to help preserve this affordable housing stock, these nonprofit groups include: Community Housing Opportunities Corporation (CHOC), Mutual Housing California, and New Hope Community Development Corporation (nonprofit subsidiary of Yolo County Housing).

Does the availability of housing units meet the needs of the population?

Davis has exhibited consistently low vacancy rates, indicating high levels of local housing demand relative to available supply and contributing to high local housing costs. As a consequence of the high housing costs in Davis, approximately 46 percent of all Davis households experienced some level of excessive housing cost burden in 2010, though renter households experienced a disproportionate share of housing affordability problems. These high rents also contributed to 1.4 percent of renter households experiencing some level of overcrowding as a response to overwhelming costs. The 2013 average rental rates for one- and two-bedroom units are not affordable to the extremely low-, very low- and low-income households that may be interested in renting these units. With the majority of renter households categorized as very low- and low-income households, there seems to be a demonstrable need to relieve cost pressures in the Davis rental market. Also, with a median home price of \$463,500 in January 2012, the majority of the Davis for-sale housing market is affordable only to a portion of households with above-moderate income levels. Very few for-sale housing options exist for households earning less than \$100,000 annually. The high household income threshold impacts the ability of the Davis workforce to reside in the City. The UC Davis community greatly affects population, household, employment, and housing trends in the City of Davis. Approximately 11,000 households associated with UC Davis reside within the City, of which 6,500 are student households. Looking forward, the university expects to provide increased housing options for the anticipated increase in student households.

Describe the need for specific types of housing:

Based on local information regarding affordability, overcrowding, and workforce commuting, there is evidence that the City needs additional rental housing units for students and other low and very low income households, including elderly households, single-parent households, and persons with disabilities. Although it is difficult to directly connect low and very-low income student households to local affordable housing, based on State and Federal funding requirements, development of low and very-low income units for other groups could decrease competition of market rate apartment units and make rents more affordable for students. Vacancy rates and market rents would also contribute to a more affordable rental housing market through the addition of moderate rental units.

Moderate and above moderate ownership housing continues to be in demand by households with members in the following groups: the local workforce, elderly persons, persons with disabilities, as well as new employees in the City. Housing these groups locally could assist with decreasing the large percentage of commuting workforce and could assist in addressing housing needs based on job increases in the local workforce, particularly from the city's largest local employer: UC Davis.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section studies the costs of rental and for-sale housing in Davis and provides a general assessment of housing affordability among market-rate units in Davis. Data sources utilized in the following analysis include the 2010 Census, Claritas, the City of Davis, the 2014 Apartment Vacancy and Rental Rate Survey conducted by the UC Davis Office of Student Housing, Yolo County Housing, the U.S. Department of Housing and Urban Development (HUD), the California Department of Housing and Community Development (HCD), and First American Real Estate Solutions (FARES).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	233,000	560,500	141%
Median Contract Rent	720	1,186	65%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	950	7.2%
\$500-999	3,713	28.1%
\$1,000-1,499	4,857	36.7%
\$1,500-1,999	2,618	19.8%
\$2,000 or more	1,096	8.3%
Total	13,234	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	480	No Data
50% HAMFI	1,205	90
80% HAMFI	5,380	265
100% HAMFI	No Data	335
Total	7,065	690

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	741	801	1,082	1,594	1,860
High HOME Rent	767	823	1,103	1,266	1,393
Low HOME Rent	673	721	866	1,000	1,116

Table 32 – Monthly Rent

Is there sufficient housing for households at all income levels?

No, based on the information here and within the Housing Problems of the Needs Assessment portion of the plan, it is evident that additional affordable housing is needed within the city. This is true for both rental and ownership opportunities from extremely low to moderate income levels.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values in Davis remain relatively constant due to the city's smart growth policies and limited increases in housing stock. It is likely that homes will remain at higher prices than surrounding areas, regardless of approved projects that are pending construction. Additionally, with increases in enrollment at the university and no plans for new rental housing units (aside from affordable projects), rental housing will likely stay around the same prices and with a very low vacancy rate.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on this information, it is evident that the city should work to focus resources for affordable rental housing on very low and extremely low income households that have greater difficulty paying for market rate housing. Market rate rents are often close to fair market rents/high HOME rents affordable to low income households.

Discussion

The City of Davis continues to use its tools of inclusionary housing requirements, land, funds, and other affordable housing resources to continue with the production of affordable housing. With the loss of redevelopment and reductions to the CDBG and HOME programs, the City struggles with resources for this work and is tending to focus on providing for the lowest of incomes who are most in need and without many other housing options. Fortunately, the city has had long-standing local requirements that affordable housing remain affordable in perpetuity, so potential expiration of affordable housing units has been less of an issue than in other cities, while still coming up from time to time on non-city required projects.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The City of Davis has approximately 13,630 houses that were built prior to 1980's. Forty-four percent of the Davis housing stock was built since 1980 and as a consequence of the city's relatively new housing stock, the units in Davis are in good condition overall.

Definitions

The City defines substandard units as units that do not meet local planning and building codes, or county health codes. A unit that can be brought up to code more affordably than tearing it down and rebuilding the unit would be defined as a unit in substandard condition, but suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,668	25%	7,914	60%
With two selected Conditions	44	0%	390	3%
With three selected Conditions	0	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,953	75%	4,920	37%
Total	10,665	100%	13,234	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,069	10%	1,484	11%
1980-1999	4,276	40%	4,696	35%
1950-1979	4,957	46%	6,405	48%
Before 1950	363	3%	649	5%
Total	10,665	99%	13,234	99%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,320	50%	7,054	53%
Housing Units build before 1980 with children present	1,085	10%	550	4%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

From time to time the City assists with rental rehabilitation of affordable housing projects. This is mainly based on availability of resources and in recognition of an affordable housing site's limited ability to raise funds in more conventional ways. With a strong local rental housing market, many rental housing units are rehabilitated by the owner in an effort to stay competitive and maximize profits. Some rental housing units with deferred maintenance get referred to Fair Housing or Code Enforcement and are addressed through a regulatory means. The City Council has also had discussions about potential programs to further monitor the quality of rental housing units. City staff regularly inspect affordable rental units for housing quality and maintenance.

Ownership housing rehabilitation is typically done by local owners either for resale in the strong housing market or for personal gain during occupancy. The City has recently offered local ownership rehabilitation programs for low income owners and gained little interest from the community. Overall the ownership housing stock appears well maintained. Building code issues with the owner occupied housing stock would be processed through Code Enforcement, which happens from time to time. Most Code Enforcement issues in ownership housing occur in renter-occupied units and relate to illegal conversions of housing to maximize a unit's renting potential due to availability of local renters in this college town.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As previously discussed, the City's housing stock is relatively new with 75% of the housing constructed after 1970. The City housing stock that was constructed prior to 1970 is in the downtown area where prices have remained high and out of reach of many low- and moderate-income families. The City's current affordable housing stock did not commence construction until after the adoption of an inclusionary housing policy in 1987, which is after the use of lead-based paint had been prohibited. Therefore, the number of housing units occupied by low- and moderate-income persons and families with lead-based paint is anticipated to be diminutive. This is somewhat confirmed by the California Lead-Based Paint Hazard Control Program, when the program staff stated that Yolo County is not an area that has a high percentage of persons with elevated blood levels containing lead. Furthermore, statistics from 2005 -2009 provided by the Yolo County Health Department, shows that there has only been one case of elevated levels of lead in the blood that required action by the County in person under the age of 21 years old.

Discussion

The City's goal is to accurately assess and quantify risks associated with childhood lead poisoning and implement effective measures to significantly reduce or eliminate such risks. Local efforts are directed at achieving the following major tasks and objectives:

- Increase coordination between relevant public health, environmental, educational and housing programs.
- Achieve greater awareness and participation from the private sector in addressing lead-based paint problems.
- Advocate for increases in federal and state funding and other support for lead-based paint testing, abatement and public information activities.
- Comply with Title X requirements in all City-funded housing programs.
- Increase lead-based paint awareness among low-income families in Davis by requiring the distribution of educational materials at all affordable housing projects, regardless of the project's age.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Davis works collaboratively with Yolo County Housing, the local Housing Authority, in addressing issues of homelessness and affordable housing needs. While there are no public housing units in Davis, there are hundreds of tenant-based and project-based vouchers used in town. The table included is a summary of the affordable housing provided by Yolo County Housing in Yolo County.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	431	1,527	38	1,489	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in Davis. Yolo County Housing does own some of the local affordable housing stock either as the Housing Authority or through its non-profit arm New Hope Development Corporation, but none of the housing is designated as public housing units.

Public Housing Condition

Public Housing Development	Average Inspection Score
This section is not applicable.	0

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

This section is not applicable.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

This section is not applicable.

Discussion:

This section is not applicable.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Every other year, the City, as part of the Continuum of Care in Yolo County, completes an inventory of beds and housing units for individuals and families who are homeless and formerly homeless. With the 2015 data not yet available, staff used the 2014 data to complete the tables below.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	47	25	34	32	0
Households with Only Adults	26	15	16	25	0
Chronically Homeless Households	25	10	0	42	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: 2014 Housing Inventory created by the Yolo County Homeless Coordinator with input from Davis Community Meals and the City of Davis.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In Davis there is a local non-profit agency called CommuniCare which is focused on providing health services to the uninsured. While some of the dynamics are changing related to funding this care with the introduction of the Affordable Care Act, there continue to be undocumented individuals and uninsured individuals who rely heavily on CommuniCare's services. Mental health services are offered through the County and through Yolo Community Care Continuum (YCCC). YCCC offers varying types of housing focused on serving individuals with different levels of mental health needs. From their crisis housing through to permanent supportive housing units, YCCC focuses on pairing mental health services with housing options. Employment services are primarily administered by the County through CalWorks and other employment programs. There is some local interest in setting up employment services within the community of Davis, but nothing is planned at this time.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The primary facility that serves these populations is the Davis Community Meals Resource Center. At the resource center, members of these populations are provided resource and referral information about all available services that respond to their needs. Staff at the resource center will assess individuals and assist them in identifying the right service path in Davis and Yolo County. Also at the center, individuals can wash clothes, eat, shower, and rest. There are many locations that provide meals, healthcare, housing, or other services, but this Resource Center is the primary Davis location for services.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Affordable supportive housing can be tricky for a few reasons. The first challenge is the difficulty in determining appropriate affordability calculations for special needs housing that incorporates services typically not included in affordable housing rent calculations (e.g. food in assisted living). Housing for special needs groups is also difficult due to the large subsidies required to provide low enough rents to reach the target population. This housing type is also difficult as a result of the need to fund the project's services both initially and into the future of the project.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Currently, the greatest supportive housing needs appear to be for households with disabilities, with a focus on mental health illness, as well as housing options for persons with alcohol and drug addictions. Often these categories can overlap amongst households, particularly households who are homeless. When looking at addressing local homelessness, particularly the needs of chronically homeless individuals, extremely low income supportive housing for these needs groups is identified as a great need. Needs of frail elderly individuals should continue to be monitored as well. While the City of Davis does not have a large number of elderly individuals proportionately to the rest of the city's population, there may be need for affordable assisted living or supportive housing in the future.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Yolo Community Care Continuum (YCCC) provides a spectrum of housing options for persons with mental illness. The City has supported YCCC programs and facility maintenance with CDBG funds to maintain these options that range from Safe Harbor, a 24-hour staffed facility, group care homes, a farmhouse residential program with on-site therapy activities, and permanent supportive housing for independent living. YCCC focuses on providing affordable housing options that are suitable to the needs of the individual client. YCCC also staffs an outreach program for homeless individuals with mental illness and works to build relationships with the clients in hopes of gaining voluntary participation.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

There continues to be a local need for permanent supportive housing units that serve low and extremely low income households with mental illness and/or substance abuse challenges. The City is supporting the Cannery Lofts project, which will include extremely low income housing units, and is planning the Fifth Street affordable housing project that will include a portion of extremely low income permanent supportive housing units. The City also funds social services on an annual basis through CDBG public service funds. These social services assist homebound seniors, low-income families, and others who may not be homeless and may not be in affordable housing, but still need supportive services to maintain their housing and household.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

There continues to be a local need for permanent supportive housing units that serve low and extremely low income households with mental illness and/or substance abuse challenges. The City is supporting the Cannery Lofts project, which will include extremely low income housing units, and is planning the Fifth Street affordable housing project that will include a portion of extremely low income permanent supportive housing units. The City also funds social services on an annual basis through CDBG public service funds. These social services assist homebound seniors, low-income families, and others who may not be homeless and may not be in affordable housing, but still need supportive services to maintain their housing and household.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City's public policies related to land use controls are not considered barriers to affordable housing. In fact the opposite appears to be true. The City of Davis has been a leader in the State of California in producing affordable housing through inclusionary zoning established in its Affordable Housing Program. Since 1987, over 2,000 affordable units (both rental and ownership) have been built or approved within approximately 40 rental projects and more than 15 subdivisions. This includes over 1,200 permanently affordable rental units and resale-restricted affordable ownership units built, multiple land dedications to the City for the construction of housing, and several special needs projects and shelters that address the needs of domestic violence victims, homeless individuals, seniors, students, and developmentally disabled adults.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City of Davis has many community development assets, not the least of which is the large workforce of highly educated and skilled workers, and ready access to the neighboring university for both employment and education. What follows is a more in-depth review of economic development activities and information in Davis.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	437	85	4	1	-3
Arts, Entertainment, Accommodations	1,752	2,722	15	23	8
Construction	490	232	4	2	-2
Education and Health Care Services	2,434	2,419	20	21	1
Finance, Insurance, and Real Estate	962	931	8	8	0
Information	299	273	2	2	0
Manufacturing	736	566	6	5	-1
Other Services	872	815	7	7	0
Professional, Scientific, Management Services	1,596	1,688	13	14	1
Public Administration	0	0	0	0	0
Retail Trade	1,696	1,805	14	15	1
Transportation and Warehousing	306	46	3	0	-3
Wholesale Trade	398	169	3	1	-2
Total	11,978	11,751	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	34,743
Civilian Employed Population 16 years and over	31,885
Unemployment Rate	8.23
Unemployment Rate for Ages 16-24	29.86
Unemployment Rate for Ages 25-65	4.22

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,072
Farming, fisheries and forestry occupations	771
Service	2,362
Sales and office	5,357
Construction, extraction, maintenance and repair	874
Production, transportation and material moving	700

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,563	77%
30-59 Minutes	5,449	19%
60 or More Minutes	1,263	4%
Total	29,275	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	418	178	255
High school graduate (includes equivalency)	1,103	95	603
Some college or Associate's degree	3,550	353	1,260
Bachelor's degree or higher	15,876	528	3,064

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	79	64	109	210	233
9th to 12th grade, no diploma	521	117	96	255	119
High school graduate, GED, or alternative	2,561	431	527	868	770

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Some college, no degree	13,830	1,374	698	1,673	711
Associate's degree	880	345	276	827	281
Bachelor's degree	3,293	3,262	2,035	3,362	1,147
Graduate or professional degree	114	2,263	2,981	5,600	1,852

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,486
High school graduate (includes equivalency)	24,110
Some college or Associate's degree	31,511
Bachelor's degree	48,969
Graduate or professional degree	75,519

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the City of Davis comprehensive annual financial report for fiscal year 2010, the largest employers in Davis included UC Davis, the Davis Joint Unified School District, the City of Davis, and Sutter Davis Hospital. UC Davis employed 30,770 people in 2010, which represented 46.2 percent of all employees within the City. UC Davis had a larger proportion than any other employer by a large margin. The Davis Joint Unified School District employed 1.5 percent of the total workforce with 972 employees followed by the City of Davis with 572 employees. Sutter Davis Hospital employed about 375 people in 2010 and was the fourth largest employer.

Describe the workforce and infrastructure needs of the business community:

The City of Davis is home to UC Davis, a university known for its academic and research excellence. The city is working to diversify its economy to become more sustainable environmentally, economically and socially. The Davis business community, including growing technology sectors, require a highly skilled, highly educated workforce. The University and a highly ranked local K-12 school system are well aligned with this demand. However, there is recognition of the need for an expansion of training programs in “applied” skills (machining, laboratories, manufacturing) that do not require 4 year college or post graduate degrees.

As broadband access is now considered an essential utility, the City has recently participated in development of a Yolo County Broadband Strategy and is currently exploring options for bringing fiber (1 Gig) internet service to City residents and businesses. The City also recently approved a surface water project and an expansion to its wastewater treatment plant to ensure sufficient utility infrastructure.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The city is processing applications for two (2) new 200+ acre innovation centers and a mixed-use innovation district to provide opportunities for new public/private research & development, growing technology/innovation based companies to stay in Davis, and new companies to locate in Davis. These companies will need both highly educated and administrative/technical assistance/service employees. These projects are under review and are expected to result in the need for infrastructure improvements to the transportation and transit systems that accommodate local and regional commuting patterns resulting from increased local employment.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The presence of University graduates and a highly educated population corresponds well with needs of our growing local and regional technology sectors. The University, Los Rios Community College, the Davis Joint Unified School District and local technology companies are actively supporting STEAM (Science, Technology, Engineering, Arts, Math) programs in K-12 to better align our future workforce with the skills/knowledge needed in our growing knowledge-based economy. The Community College satellite facility located on the UC Davis Campus has plans to add a lab and laboratory training in its second phase, to be better aligned with our ag-tech and bio-tech company needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City participates in regional and county based workforce initiatives by acting as a facilitator to connect businesses with resources available to meet their employment needs. For example local businesses have been connected to and participated in CA State Employment Panel Training (ETP) programs that subsidize the costs of training new employees. Davis and other Yolo County jurisdictions work with our local Workforce Investment Board to improve the design and deployment of workforce development and training programs, and the disbursement of information to job seekers about available training resources. These training programs are assisting in developing the workforce skills needed by businesses in targeted regional industries. The current priority focus is on the un- or under employed, including youth. It is anticipated that these resources can assist local non-profit agencies working with individuals at-risk of homelessness, or who are experiencing homelessness to find job training opportunities for their clients to train for the workforce, maintain employment, and find and maintain housing.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Through a collaborative process called the "Next Economy" the Greater Sacramento Region prepared the "Capital Region Prosperity Plan" which has been recognized as a regional Comprehensive Economic Development Strategy (CEDs) by the Economic Development Administration (EDA). The City, along with all other cities and counties in a six county region have adopted formal resolutions of support for the strategy. The City has taken the next step and has adopted its own Innovation and Economic Vitality

Action Plan that is directly aligned with this CEDS. These plans include goals, objectives and specific actions and performance measures that relate to the local strategy. Here are the regional and local goals identified:

Capital Region Prosperity Plan Goals:

- 1.Foster a strong innovation environment
- 2.Amplify the Region’s global market transactions
- 3.Diversify the economy through growth and support of core business clusters
- 4.Grow and maintain a world-class talent base
- 5.Improve the regional business climate for economic growth

City of Davis Innovation & Economic Vitality Action Plan Goals:

- 1.Facilitate Technology and Business Development
- 2.Increased University Engagement
- 3.Expand Support Network for Local Business
- 4.Strategic Branding and Marketing
- 5.Leadership

The City is actively working to strengthen its entrepreneurial network and support growth of technology and knowledge based companies that leverage the University’s research. The City supports Davis Roots, a local business accelerator, and actively participates in JumpStart Davis, a convener of events focused on connecting and providing entrepreneurs with access to needed resources, as well as the creation of a downtown co-working space, Pollinate Davis. The City also participates in collaborative efforts of two State recognized innovation hubs (Innovate North State and SARTA - Sacramento Area Regional Technology Alliance), and the UC Davis Child Center for Innovation and Entrepreneurship. The City solicited and is processing applications for creation the of two new innovation centers and a mixed-use Downtown University Innovation District to provide sufficient space in environments conducive to the growth of knowledge-based businesses. As part of these efforts, the City is conducting economic impact analyses to determine projected direct, indirect and induced employment growth, and the related value of such job growth to the local and regional economy. Demand created by new employment is expected to support the growth of local business to business transactions and the need for services that will support the business and service sectors of our local economy. It is anticipated that the micro-enterprise assistance highlighted in the priority needs of the Consolidated Plan will benefit from the City's Innovation & Economic Vitality Action Plan through the identification of qualifying micro-enterprises in need of assistance.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

No. The main characteristic of the housing market in the City of Davis is the challenge of housing affordability. Therefore, most local households that are identified as having a housing problem are overpaying or are unable to pay for housing; it is less likely a problem due to a substandard housing condition or overcrowding. There is very little difference in the percentage of households with a cost burden of over 30 percent of their income being used on housing and the percentage of households identified to have any housing problem, of which cost burden is included as a subset. Areas of the city that show a high percentage of housing cost burdens are centered in the downtown area, and the west side of town, closest to the University. The reason for this is most likely that these areas have a high percentage of apartment complexes, and these complexes house a high percentage of students from the University.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the Census, there are tracts in the city that have a high population of individuals of Asian descent (a concentration), in Central, North and West sections of town. Areas of concentration of low-income families (high percentages by tract, as identified in the American Community Survey) show significant overlap with areas of a high population of individuals of Asian descent, although the high cost of living in Davis can be prohibitive for families with low-incomes, so the concentration of this population is smaller, centered around the downtown area and West Davis. As stated above, one of the most likely reasons for the high percentage of individuals of Asian descent is the high percentage of students from the University who find these areas a desirable place to live due to the proximity to the University and public transit.

What are the characteristics of the market in these areas/neighborhoods?

These neighborhoods have properties that are older, smaller apartment complexes or duplexes, with some single family homes. The high level of housing demand in Davis, especially in the downtown and west side of town contributes to high housing costs in these areas. In addition, housing costs can be high due to proximity to retail, schools, parks and bike paths, and amenities such as the community library, grocery stores and transit lines. West Davis is particularly close to the University, and is easily accessible by foot or by bike, making it a highly attractive area to live for students and students with families.

Are there any community assets in these areas/neighborhoods?

As previously stated, the downtown and west portions of town have many community assets. These areas are close to the University, (the main entrance to the University is less than a mile from downtown) and have a high concentration of retail, parks, playgrounds, community amenities (the library, city hall), are close to professional buildings with doctors offices, and are easily accessible by the city's bus system, Unitrans.

Are there other strategic opportunities in any of these areas?

Providing information about the city's Fair Housing services and Affordable Housing program in multiple languages can help to address housing cost burden within the community by helping an individual or family locate housing for an affordable rent, however, it is more challenging to assist households that

are all student households since they often do not qualify for affordable housing units or programs that receive Federal assistance.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Davis is intending to fund a variety of activities to assist low- and moderate-income residents. The priority for allocating funding to different activities is based on identified critical needs, input from public service agencies, community groups, and citizens surveys, availability of funding, and consideration by both the Social Services Commission and City Council. As part of the Consolidated Plan preparation process, City staff conducted two surveys regarding local needs by surveying both individuals and service providers (Community Needs Surveys) to collect additional data to help with prioritizing needs. These surveys are attached to this plan and assist in documenting the need for continuing existing activities and expanding services to address unmet needs. Also, as previously mentioned, the Self Evaluation and Transition Plan identifies multiple areas in City facilities and infrastructure that need improvements to remove architectural barriers for persons with disabilities. Many of the City's identified community development needs are in response to the information gathered for this report.

Direct input from the public is an important part of establishing priorities and making funding decisions. The Social Services Commission and City Council each conduct public hearings before making funding recommendations and approving funding allocations, respectively. The primary reason for funding any local activity is that there is a demand/need for the activity that would not otherwise be addressed without assistance from the City. Also, in funding the activity, it is determined that the activity will benefit income-qualified residents individually and/or collectively. Due to a limit on available funding, not every desired activity is able to be funded, even if it is a priority.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Davis did not allocate investments geographically.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Drug and Alcohol Treatment Center
	Priority Level	High
	Population	Persons with Alcohol or Other Addictions
	Geographic Areas Affected	
	Associated Goals	Provide a Drug/Alcohol Detox Center
	Description	Facility for the treatment of drug and alcohol addictions
	Basis for Relative Priority	The high priority need for a Drug and Alcohol Treatment Center arose from the community discussion on needs with local non-profit providers, as well as from the feedback received from the survey taken by providers and citizens. The need for a treatment center was ranked highest by respondents in the Public Facilities section of the survey.
2	Priority Need Name	Mental Health Facilities
	Priority Level	High
	Population	Persons with Mental Disabilities
	Geographic Areas Affected	
	Associated Goals	Aid Persons with Mental Illness with Independence
	Description	Facilities for the treatment of those experiencing mental illness.
	Basis for Relative Priority	Feedback from the Community Needs Survey ranked Mental Health Care Facilities as a high priority for the use of CDBG funding.
3	Priority Need Name	Removal of Architectural Barriers
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Accessibility of City Facilities
	Description	Removal of architectural barriers in Public Facilities frequently used by the public including City Hall, city-owned buildings, parks and playgrounds.

	Basis for Relative Priority	In 2010, the City completed a Self Evaluation and Transition Plan which identifies high priority repair and improvement needs at multiple areas in City facilities and infrastructure that need improvements to removal architectural barriers for persons with disabilities. Many of the City's community development needs are in response to this report.
4	Priority Need Name	Street and Sidewalk ADA Improvements
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Improve Accessibility of Streets and Sidewalks
	Description	The repair and improvement of high traffic pedestrian walkways, including curbs-cuts, detectable warnings and access ramps at intersections and the installation of audible signals.
	Basis for Relative Priority	In 2010, the City completed a Self Evaluation and Transition Plan that identifies high priority repair and improvement needs at multiple areas in City facilities and infrastructure that need improvements to remove architectural barriers for persons with disabilities. Many of the City's community development needs are in response to this report.
5	Priority Need Name	Senior Services
	Priority Level	High
	Population	Elderly
	Geographic Areas Affected	
	Associated Goals	Assist Elderly to Live Independently Provide Senior Services
	Description	Services for senior citizens including food programs via meals-on-wheels and community meals, support services for caregivers, and check-in services for homebound seniors.
	Basis for Relative Priority	Feedback from the Community Needs Survey ranked services for the elderly as a high priority.
6	Priority Need Name	Services for the Disabled
	Priority Level	High
	Population	Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	Aid Persons with Mental Illness with Independence Provide Services for Persons with Disabilities

	Description	Services for individuals with disabilities
	Basis for Relative Priority	Feedback from the Community Needs Survey ranked services for individuals with disabilities as a high priority.
7	Priority Need Name	Youth Services
	Priority Level	Low
	Population	Unaccompanied Youth Persons with Physical Disabilities Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Provide Services for Youth
	Description	Services for youth, including at-risk, uninsured and special needs children, and those children about to age out of the foster care system.
	Basis for Relative Priority	Support services for children are always a priority; however, not all children qualify to receive services in a CDBG-funded program. Additionally, the respondents to the Community Needs Survey did not rank youth services as a high priority.
8	Priority Need Name	Transportation Services
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	Assist Elderly to Live Independently Aid Persons with Mental Illness with Independence Provide Services for Persons with Disabilities
	Description	Services to provide transportation for individuals with physical disabilities, mental illness, and the elderly.
	Basis for Relative Priority	Feedback from the Community Needs Survey ranked transportation services as both a highly used service and a service in high need. In addition, the discussion with local service providers indicated an unmet need as it relates to the inability of individuals with mental illness to use public transportation to make medical and therapeutic appointments.
9	Priority Need Name	Substance Abuse Services
	Priority Level	High
	Population	Chronic Substance Abuse Persons with Alcohol or Other Addictions

	Geographic Areas Affected	
	Associated Goals	Provide a Drug/Alcohol Detox Center Assist Low Income Persons with Addictions
	Description	Services for individuals struggling with substance abuse
	Basis for Relative Priority	Newly identified as a high priority this year, as a result of the Community Needs Survey and discussion with local service providers, services for individuals struggling with substance abuse issues are a high need, as there are no treatment facilities in Davis, and both homelessness and housing instability can arise from such issues. In addition to a lack of services locally in Davis, there has been a significant decrease in countywide services responding to this need over the past ten year period.
10	Priority Need Name	Heath Services
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness
	Geographic Areas Affected	
	Associated Goals	Provide Access to Health Care
	Description	Health services for the uninsured and low to extremely low income
	Basis for Relative Priority	Affordable health care has routinely ranked as a high priority in the community and with service providers, and the Community Needs Survey showed both a high volume of use of the services, as well as a high priority for the respondents to the short-form survey. Health care access covers nearly all special needs populations qualifying by income or by presumed benefit status. These services also fill need gaps where the Affordable Care Act (ACA) cannot, with households who are uninsured, cannot afford even ACA coverage, or are undocumented.
11	Priority Need Name	Fair Housing Activities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	Geographic Areas Affected	
	Associated Goals	Provide Fair Housing Services
	Description	Fair Housing activities include providing resource and referral information for fair housing documents and contact information for outside agencies for local tenant/landlord issues, helping to ensure equal access to housing by assisting in reporting housing discrimination, providing technical assistance to affordable housing providers, and educating citizens on rights and responsibilities of tenants and landlords. Fair Housing staff also assists in filing fair housing complaints as appropriate and in referring individuals in need of emergency housing to area providers.
	Basis for Relative Priority	Fair Housing services are required by the CDBG program regulations and are ranked as a high priority by the respondents to the Community Needs Survey.
12	Priority Need Name	Homeless Support
	Priority Level	High
	Population	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Shelter Homeless End Chronic Homelessness Provide Services To Individuals Who Are Homeless Housing Units for Chronically Homeless
	Description	Services in support of individuals who are homeless, including shelter resource centers, shelter for victims of domestic violence, food assistance and outreach for individual needs assessments.

	Basis for Relative Priority	While not called out as a specific category in the Community Needs Survey, services for individuals experiencing homelessness ranked high in the survey responses through programs and housing being ranked as the highest need. The ranking of a homeless shelter and transitional housing as the highest housing priority, and the high ranking for mental health and substance abuse services in public service priorities, showed a community prioritizing the problem of homelessness. Homelessness is a great concern among area public service providers and government officials, and the City has been working extensively with the Yolo County Homeless & Poverty Action Coalition (HPAC) in the 10 Year Plan to End Homelessness (included as an attachment to this document). Local discussions regarding this community priority also continue to occur.
13	Priority Need Name	Economic Development Technical Assistance
	Priority Level	High
	Population	Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Assist Micro-Enterprises Starting Businesses
	Description	Support services and technical assistance for non-profit and qualifying for-profit small businesses.
	Basis for Relative Priority	Newly identified as a high priority by the respondents of the Community Needs Survey, support services and technical assistance for non-profit and for-profit small businesses is also a high priority of local industry. Support services and technical assistance to spur the growth of new businesses and create more local jobs as the economy recovers from the last recession are a current community priority.
14	Priority Need Name	Micro-enterprise Assistance
	Priority Level	Low
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Assist Micro-Enterprises Starting Businesses
	Description	Microenterprises are the smallest portion of the business sector (five or fewer employees). They range in type and capacity, including various types of service providers and retail businesses. Some examples are home-based daycare, a mobile automobile mechanic, or an in-home hairdresser.

	Basis for Relative Priority	Newly identified as a high priority by the respondents of the Community Needs Survey, micro-enterprise assistance through technical assistance, advice and business services is also a high priority of local industry. These services would work to spur the growth of new businesses and create more local jobs as the economy recovers from the last recession.
15	Priority Need Name	Rehabilitation of Existing Rental Units
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Rehabilitation of Existing Affordable Housing
	Description	Includes the rehabilitation of existing structures, including substantial rehabilitation programs, to ensure the property is brought up and maintained to local and current codes and standards. Rehabilitation includes energy efficiency modifications aimed at improving the energy efficiency of affordable housing units through additional insulation, new windows and doors and other similar structural improvements, as well as accessibility improvements to make affordable housing units accessible to individuals with disabilities.
	Basis for Relative Priority	The rehabilitation of existing affordable housing units for extremely low-income, very low-income and low-income residents is listed as a Critical Need in the City of Davis' Critical Needs List, reviewed and updated by the Social Services Commission each year and approved by the City Council to direct CDBG resources to have the greatest impact for target groups. Rehabilitation of existing affordable housing units ensures the affordable housing stock is safe and reliable, and energy efficiency upgrades can reduce utility costs for residents, along with improving the overall sustainability of the projects.
16	Priority Need Name	Production of New Rental Units
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	Provide Affordable Housing Units Housing Units for Chronically Homeless
	Description	Assist in the production of new rental units for extremely-low, very-low and low-income families and individuals.

	Basis for Relative Priority	The City of Davis' Housing Element presented estimates of new housing needed in Davis based on calculations done by the California Department of Finance and SACOG using census data and population projections. According to these sources, the city will need to produce 620 new units of affordable housing at various percentages of area median income to meet local needs. In addition to these estimates, Davis has an extremely low vacancy rate that can make finding affordable housing problematic and always in high demand.
17	Priority Need Name	Services for Victims of Domestic Violence
	Priority Level	High
	Population	Victims of Domestic Violence Who Are Homeless Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Aid Victims of Domestic Violence
	Description	Services provided for abused or neglected partners and children.
	Basis for Relative Priority	HUD also considers victims of domestic violence as a special needs population. Domestic violence is a leading contributor to housing instability and homelessness, and individuals experiencing domestic violence fall into priority housing needs for these reasons.

Narrative (Optional)

Priority needs are determined as the Consolidated Plan is developed, and are based on community input, through the Community Needs Survey and public comment at Commission and Council meetings, input from service providers, the CDBG and HOME Critical Needs list, and an analysis of data gathered for the city's Housing Element.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As a college town with greater demand for rental housing than there is supply, the City of Davis currently has a vacancy rate of 1.3%. Due to the low vacancy rate locally and the corresponding high cost of rent, TBRA is very expensive in Davis and is unlikely to be a future program utilized within CDBG or HOME unless it is paired with other housing subsidies.
TBRA for Non-Homeless Special Needs	As a college town with greater demand for rental housing than there is supply, the City of Davis currently has a vacancy rate of 1.3%. Due to the low vacancy rate locally and the corresponding high cost of rent, TBRA is very expensive in Davis and is unlikely to be a future program utilized within CDBG or HOME unless it is paired with other housing subsidies. This might make more sense in a special needs project that requires additional subsidies, but it seems more efficient to provide project loans over tenant-based subsidies.
New Unit Production	With a vacancy rate of 1.3% and an every-increasing student population accessing the local rental housing stock, new unit production within the affordable housing program is critical in order to respond to ongoing demands of people unable to compete in the local rental housing market. On the ownership side, new unit production is also important due to a limited stock and the large number of investors, but the land costs are high enough in Davis that it is very difficult to do an affordable ownership projects for low-income households, as required by HOME regulations. With limited affordable housing resources, the City plans to focus on the most vulnerable populations without other housing options, which will most notably be extremely low income households not served with affordable ownership housing.
Rehabilitation	While the overall age of housing within the Davis community is rather low, the City does intend to continue reinvesting and maintaining existing affordable housing units. The City might have the opportunity to support a future rehabilitation project within the local housing market, but does not have adequate resources to do so at this point in time. If the City does choose to rehabilitate a market rate apartment complex into an affordable housing site, it will have to compete with market rate developers in securing the property, which could be prohibitively expensive.
Acquisition, including preservation	Fortunately, most of the City's affordable housing stock was built with permanent affordability requirements. There are two projects with separate types of federal contracts that have future expiration dates, but it is unlikely that the City would have adequate resources to acquire either project and it is unlikely the owner would elect to sell the project to the City. Fortunately, these owners have elected to voluntarily remain within affordable housing programs thus far.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

CDBG and HOME funds only provide a portion of the monies necessary to implement the activities and programs in the First-Year Action Plan, and for the duration of the planning period. The federal Supportive Housing Program is anticipated to provide ongoing support and additional funds will come from other sources that are non-federal in order to implement the proposed activities and projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	581,811	0	150,000	731,811	2,000,000	Potential activities under CDBG program regulations and planning.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	294,022	0	567,631	861,653	1,200,000	Potential affordable housing activities under HOME program regulations and planning.
Housing Trust Fund	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab	650,000	0	0	650,000	400,000	In the first year, Housing Trust Funds will be used to rehabilitate existing affordable housing units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Supportive Housing Program	public - federal	Housing Other	148,342	0	0	148,342	593,368	These funds will provide permanent supportive housing and transitional housing locally.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

All of the affordable housing projects will be leveraged with other sources beyond the CDBG and HOME programs. It is expected that state and federal tax credits, Housing Trust Fund money from affordable housing in-lieu fees, and local land donations are all reasonably expected to be available over the next five years to assist the identified affordable housing projects. However, as tax credits become more competitive and available funding for affordable housing projects is cut or eliminated, as 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.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns 4100 Hackberry Place and 2990 Fifth Street. These are both vacant parcels that are currently being planned for future affordable ownership and rental housing projects. The City also currently owns an existing affordable housing project called Pacifico, located at 1452 Drew Circle. This site will be rehabilitated and also supports other housing goals related to providing permanent supportive housing and preserving extremely low income housing.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
DAVIS	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
DAVIS COMMUNITY MEALS	Continuum of care	Homelessness	Jurisdiction
SACRAMENTO/YOLO MUTUAL HOUSING	Non-profit organizations	Rental	Region
Yolo County Housing	PHA	Homelessness Ownership Public Housing Rental public services	Region
Short Term Emergency Aid Committee	Non-profit organizations	Homelessness public services	Jurisdiction
Yolo Community Care Continuum	Continuum of care	Non-homeless special needs public services	Region
CommuniCare Health Centers	Non-profit organizations	Non-homeless special needs public services	Region
PEOPLE RESOURCES-ELDERLY NUTRITION	Non-profit organizations	Non-homeless special needs public services	Region
Yolo Family Resource Center	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Empower Yolo	Non-profit organizations	Non-homeless special needs public facilities	Region
CITIZENS WHO CARE	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
SOLAR COMMUNITY HOUSING ASSOCIATION	Non-profit organizations	Rental public facilities	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Yolo Family Service Agency	Non-profit organizations	Non-homeless special needs public services	Region
Northern California Children's Therapy Center	Non-profit organizations	Non-homeless special needs public services	Region
Yolo County Court Appointed Special Advocate	Non-profit organizations	Non-homeless special needs public services	Region
CFY Development Inc	Developer	Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The above delivery system of services has been in place for many years and has resulted in the successful completion of multiple activities benefiting low- and moderate-income persons. The strengths of the system include public disclosure of funding awards, separate oversight for compliance with federal regulations, and the utilization of many different local organizations with specific specialties.

For the most part, there are no existing gaps in the delivery system. Staff works to be proactive in addressing issues before they become problems and makes adjustments when necessary. For instance, there is no identified problem with the current contracts used by the City for program implementation, but the City Attorney is in the process of reviewing the contracts to ensure they remain consistent with program requirements.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training	X		
Healthcare	X	X	

HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X		
Transportation	X		
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Most of the services listed are provided at a county-level in Woodland, which is more difficult for individuals who are homeless to access. There is a local opportunity for free and reduced cost healthcare through the Davis CommuniCare. There is also local opportunity for free and reduced cost legal services through office hours held at local resource centers.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The largest gaps identified within the community are as follows:

- Adequate mental health services
- Drug and alcohol detoxification and treatment facilities
- A Coordinated intake system for individuals accessing services

These three areas have been identified as the greatest community needs within the service delivery system, particularly for individuals and families experiencing homelessness. On the flip side, Davis has many services for a city of its size and much local effort goes into the provision of services and the referral of individuals to those services, particularly at the local resource centers.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City is working on putting together a community forum focused on services and particularly services related to homelessness. As a collaborative of city, county, non-profit, business, faith-organizations, and other community member representatives, it is hoped that gaps can be identified, resources can be identified, and strategy can go into improving systems and filling the gaps in service.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Shelter Homeless	2015	2020	Homeless		Homeless Support	CDBG: \$130,000	Homeless Person Overnight Shelter: 80 Persons Assisted
2	End Chronic Homelessness	2015	2020	Homeless		Homeless Support	HOME: \$600,000	Rental units constructed: 18 Household Housing Unit
3	Provide Services To Individuals Who Are Homeless	2015	2020	Homeless		Homeless Support	CDBG: \$100,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
4	Rehabilitation of Existing Affordable Housing	2015	2020	Affordable Housing		Rehabilitation of Existing Rental Units	CDBG: \$300,000 HOME: \$900,000	Rental units rehabilitated: 90 Household Housing Unit
5	Assist Elderly to Live Independently	2015	2020	Non-Homeless Special Needs		Senior Services Transportation Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
6	Aid Persons with Mental Illness with Independence	2015	2020	Non-Homeless Special Needs		Mental Health Facilities Services for the Disabled Transportation Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
7	Provide Access to Health Care	2015	2020	Non-Homeless Special Needs		Health Services	CDBG: \$75,000	Public service activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Improve Accessibility of City Facilities	2015	2020	Non-Housing Community Development		Removal of Architectural Barriers	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
9	Provide a Drug/Alcohol Detox Center	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Drug and Alcohol Treatment Center Substance Abuse Services	CDBG: \$50,000	Other: 1 Other
10	Assist Low Income Persons with Addictions	2015	2020	Non-Homeless Special Needs		Substance Abuse Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 125 Persons Assisted
11	Aid Victims of Domestic Violence	2015	2020	Non-Homeless Special Needs		Services for Victims of Domestic Violence	CDBG: \$45,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
12	Improve Accessibility of Streets and Sidewalks	2015	2020	Non-Housing Community Development		Street and Sidewalk ADA Improvements	CDBG: \$700,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
13	Provide Senior Services	2015	2020	Non-Homeless Special Needs		Senior Services	CDBG: \$65,000	Public service activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
14	Provide Services for Persons with Disabilities	2015	2020	Non-Homeless Special Needs		Services for the Disabled Transportation Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 520 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Provide Services for Youth	2015	2020	Non-Homeless Special Needs		Youth Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
16	Provide Fair Housing Services	2015	2020	Non-Homeless Special Needs		Fair Housing Activities	CDBG: \$175,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted
17	Assist Micro-Enterprises Starting Businesses	2015	2020	Non-Housing Community Development		Economic Development Technical Assistance Micro-enterprise Assistance	CDBG: \$25,000	Businesses assisted: 5 Businesses Assisted
18	Provide Affordable Housing Units	2015	2020	Affordable Housing		Production of New Rental Units	HOME: \$900,000	Rental units constructed: 112 Household Housing Unit
19	Housing Units for Chronically Homeless	2015	2020	Affordable Housing Homeless		Homeless Support Production of New Rental Units	HOME: \$300,000	Rental units constructed: 18 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Shelter Homeless
	Goal Description	Provide shelter for individuals who are homeless.
2	Goal Name	End Chronic Homelessness
	Goal Description	Provide transitional and permanent housing for individuals who are experiencing homelessness.
3	Goal Name	Provide Services To Individuals Who Are Homeless
	Goal Description	Provide meals and support services to individuals experiencing homelessness.

4	Goal Name	Rehabilitation of Existing Affordable Housing
	Goal Description	Rehabilitation of existing affordable housing units for low, very-low and extremely-low income families and individuals.
5	Goal Name	Assist Elderly to Live Independently
	Goal Description	Provide meals and wellness checks for homebound seniors.
6	Goal Name	Aid Persons with Mental Illness with Independence
	Goal Description	Provide in-home support services for individuals with significant mental illness.
7	Goal Name	Provide Access to Health Care
	Goal Description	Provide access to health care for at-risk, uninsured, underinsured, and special needs children and adults
8	Goal Name	Improve Accessibility of City Facilities
	Goal Description	Removal of architectural barriers in public buildings, public parking areas and at parks and recreation facilities to bring the facilities into ADA compliance with the City's Self Evaluation and Transition Plan.
9	Goal Name	Provide a Drug/Alcohol Detox Center
	Goal Description	Provide a center for the treatment of drug and alcohol dependency.
10	Goal Name	Assist Low Income Persons with Addictions
	Goal Description	Provide services to assist low-income individuals with alcohol and/or drug addictions.
11	Goal Name	Aid Victims of Domestic Violence
	Goal Description	Provide advocacy services to aid victims of domestic violence.
12	Goal Name	Improve Accessibility of Streets and Sidewalks
	Goal Description	Install curb cuts, truncated domes and make pathway repairs.
13	Goal Name	Provide Senior Services
	Goal Description	Provide services for low, very-low and extremely-low income seniors in need.
14	Goal Name	Provide Services for Persons with Disabilities
	Goal Description	Provide services for persons with disabilities in need.

15	Goal Name	Provide Services for Youth
	Goal Description	Provide services to serve youth in need.
16	Goal Name	Provide Fair Housing Services
	Goal Description	Provide fair housing resources and referrals to individuals in need of assistance.
17	Goal Name	Assist Micro-Enterprises Starting Businesses
	Goal Description	<p align="left">Facilitating economic development through the establishment, stabilization and expansion of qualifying microenterprises.</p>
18	Goal Name	Provide Affordable Housing Units
	Goal Description	Provide housing units for very-low and low-income families and individuals through the construction of new housing units.
19	Goal Name	Housing Units for Chronically Homeless
	Goal Description	Provide affordable housing units for chronically homeless individuals and families (i.e. units at or below 35% Median Family Income, housing units with supportive services, etc.)

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

It is estimated that 207 affordable housing units will be provided in the next five years through a combination of the production of new rental units and the rehabilitation of existing rental units using HOME funds.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There is no public housing in Davis. However, in order to assist persons and families on the Section 8 tenant-based waiting list, the City of Davis will continue to participate in the creation of affordable housing for extremely low-income, low-income, and moderate-income families through its housing programs.

Activities to Increase Resident Involvements

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.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City's public policies related to land use controls are not considered barriers to affordable housing. In fact the opposite appears to be true. The City of Davis has been a leader in the State of California in producing affordable housing through inclusionary zoning established in its Affordable Housing Program. Since 1987, over 2,000 affordable units (both rental and ownership) have been built or approved within approximately 40 rental projects and more than 15 subdivisions. This includes over 1,200 permanently affordable rental units and resale-restricted affordable ownership units built, multiple land dedications to the City for the construction of housing, and several special needs projects and shelters that address the needs of domestic violence victims, homeless individuals, seniors, students, and developmentally disabled adults.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In accordance with state law requirements, the City of Davis provides density bonuses and other concessions to projects developing affordable housing units. Other concessions may include planned development specialized zoning, reduced parking requirements, delayed payment of impact fees, as well as other items.

In addition to regulatory concessions, the city also assists affordable housing development through the provision of land and funding assistance.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Through CDBG public service funds the City assists Davis Community Meals, 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 (DCM) 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's GAP program and the county's Crisis Intervention Project who do similar programs with a focus on homeless individuals with mental illness. The City also funds DCM and its ongoing administration of the local Shelter and Resource Center. This resource center is a location where anyone in need can come during the week to access 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. The city plans to continue funding these programs as part of the strategic plan.

Addressing the emergency and transitional housing needs of homeless persons

While the city had previously funded an emergency shelter through CDBG funds, these monies have now been redirected to Davis Community Meals for the Outreach Program. The local cold weather emergency shelter is provided by local faith organizations through a rotating shelter model. Transitional and emergency shelter beds are provided by Davis Community Meals (DCM), with the majority of funding for these programs coming from Supportive Housing Program funds. Due to this other funding source, CDBG and HOME funds are not envisioned to be used for this purpose, although a small amount of CDBG funds might be needed from time to time for structural rehabilitation of DCM facilities.

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 is using HOME funds for the purpose of developing and rehabilitating these units. Projects in this category includes the Cannery Lofts project and the CHOC rehabilitation project that are getting current year funding, but the City is also using an existing land dedication site as a means for developing additional extremely low income units. 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 choice voucher program and an emergency assistance program through the Short-term Emergency Aide Committee also work to keep people out of homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City works with Yolo County Housing to provide transitional housing for foster youth and with 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

In the early and mid 1990's the City rehabilitated a few apartment complexes and single-family homes that have been abated and reused for affordable housing with state and local housing funds. Additional work on four of these affordable housing units will continue in the current year and will address additional lead abatement activities. Since these rehabilitation projects of the nineties, the City has focused on new construction because of the relatively new housing stock in Davis.

How are the actions listed above related to the extent of lead poisoning and hazards?

Half of the housing stock in the City of Davis has been built on or after 1978 and does not have any lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

While no funds were used specifically for lead-based paint abatement in the prior years and none are anticipated to be needed over the five year period of the current Consolidated Plan, aside from the four units at Sterling Court as noted previously, affordable rental projects (including those without any lead-based paint hazards) provide information to existing and exiting tenants about lead-based paint and its hazards as a form of education. Alerting households to the danger of lead-based paint educates them as they consider other housing options. This education tool at affordable housing projects does not require CDBG or HOME funding; it is monitored by City staff as part of the annual affordable housing monitoring cycle. The City also maintains an active Code Enforcement Division within the Community Development Department which investigates and monitors lead-based paint related complaints.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Davis' antipoverty strategy is more of a safety net approach to catch persons who may fall into poverty so that they will have a greater chance to recover before becoming a victim of the cycle of poverty. 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 maximize 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's antipoverty 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, supporting micro enterprises through training and workshops and assisting social services agencies that provide food, clothing, and emergency shelter. The City has also supported rapid rehousing programs and homelessness prevention work during the recent recession.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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 completed.

Monitoring consists of reviewing an organization's financial health, inspecting the physical site to ensure proper upkeep and safety, ensuring the project's service to income-qualified households, and obtaining certification of all programs and contractual requirements. The process begins with an appointment letter mailed to the organization which notifies them of the City's intent to conduct a site visit and review their programs. Staff completes a desk review of the organization's file to determine if all required reports, documents and source documentation is current and complete. During the monitoring site visit, staff meets with key staff of each organization and gathers information, provides technical assistance and evaluates program performance. After the site visit, a letter is sent to the executive director of the organization with specific information about aspects of the operation that meet or exceed regulatory and contractual requirements, and areas that need to be improved or brought into compliance. CDBG monitoring site visits occur annually for a few organizations, based on a sampling of recipients. HOME monitoring of affordable housing projects is done annually and includes financial and physical inspections, review of tenant files for compliance with rent and income eligibility requirements, and Community Housing Development Organization (CHDO) regulations compliance.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

CDBG and HOME funds only provide a portion of the monies necessary to implement the activities and programs in the First-Year Action Plan, and for the duration of the planning period. The federal Supportive Housing Program is anticipated to provide ongoing support and additional funds will come from other sources that are non-federal in order to implement the proposed activities and projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	581,811	0	150,000	731,811	2,000,000	Potential activities under CDBG program regulations and planning.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	294,022	0	567,631	861,653	1,200,000	Potential affordable housing activities under HOME program regulations and planning.
Housing Trust Fund	public - local	Acquisition Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab	650,000	0	0	650,000	400,000	In the first year, Housing Trust Funds will be used to rehabilitate existing affordable housing units.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Supportive Housing Program	public - federal	Housing Other	148,342	0	0	148,342	593,368	These funds will provide permanent supportive housing and transitional housing locally.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

All of the affordable housing projects will be leveraged with other sources beyond the CDBG and HOME programs. It is expected that state and federal tax credits, Housing Trust Fund money from affordable housing in-lieu fees, and local land donations are all reasonably expected to be available over the next five years to assist the identified affordable housing projects. However, as tax credits become more competitive and available funding for affordable housing projects is cut or eliminated, as 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.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City currently owns 4100 Hackberry Place and 2990 Fifth Street. These are both vacant parcels that are currently being planned for future affordable ownership and rental housing projects. The City also currently owns an existing affordable housing project called Pacifico, located at 1452 Drew Circle. This site will be rehabilitated and also supports other housing goals related to providing permanent supportive housing and and preserving extremely low income housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Accessibility of City Facilities	2015	2020	Non-Housing Community Development		Removal of Architectural Barriers	CDBG: \$40,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4113 Persons Assisted
2	Rehabilitation of Existing Affordable Housing	2015	2020	Affordable Housing		Rehabilitation of Existing Rental Units	CDBG: \$113,218	Rental units rehabilitated: 44 Household Housing Unit
3	Provide Fair Housing Services	2015	2020	Non-Homeless Special Needs		Fair Housing Activities	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Provide Affordable Housing Units	2015	2020	Affordable Housing		Production of New Rental Units	HOME: \$832,251	Rental units constructed: 62 Household Housing Unit
5	Provide Services for Youth	2015	2020	Non-Homeless Special Needs		Youth Services Heath Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted
6	Provide Senior Services	2015	2020	Non-Homeless Special Needs		Senior Services	CDBG: \$14,000	Public service activities other than Low/Moderate Income Housing Benefit: 115 Persons Assisted
8	Aid Victims of Domestic Violence	2015	2020	Non-Homeless Special Needs		Services for Victims of Domestic Violence	CDBG: \$7,000	Public service activities other than Low/Moderate Income Housing Benefit: 41 Persons Assisted
9	Provide Access to Health Care	2015	2020	Non-Homeless Special Needs		Heath Services	CDBG: \$7,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted
10	Provide Services for Persons with Disabilities	2015	2020	Non-Homeless Special Needs		Services for the Disabled Youth Services	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Aid Persons with Mental Illness with Independence	2015	2020	Non-Homeless Special Needs		Services for the Disabled	CDBG: \$9,000	Public service activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted
12	Provide Services To Individuals Who Are Homeless	2015	2020	Homeless		Homeless Support	CDBG: \$21,000	Public service activities other than Low/Moderate Income Housing Benefit: 1785 Persons Assisted
13	End Chronic Homelessness	2015	2020	Homeless		Homeless Support	CDBG: \$9,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Improve Accessibility of City Facilities
	Goal Description	Projects carried out to ensure the accessibility of city facilities accessed by the public. Priority projects are repairs for health and safety.
2	Goal Name	Rehabilitation of Existing Affordable Housing
	Goal Description	Ensuring the affordability and longevity of affordable housing rental properties by assisting in the renovations at Owendale, a Mutual Housing California community. Units for individuals and families with extremely-low income, as well as set-aside units for individuals experiencing homelessness, are provided at this site.
3	Goal Name	Provide Fair Housing Services
	Goal Description	Fair Housing services are provided by city staff and are a requirement of the CDBG grant program.
4	Goal Name	Provide Affordable Housing Units
	Goal Description	Assist in the development of the Cannery Lofts Apartments, in the new Cannery development in Davis, to provide new units for households with incomes at or below 30% to 60% Area Median Income (AMI)
5	Goal Name	Provide Services for Youth
	Goal Description	Services for youth are provided through the Center For Families Davis location and the work Yolo Court Appointed Special Advocates does on behalf of children in the foster youth program.
6	Goal Name	Provide Senior Services
	Goal Description	Senior services are provided primarily by Citizens Who Care, offering a caregiver respite and friendly visitor program, and Elderly Nutrition's Meals on Wheels program, which offers delivery of nutritious meals to homebound seniors.

8	Goal Name	Aid Victims of Domestic Violence
	Goal Description	Services for victims of domestic violence are provided by Empower Yolo.
9	Goal Name	Provide Access to Health Care
	Goal Description	Healthcare services for individuals who qualify by income are offered through CommuniCare Health Centers
10	Goal Name	Provide Services for Persons with Disabilities
	Goal Description	Services and intervention treatments for low-income families with children suffering from disabilities are offered by the Northern California Children's Therapy Center.
11	Goal Name	Aid Persons with Mental Illness with Independence
	Goal Description	Supportive housing for individuals with mental illness is provided through Yolo Community Care Continuum.
12	Goal Name	Provide Services To Individuals Who Are Homeless
	Goal Description	Services for individuals who are homeless are provided by Davis Community Meals, through their Shelter Resource Center, and STEAC, through their food closet services.
13	Goal Name	End Chronic Homelessness
	Goal Description	The Public Service component of this goal is carried out through the work of Davis Community Meals, and their Homeless Outreach Coordinator services.

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a list of the projects the City intends to carry out over the next program year.

Projects

#	Project Name
1	CDBG Program Administration
2	HOME Program Administration
3	City of Davis Fair Housing Services
4	City of Davis Public Facilities ADA Improvement & Repair Projects
5	Cannery Lofts Affordable Apartments
6	Owendale Mutual Housing Rehabilitation
7	Center For Families
8	Citizens Who Care
9	CommuniCare Health Centers
10	Davis Community Meals - Homeless Outreach Coordinator
11	Davis Community Meals - Shelter Resource Center
12	People Resources - Elderly Nutrition Program
13	Empower Yolo
14	FARM Davis
15	Northern California Children's Therapy Center
16	Short Term Emergency Aide Committee
17	Yolo Community Care Continuum
18	Yolo County Court Appointed Special Advocates

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of priorities is based on many factors; the consolidated plan goals, the critical needs list established by the Social Services Commission and the City Council, and the types of funding applications received for the program year.

Addressing needs that are unmet is dependent upon determining what those needs are, which is in turn dependent upon community and provider feedback. City staff is planning two new opportunities for government, non-profit and community groups to engage in discussions regarding the needs for underserved populations in Davis. First, the City and the County are hosting a discussion on homelessness in June of 2015, and second, public meetings will occur as part of the planning for a comprehensive social services strategy that will begin in late summer 2015.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$81,375
	Description	Program administration includes planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance, and is necessary to ensure the City's continued effective use of federal funds.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A, this is for grant program administration
	Location Description	Citywide, activities are undertaken at 1818 Fifth Street, Davis CA 95616.
	Planned Activities	Planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance.
2	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$29,402
	Description	Staffing and expenses related to meeting program requirements and offering technical assistance to sub-recipients, including planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A, this is for grant program administration
	Location Description	Citywide, activities will be undertaken at 1818 Fifth Street, Davis CA 95616
	Planned Activities	Technical assistance to sub-recipients, including planning and monitoring activities, data collection, analysis and reporting, contract management, labor standards, and environmental regulations compliance.
3	Project Name	City of Davis Fair Housing Services
	Target Area	
	Goals Supported	Provide Fair Housing Services
	Needs Addressed	Fair Housing Activities

	Funding	CDBG: \$35,000
	Description	Administration of the City's Fair Housing Program which includes response to resident inquiries, complaint assessment & referral, education, training, technical assistance and Fair Housing administration.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	200 individuals will be assisted through this activity.
	Location Description	Citywide, activities will be undertaken at 1818 Fifth Street, Davis CA 95616
	Planned Activities	Response to resident inquiries, complaint assessment & referral, education, training, technical assistance and Fair Housing administration.
4	Project Name	City of Davis Public Facilities ADA Improvement & Repair Projects
	Target Area	
	Goals Supported	Improve Accessibility of City Facilities
	Needs Addressed	Removal of Architectural Barriers Street and Sidewalk ADA Improvements
	Funding	CDBG: \$320,000
	Description	The City Public Facilities ADA Improvement & Repair Projects were developed from internal review and discussion and consideration of ADA compliance needs. Projects for this program year include flatwork (sidewalk & curbcuts), the installation of audible signals, ADA improvements to city-owned facilities, ADA improvements to park and playground areas (to allow individuals of all abilities access to play structures and park amenities), work on the corridor between the City and University on Third Street to improve pedestrian access, and the staff time to monitor these programs, distributed into each project.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that the individuals who experience disabilities living in Davis, 4,113 persons as estimated by the American Community Survey, will be assisted by the proposed activities.
	Location Description	Citywide, activities will be undertaken from City Hall at 23 Russell Blvd, Davis CA 95616 and 1818 Fifth Street, Davis CA 95616
	Planned Activities	Flatwork (sidewalk & curbcuts), the installation of audible signals, ADA improvements to city-owned facilities, ADA improvements to park and playground areas (to allow individuals of all abilities access to play structures and park amenities), and work on the corridor between the City and University on Third Street to improve pedestrian access.
5	Project Name	Cannery Lofts Affordable Apartments
	Target Area	
	Goals Supported	Provide Affordable Housing Units
	Needs Addressed	Production of New Rental Units
	Funding	HOME: \$832,251

	Description	This project is for the development of a 62-unit, multi-family affordable housing project to serve households with incomes at or below 30 and 60 percent of AMI, with one on-site manager unit. An elevator will be located in the community building, with bridges and walks connecting two adjacent buildings to the East and West, resulting in increased accessibility throughout the project resulting in a total of 47 out of the 62 units (76%) of the project being accessible to individuals with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	61 housing units for households with incomes at or below 30 to 60 percent of AMI will be created by this proposed activity.
	Location Description	The Cannery development at Covell and J Streets in Davis, at 900 Jacobsen Lane, Davis CA 95616
	Planned Activities	Development of a 62-unit, multi-family affordable housing project households with incomes between 30 and 60 percent of AMI, with one on-site manager unit.
6	Project Name	Owendale Mutual Housing Rehabilitation
	Target Area	
	Goals Supported	Rehabilitation of Existing Affordable Housing
	Needs Addressed	Rehabilitation of Existing Rental Units
	Funding	CDBG: \$113,218
	Description	This project involves the rehabilitation of Mutual Housing Californias Owendale affordable housing community. This investment in 44 affordable rental housing units that serve extremely-low to very low-income households will assist these units to continue to serve those most in need and will provide a better quality of life for tenants, while extending the life of the affordable housing units.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Tenants of the 44 units, who have extremely-low (35% AMI) and very-low (50% AMI) incomes, will benefit from this proposed activity.
	Location Description	3023 Albany Ave, Davis, CA 95618
Planned Activities	Repairing cracks in the exterior stucco, repainting and reroofing the buildings, installing energy efficiency upgrades to lighting and irrigation systems, safety upgrades to fencing, and energy efficient and safety upgrades to interior appliances and surfaces such as flooring and countertops.	
7	Project Name	Center For Families
	Target Area	
	Goals Supported	Provide Access to Health Care Provide Services for Youth
	Needs Addressed	Youth Services Heath Services

	Funding	CDBG: \$5,000
	Description	The Center for Families provides services and resources that promote health, stability, and self-sufficiency. These services offer information and referral, family and individual support, health services, and services for children in Davis ages 0-5. Services offered include case management, financial literacy and training, homeless prevention and rapid rehousing, volunteer income tax assistance, parenting education, translation and immigration assistance, health education, Cal Fresh enrollments, chronic disease self-management trainings, peer health workers, child development screenings, infant/toddler playgroups, and special needs support. The Center for Families provides these vital services and more to the neediest families in Davis, working in conjunction with Head Start, Step by Step, and the Early Mental Health Initiative.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a total of 150 individuals and families that qualify for the CDBG program will benefit from these activities.
	Location Description	Services are provided at Center For Families Davis location at 411 D Street.
	Planned Activities	Services offered include case management, financial literacy and training, homeless prevention and rapid rehousing, volunteer income tax assistance, parenting education, translation and immigration assistance, health education, Cal Fresh enrollments, chronic disease self-management trainings, peer health workers, child development screenings, infant/toddler playgroups, and special needs support.
8	Project Name	Citizens Who Care
	Target Area	
	Goals Supported	Provide Senior Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$5,000
	Description	In-Home Respite and Friendly Visiting Program provides friendly companionship to frail older adults and gives caregivers of dependent adults a weekly break from caregiving. The program trains and supervises volunteers to provide weekly in-home visits and respite service which last a minimum of two hours, offering services vital to the functioning and health of individuals and families faced with extraordinarily stressful late-life circumstances.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 80 frail older adults and their caregivers will receive visits and respite assistance through this program.
	Location Description	This program runs city-wide to all seniors who qualify.

	Planned Activities	Weekly breaks for caregivers to the elderly and training and supervision for volunteers to provide weekly in-home visits and respite service which last a minimum of two hours, offering services vital to the functioning and health of individuals and families faced with extraordinarily stressful late-life circumstances.
9	Project Name	CommuniCare Health Centers
	Target Area	
	Goals Supported	Provide Access to Health Care
	Needs Addressed	Heath Services
	Funding	CDBG: \$7,000
	Description	CDBG funds are used to maintain staffing to support access for primary medical care visits and dental care visits for uninsured Davis youth and families; including medical, support and other staff. By helping to maintain current staffing, CDBG funds help to maintain access to care for a minimum of 300 primary care visits and 300 dental visits per year for CDBG-eligible clients. Without CDBG support, services would be reduced and access to care for uninsured patients would be inadequate to meet community need.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	CDBG funds help to maintain access to care for a minimum of 300 primary care visits and 300 dental visits per year for CDBG-eligible clients.
	Location Description	The Davis Community Clinic is located at 2051 John Jones Road, Davis CA 95616
Planned Activities	Support access for primary medical care visits and dental care visits for uninsured Davis youth and families; including payment of costs for medical, support and other staff.	
10	Project Name	Davis Community Meals - Homeless Outreach Coordinator
	Target Area	
	Goals Supported	End Chronic Homelessness Provide Services To Individuals Who Are Homeless
	Needs Addressed	Homeless Support
	Funding	CDBG: \$9,000
	Description	This project provides operational costs (i.e. administrative and management) for an outreach program geared towards the 110 homeless men and women in Davis, with a focused approach on the 50-60 chronically homeless individuals who have been difficult to connect with housing and services. Using an assessment of individual needs, locale and current conditions as a starting point, DCM plans to use the focused and consistent encouragement and assistance of staff and volunteers, as well as friends of the individuals who are homeless, to offer resource and referral assistance for all services, including mental health and substance abuse issues.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	50-60 homeless individuals will benefit from this proposed activity.
	Location Description	This program will operate city-wide, administration is run through the DCM offices at 202 F Street, Davis CA 95616
	Planned Activities	Using an assessment of individual needs, locale and current conditions as a starting point, will use the focused and consistent encouragement and assistance of staff and volunteers, as well as friends of the individuals who are homeless, to offer resource and referral assistance for all services, including mental health and substance abuse.
11	Project Name	Davis Community Meals - Shelter Resource Center
	Target Area	
	Goals Supported	End Chronic Homelessness Provide Services To Individuals Who Are Homeless
	Needs Addressed	Homeless Support
	Funding	CDBG: \$14,000
	Description	This project provides a transitional housing program and some overnight emergency shelter services for homeless Davis residents, as well as extensive referral services, including the availability and accessibility of information about service programs and housing for homeless and low-income Davis residents, and day time resource services (e.g. showers, washing machines, snacks, etc.)
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 755 people will be served through the Shelter Resource Center.
	Location Description	The shelter is located at 1111 H Street in Davis, CA 95616
	Planned Activities	Transitional housing program and some overnight emergency shelter services for homeless Davis residents, as well as extensive referral services, including the availability and accessibility of information about service programs and housing for homeless and low-income Davis residents, and day time resource services (e.g. showers, washing machines, snacks, etc.).
12	Project Name	People Resources - Elderly Nutrition Program
	Target Area	
	Goals Supported	Provide Senior Services
	Needs Addressed	Senior Services
	Funding	CDBG: \$9,000
	Description	This project is to nourish and enrich the lives of low income individuals in Yolo County , with emphasis on those age 60 and older, by providing nutritious meals to active and homebound people; thereby promoting their health, well-being and independence.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 35 qualifying seniors will benefit from this program.
	Location Description	Offices for People Resources are located at 40 N. East Street, Suite C, Woodland, CA 95776. The population served lives in Davis.
	Planned Activities	One noontime meal provided each weekday, meeting one-third of the daily nutritional requirements for seniors.
13	Project Name	Empower Yolo
	Target Area	
	Goals Supported	Aid Victims of Domestic Violence
	Needs Addressed	Services for Victims of Domestic Violence
	Funding	CDBG: \$7,000
	Description	Empower Yolo offers a crisis shelter that houses self-identified victims of domestic violence, sexual assault and stalking. The shelter offers short-term stabilization for the family and can be the referral point to transitional housing. This funding will go to support the shelter costs for each client.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 65 women and their children will benefit from the proposed activities.
	Location Description	The location of the shelter is confidential, administrative services are provided at 175 Walnut Street, Woodland CA 95695
	Planned Activities	Crisis shelter that houses self-identified victims of domestic violence, sexual assault and stalking. The shelter offers short-term stabilization for the family and can be the referral point to transitional housing.
14	Project Name	FARM Davis
	Target Area	
	Goals Supported	Provide Services To Individuals Who Are Homeless
	Needs Addressed	Homeless Support
	Funding	CDBG: \$5,281
	Description	FARM Davis provides fresh, organic produce to: Cesar Chavez Plaza (CCP), an affordable housing complex for very low and low-income residents; Davis Community Meals (DCM), a non-profit organization serving meals three times a week for homeless and very low-income residents in Davis; and for Eleanor Roosevelt Circle (ERC), a senior affordable housing complex in Davis, in addition to providing cooking demonstrations and community meals for low-income individuals. To increase productivity and efficiency, FARM Davis is requesting funding for a Farm Manager position to manage the day-to-day operations of the program.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 150 very-low and extremely-low income households will benefit from this proposed activity.
	Location Description	Eleanor Roosevelt Circle 675 Cantrill Dr Davis, California 95618 Cesar Chavez Plaza 1220 Olive Dr Davis, CA 95616 St. Martins Community Meals (Davis Community Meals) 640 Hawthorn Lane Davis, CA 95616 Administration for the program is located at 25450 County Road 95, Davis CA 95616
	Planned Activities	FARM Davis provides fresh produce to: Cesar Chavez Plaza (CCP), Davis Community Meals (DCM), and Eleanor Roosevelt Circle (ERC), and in community meals for low-income individuals. This funding is for a Farm Manager position to manage the day-to-day operations of the program.
15	Project Name	Northern California Children's Therapy Center
	Target Area	
	Goals Supported	Provide Services for Persons with Disabilities Provide Services for Youth
	Needs Addressed	Services for the Disabled Youth Services
	Funding	CDBG: \$5,000
	Description	This project provides healthcare access for special needs children through early intervention; socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. Services are directed toward children who are uninsured or underinsured and otherwise lack access to healthcare.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 children from income-qualified families will benefit from the proposed activities
	Location Description	1321 College Street, Suite E, Woodland CA 95695
	Planned Activities	Healthcare access for special needs children through early intervention; socialization and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence.
16	Project Name	Short Term Emergency Aide Committee
	Target Area	

	Goals Supported	Provide Services To Individuals Who Are Homeless
	Needs Addressed	Homeless Support
	Funding	CDBG: \$7,000
	Description	This CDBG funding is used to purchase food to augment donations for the STEAC food closet. STEAC provides nutritious food throughout the year to very low and low-income Davis residents and individuals who are homeless.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 1,030 income-qualified individuals and families will benefit from the proposed activities
	Location Description	Food Closet located at 508 D St., Davis. Relocating to 640 Hawthorn Ln, Davis, CA 95616 (est. June 2015)
	Planned Activities	This funding covers fresh food purchases for the Food Closet.
17	Project Name	Yolo Community Care Continuum
	Target Area	
	Goals Supported	Aid Persons with Mental Illness with Independence
	Needs Addressed	Services for the Disabled
	Funding	CDBG: \$9,000
	Description	This project provides individualized services to low-income resident clients who have a severe mental illness. The services provided teach residents the skills necessary to maintain housing, including managing symptoms of mental illness, navigating health care needs, and developing independent living skills. This program aims to keep clients out of institutional environments.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 25 individuals with severe mental illness will benefit from this proposed activity.
	Location Description	Administration of this program operates from 285 West Court Street, Suite 207 Woodland CA 95695 and clients live in Davis.
	Planned Activities	Individualized support services for low-income resident clients who have a severe mental illness.
18	Project Name	Yolo County Court Appointed Special Advocates
	Target Area	
	Goals Supported	Provide Services for Youth
	Needs Addressed	Youth Services
	Funding	CDBG: \$5,000

Description	This program provides advocacy and mentoring services to abused, neglected and at-risk children who have become dependents of the Yolo County Juvenile Court System. The CDBG funding will partially fund a continuing part-time staff member from AmeriCorps to work in life skills development with older foster youth and assist with volunteer outreach and recruitment.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 75 children in the foster youth system will benefit from the proposed activities
Location Description	Administration for this program is operated from 724 Main Street, Suite 101, Woodland CA 95695
Planned Activities	Part-time staff member from AmeriCorps will work in life skills development with older foster youth and assist with volunteer outreach and recruitment.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Consistent with the Consolidated Plan, assistance has not been allocated based on geographic areas within the City of Davis.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Assistance will be provided throughout the entire City since Davis does not have large pockets of low-income persons and families or areas of minority concentrations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The city is planning on two rental housing projects in the upcoming year that are using CDBG/HOME. There is also one affordable ownership project being developed on a city-donated site, but without public funding assistance.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	62
Special-Needs	47
Total	114

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	70
Rehab of Existing Units	44
Acquisition of Existing Units	0
Total	114

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

For program year 2015-2016, the City of Davis will assist in commencing with the rehabilitation of the Owendale Mutual Housing Community, using a portion of the CDBG public facilities fund allocation from the current fiscal year. The project consists of 44 units occupied by extremely-low and very-low income tenants. Owendale also provides five transitional housing units for some of the most at-risk households within the Davis community, through a partnership with Davis Community Meals. The scope of the rehabilitation includes repairing cracks in the exterior stucco, repainting and reroofing the buildings, installing energy efficiency upgrades to lighting and irrigation systems, safety upgrades to fencing, and energy efficient and safety upgrades to interior appliances and surfaces such as flooring and countertops.

The second project is the development of new affordable rental units through the development of the Cannery subdivision. This development will be assisted with HOME funds from the current fiscal year and prior fiscal years. Once completed, the Cannery Lofts will consist of 17 one-bedroom units, 24 two-bedroom units, and 20 three-bedroom units. The project targets general occupancy households with incomes between 30% and 60% of AMI. In addition, 47 out of the 62 units of the project will be accessible to individuals with disabilities. This project will benefit from the required Community Housing Development Organization (CHDO) funding allotment, as the developer of this project will qualify as a CHDO.

Lastly, affordable ownership housing units are also being provided under the City's inclusionary requirement, on a city land donation site but without public subsidy. In the upcoming program year, it is estimated that the Berry Bridge development will make available 8 affordable ownership units. Additional affordable ownership units may be developed under the city's inclusionary requirements in the upcoming year, but development and completion are still uncertain.

AP-60 Public Housing – 91.220(h)

Introduction

As stated in the Consolidated Plan, public housing in the City of Davis is under the jurisdiction of Yolo County Housing (YCH).

Actions planned during the next year to address the needs to public housing

There is no public housing in Davis.

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

There is no public housing in Davis.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The agency is not designated as “troubled” by HUD.

Discussion

This section does not apply.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Through CDBG public service funds the City assists Davis Community Meals, 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 (DCM) 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's GAP program and the county's Crisis Intervention Project who provide similar programs with a focus on homeless individuals with mental illness. The City also funds DCM and its ongoing administration of the local Shelter and Resource Center. The resource center is a place where 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 will be funded in this program year.

Addressing the emergency shelter and transitional housing needs of homeless persons

While the city had previously funded an emergency shelter through CDBG funds, these monies have now been redirected to Davis Community Meals for the Outreach Program. The local cold weather emergency shelter is provided by local faith organizations through a rotating shelter model. Transitional and emergency shelter beds are provided by Davis Community Meals (DCM), with the majority of funding for these programs coming from Supportive Housing Program funds. Due to this other funding source, CDBG and HOME funds are not envisioned to be used for this purpose, although a small amount of CDBG funds might be needed from time to time for structural rehabilitation of DCM facilities.

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 is using HOME funds for the purpose of developing and rehabilitating these units. Projects in this category includes the Cannery Lofts project, projected to provide 62 units for 30-60% of AMI, and the CHOC rehabilitation project that is getting current year funding, but the City is also using an existing land dedication site as a means for developing additional extremely low income units.

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 choice voucher program and an emergency assistance program through the Short-term Emergency Aide Committee (STEAC) also work to keep people out of

homelessness. Food assistance through STEAC is funded in the current program year.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City works with Yolo County Housing to provide transitional housing for foster youth, and 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.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City of Davis is committed to reducing and removing barriers to affordable housing whenever possible.

Actions it planned 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

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.
- Reducing affordable housing in-lieu fees and parking fees for downtown/core area mixed-use development.
- Maintaining availability of land supply adequate to meet the city's Regional Housing Needs Allocation for housing at all income levels, with review of potential sites for other future housing needs.
- Implementing guidelines for infill development and fee reductions and reduced requirements for infill development comprised of mixed use and condominium development.
- 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.

AP-85 Other Actions – 91.220(k)

Introduction:

As previously discussed, the city has plans in place to address obstacles meeting needs of underserved populations, maintaining and building relationships with service providers, and the maintenance of affordable housing quality.

Actions planned to address obstacles to meeting underserved needs

During the development and drafting of the Consolidated Plan, input from the community and public service providers was collected to identify unmet service and facility needs in Davis. From those discussions, elements were added to the annual Critical Needs list, revised and approved by the Social Services Commission and adopted by the City Council, to guide future CDBG funding applications towards those identified needs - including the creation of a drug and alcohol detoxification center, an increase in services directed towards individuals struggling with mental illness, and microenterprise assistance to qualifying individuals and companies. While it is anticipated these efforts will take multiple program years to address, the identification of these needs through the public input process is critical. The Critical Needs list is updated each year for this reason.

In addition to the public input during the Consolidated Plan period, the city is developing a facilitated discussion with city and county staff, local providers, businesses and religious community members on homelessness and the coordination of services for individuals who are homeless. It is anticipated that gaps in service will be identified and solutions presented during that discussion and subsequent meetings.

Lastly, the City is 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 planned to foster and maintain affordable housing

Although difficult to accomplish in a single program year due to the reduction in funding for affordable housing projects, the city is using a portion of the program year's CDBG public facilities funding to assist in the rehabilitation of Mutual Housing California's Owendale affordable rental housing community. The preservation of the site's affordable units, which include a number of units dedicated to extremely-low income individuals and families, as well as five units for the homeless or those at-risk of homelessness through a partnership with Davis Community Meals (DCM), has been ensured through both the CDBG grant and additional agreements with the city. It is anticipated that CDBG and HOME funding will be used each year for improvements to affordable housing rental sites, for the preservation of the site and the well-being of tenants.

It is also anticipated that two sites will be developed in the coming program year to supply both rental and ownership affordable housing. Funding from the HOME program will be used to assist the development of Cannery Lofts, an affordable rental complex being developed in East Davis, and Berry Bridge, an affordable ownership development of eight units in South Davis, recently approved by the City Council. This project is being built on land provided by the city, but without city or grant subsidy.

Actions planned to reduce lead-based paint hazards

In the early and mid-1990's the City rehabilitated a few apartment complexes and single-family homes that have been abated and reused for affordable housing with state and local housing funds. Additional work on four of these affordable housing units will be completed in the upcoming program year, and

lead abatement activities will be carried out at Sterling Court apartments. As stated in the Consolidated Plan, 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 planned to reduce the number of poverty-level families

The City's antipoverty 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, supporting micro-enterprises through training and workshops and assisting social services agencies that provide food, clothing, and emergency shelter. A number of the public service organizations proposed to receive funding from the CDBG grant for this program year provide assistance to families of extremely-low to low income, and the development of the Cannery Loft affordable rental housing apartment complex, as well as development of the land dedication site on 5th Street, will provide additional rental units for those families and individuals who qualify by income.

Actions planned to develop institutional structure

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 instructional structure of services outside of the city has only recently attempted a more 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 10 Year Plan to End Homelessness, which emphasizes a coordinated approach to provide support for individuals and families experiencing homelessness.

In addition to the work with the Continuum of Care, the City is working on putting together a community forum focused on services and particularly services related to homelessness. As a collaborative of city, county, non-profit, business, faith-organizations, and other community member representatives. It is hoped that through this meeting gaps can be identified, resources can be identified, and a strategy can be developed that will improve systems and fill the gaps in service. The City Council has also set a goal of creating a Social Services Strategy that would go further in aiding the prioritization and award of CDBG funds, as well as identifying gaps in service.

Actions planned to enhance coordination between public and private housing and social service agencies

While the City does not own or maintain any public housing in Davis, a cooperative relationship between the City and the regional housing authority, Yolo County Housing supports both City and YCH programs locally, including affordable housing units and rental vouchers.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The city ensures that 100% of CDBG funding will be used for activities that benefit persons of low and moderate income. The city does not receive program income from CDBG-funded projects and does not have any homebuyer programs.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
All forms of investment being used have been identified.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
Not applicable.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
Not applicable.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
Not applicable.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name 2013 Yolo County Homeless Count</p>
	<p>List the name of the organization or individual who originated the data set. The Point-in-Time (PIT) count (required by HUD) is planned, coordinated, and carried out locally. In Davis, this count is a collaborative effort of community volunteers, including homeless and formerly homeless individuals, and HPAC members.</p>
	<p>Provide a brief summary of the data set. The PIT count is a count of sheltered and unsheltered homeless persons on a single night in January. HUD requires that Continuums of Care conduct a bi-annual count of homeless persons who are sheltered in emergency shelter, transitional housing, and safe havens on a single night.</p>
	<p>What was the purpose for developing this data set? This count is done every other year as required by HUD.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected. Data was collected on January 28, 2013.</p>
	<p>Briefly describe the methodology for the data collection. The count includes a survey component, in addition to finding individuals in and out of shelter and offering them information on services.</p>
	<p>Describe the total population from which the sample was taken. The population counted was individuals in and out of shelters who are homeless.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. There were 114 individuals identified as homeless in this survey, both in and out of area shelters.</p>