



PLANNING, IMPLEMENTATION AND ASSESSMENT OF FUNDING RECEIVED FROM THE  
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

**CONSOLIDATED PLAN**  
JULY 1, 2016 – JUNE 30, 2021  
AND  
**ANNUAL ACTION PLAN**  
JULY 1, 2016 – JUNE 30, 2017

*Adopted July 20, 2016*



*West Gateway Place Affordable Housing Project under construction  
at the corner of Tower Bridge Gateway and Grand Street*

# Executive Summary

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

### 1. Introduction

The Consolidated Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD) for direct recipient jurisdictions of HUD Community Planning and Development funding including the Community Development Block Grant program (CDBG), the HOME Investment Partnership program (HOME), the Emergency Solutions Grant (ESG) program, and the Housing for Persons With AIDS program (HOPWA). The Consolidated Plan is implemented through Annual Action Plans. The 2016/2017 Annual Action Plan is included in this document.

Beginning fiscal year 2016/2017, the City of West Sacramento (City) will receive designation as a Community Development Block Grant (CDBG) federal Entitlement community and will be eligible to receive an annual allocation of CDBG funding from HUD authorized under Title 1 of the Housing and Community Development Act of 1974, as amended under Title 1 of the Housing and Community Development Act of 1977 and the Cranston-Gonzalez National Affordable Housing Act of 1990. The City is not a direct HUD recipient of HOME, ESG or HOPWA funding. However, the City is eligible to apply for HOME funds through the State of California annual competitive application process.

The goal of the HUD CDBG Program is to develop and maintain viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities for persons from low- and moderate-income households. The City's 2016-2020 Consolidated Plan identifies community needs and outlines strategies to meet those needs using federal CDBG funds, leveraged with other federal, State, local and private funding sources.

The City has conducted extensive outreach to residents of lower-income neighborhoods to identify programs and projects that will improve their living situations and opportunities. In 2008, the City received a State CDBG planning grant to conduct a five-month visioning effort was conducted with residents of the Bryte, Broderick and Washington neighborhoods (CT 101.01 and 101.02), which are two of the oldest and lowest income areas of the City. Residents worked for five months to create a vision of the future of their communities. Several hundred residents participated in the process. The resulting report, *Bryte and Broderick from the Heart: Community Engagement and Visioning Project*, represents the hopes and dreams of residents for the future of their neighborhood. High on the list of priorities were addressing homelessness, improving recreational opportunities for youth to keep them engaged and occupied, and improving access to the Sacramento riverfront.

In 2013, the Visioning effort was followed up by a State CDBG funded study of homeless issues, the *2013 Homeless Update*, and in 2014/2015 by a rigorous study of infrastructure, affordable housing and public service needs in the Washington neighborhood funded by a HUD Sustainable Communities Challenge Grant. The Challenge Grant resulted in a plan for the neighborhood entitled *Washington Realized: A Sustainable Community Strategy*. While there are other pockets of poverty in West Sacramento; Washington is the residentially zoned neighborhood with the most significant impact from homelessness, poverty, aging housing stock, lack of recreational green space, and undersized or deteriorating infrastructure.

The City's consolidated planning process honors the community connections established during previous outreach efforts and builds upon the community's concerns voiced during these intensive studies. The City's consolidated plan process included: a review of previously collected data, recent census data and other available data; conducting focus groups; providing presentations to Commissions, the City Council, and interested groups; and three public hearings.

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

The 2008 *Bryte and Broderick Community Engagement and Visioning Project* identified significant resident concerns regarding the impact of homelessness in their neighborhoods, and confirmed support for compassionate, effective assistance leading to permanent housing solutions. During the development of the *2013 Homeless Update*, the City engaged in outreach and community meetings with stakeholders from across the City to discuss homelessness and its impacts on the community. Meetings included homeless persons, residents, law enforcement, social service providers and business owners. While starting out with opposing points of view on many issues, discussions at the community meetings eventually lead to a Homeless Action Plan that was supported by nearly all participants.

In 2014-2015 the City received a HUD Sustainable Community Challenge grant to determine infrastructure, affordable housing and economic development needs in the Washington neighborhood, (Census Tract 101.01). Extensive outreach and meetings were held in the neighborhoods to generate a plan that incorporates the needs of residents and businesses. The resulting report, *Washington Realized: A Sustainable Community Strategy*, informs funding priorities in the Consolidated Plan.

Comments received during the consolidated planning process were consistent with the community needs identified in the above plans; with one exception. More emphasis was heard regarding the need for interim or low-barrier housing for homeless.

### CONSOLIDATED PLAN GOALS FOR JULY 1, 2016 THROUGH JUNE 30, 2021

#### **High Priority**

Goal 1. Reduce the incidence and impact of homelessness. Continue the West Sacramento Homeless Coordinator position, continue to participate in the Yolo County Homeless and Poverty Action Coalition (the local Continuum of Care), continue to support the Yolo County Homeless Coordinator position and winter shelter overhead costs, and provide assistance to organizations seeking to create interim housing linked with supportive services for the homeless and persons at risk of homelessness.

Goal 2. Achieve goals in the HUD Challenge Grant funded Washington Realized: A Sustainable Community Strategy for the Washington neighborhood located in Census Tract 101.01. The plan recommends street and infrastructure improvements supporting future transit-oriented growth that accommodate bicyclists/pedestrians and that meet the requirements of the Americans with Disabilities Act (ADA). The plan also recommends the development of approximately 100 new units of affordable housing to support future growth. To prepare existing residents for the coming changes in their neighborhood, the plan includes a Complete Community Strategy for improved access to affordable

housing, education and employment opportunities to create a balance between the available workforce, housing opportunities, jobs to be created by mixed-used development and job centers to be served by transit. Without these measures, many lower-income families may face displacement due to rising property values and rental rates. The plan also proposes a series of small, neighborhood parks linking walkable garden streets to the River Walk Park Trail; development of children's play areas; and a range of affordable housing and employment options for residents.

### **Low Priority**

Goal 3. Strengthen economic opportunities for lower-income households. Continue the Microenterprise program and support access to job readiness programs.

Goal 4. Affirmatively further fair housing compliance. Provide fair housing education, testing and enforcement; and complete an Assessment of Fair Housing (AFH) that meets HUD requirements.

### **3. Evaluation of past performance**

The City has participated in the State of California Small Cities CDBG Program since 1987. Over the years, CDBG funds have been used for a myriad of projects serving low- income residents including: low- or zero-interest loans for housing rehabilitation to homeowners; business loans for expansions creating jobs for low-income persons; replacement of failing septic tanks with hook ups to sewer service; construction job training; assistance to first time homebuyers; construction of infrastructure for affordable housing; rehabilitation of affordable multifamily housing; acquisition and rehabilitation of transitional housing for homeless families; preschool tuition assistance; training and technical assistance for microenterprise business owners; fair housing services; homeless services; the Washington Neighborhood Sustainable Community Strategy; a study of factors contributing to and community impacts of homelessness; and a study of mobile home park issues.

During FY 2015/16, the City used State CDBG funds (grant #14-CDBG-9894) and program income for the following activities through October 31, 2017:

- West Gateway Place (formerly known as Delta Lane) affordable housing infrastructure
- Homeless Outreach and Coordination
- Fair Housing Services
- Preschool Tuition Assistance
- Microenterprise Technical Assistance and Grants
- Public Safety Study
- Bryte Park Improvements – Phase 2

The City also has State HOME funds available for homebuyer assistance. Two homebuyer education classes have been conducted to date.

### **4. Summary of citizen participation process and consultation process**

The City adopted a HUD-approved Citizen Participation Plan on February 3, 2016, outlining the five-year Consolidated Plan development process. This process includes outreach to organizations and agencies listed in the Consultation section of this plan.

Public hearings and a notice of the required 30 day public comment period were announced by email to interested parties including the member agencies of the Yolo County Homeless and Poverty Action Coalition (the local Continuum of Care); in the Bryte and Broderick Community Action Network (BBCAN) newsletter and website; on the City's website; through the City's iLights email list; and through public notices in English and Spanish published in the *News-Ledger*, the City's newspaper of record. The City notified the following adjacent units of general local governments during the Consolidated Plan development process: the County of Yolo; the City of Sacramento; the County of Sacramento; the City of Woodland; and the City of Davis.

Three public hearings were conducted prior to adoption of the Consolidated Plan. The first public hearing was conducted before the Economic Development and Housing Commission to notify the public of the availability of CDBG funding on April 26, 2016 and to receive public comments on the needs of low-income populations and low-income neighborhoods in West Sacramento. A representative from Legal Services of Northern California attended the hearing and provided a letter with comments on the City's CDBG process. Legal Services submitted a second comment letter dated June 30, 2016. Copies of the comment letters and the City's response are available in the Appenix to this document.

At the time of the first hearing, HUD had not yet released the Comprehensive Housing Affordability Strategy (CHAS) data for the City of West Sacramento. An analysis of this data is a required component of the needs analysis portion of this plan. In response to a request from the public, a second public hearing was conducted on May 24, 2016 to disseminate information gleaned from the CHAS and to elicit additional public comment on needs prior to completion of the draft Consolidated Plan and Annual Action Plan.

The draft Consolidated Plan and draft Annual Action Plan were made available for public review and comment on the City's website and at the following locations from May 31, 2016 through June 30, 2016:

- City of West Sacramento, Economic Development and Housing Department, 1110 West Capitol Avenue, West Sacramento, CA 95691;
- The West Sacramento branch of the Yolo County Library (Arthur F. Turner Library), 1212 Merkley Avenue, West Sacramento, CA 95691; and at
- [www.cityofwestsacramento.org](http://www.cityofwestsacramento.org).

The third and final public hearing was conducted before the City Council to review the Consolidated Plan and Annual Action Plan on July 20, 2016. Following the hearing, the City Council approved the Consolidated Plan by adoption of Resolution 16-23 and the 2016/2017 Annual Action Plan by adoption of Resolution 16-24.

## **5. Summary of public comments**

To encourage public participation in the consolidated planning process; the City conducted focus groups; conducted individual interviews with service providers; provided presentations to Commissions, the City Council, the Yolo County Homeless and Poverty Action Coalition (the local Continuum of Care) and interested groups; and held three public hearings. The most frequent comments and highest levels of concern were needs for: more affordable housing, especially in areas with access to jobs; development of interim, low-barrier housing for homeless and persons at-risk of

homelessness; improved access to the Sacramento riverfront; infrastructure improvements in Bryte, Broderick and Washington neighborhoods (CT 101.01 and 101.02); and adult education and job skills training. A complete summary of public comments received during the citizen participation process is available in the Appendix to this document.

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

As requested during the April 24, 2016 public hearing, this document includes an analysis of issues in Census Tract 102.03 (Glide and Evergreen Avenue area), but does not recommend that the area be considered as a Geographic Priority for CDBG funding during the term of this initial five-year Consolidated Plan. Rather, Census Tract 101.01 (the Washington neighborhood) is recommended as a Geographic Priority. Both Census Tracts have a 34% poverty rate according to the 2008-2012 U.S. Census American Community Survey. CT 102.03 has a higher percentage of low-income residents than CT 101.01 (88% and 61% respectively) while CT 101.01 has a higher rate of overcrowding (12% compared to 9%). Half of residents are affected by housing cost burden in the two census tracts (51% and 54%).

Residents of both neighborhoods face considerable barriers to affordable housing and employment. This document recommends creating a Geographic Priority focusing CDBG funding on the Washington neighborhood based on the *Washington Realized* plan completed in 2015 to leverage local, State and federal funding to improve the lives of low-income residents. The Washington neighborhood is poised for high density, infill development in the near future due to proximity to downtown Sacramento and the new NBA Kings Arena slated to open in Fall 2016. A number of parcels have been purchased by developers recently and property values are rising. The plan identifies over \$63 million in infrastructure improvements needed to fulfill the needs of future development. To mitigate the negative effects of gentrification and to position low-income families to benefit from economic renewal in the area, the Washington plan recommends producing an additional 100 units of affordable housing; providing educational, job training and entrepreneurship opportunities; and encouraging asset-building activities. CDBG funding will be a component of this strategy, although other funding sources are needed to complete the goals of the plan. For the strategy to be effective, the City must implement the plan immediately before the effects of development begin to affect vulnerable neighborhood residents.

It should be noted that the City is actively working to improve the Glide/Evergreen neighborhood with other funding sources. The City recently opened a new park in CT 102.03. Joey Lopes Park was a \$5 million project completed with State Parks funding and State CDBG funds for street and sidewalk improvements. The City applied for, and was awarded a \$1.15 million Active Transportation Program (ATP) grant for design and environmental review of an extension of the Sycamore Trail including a bike/pedestrian freeway overpass that will link the Glide/Evergreen neighborhood with schools, parks and other amenities to the south. The City has committed \$1.1 million in local funds as match for the ATP grant. All State CDBG and HOME funded programs are open to residents of CT 102.03 (homeless outreach and coordination, fair housing services, preschool tuition assistance, microenterprise programs and first time homebuyer assistance).

Copies of two letters received from Legal Services, and the City's response, are available in the Appendix to this document.

## **7. Summary**

Citizen participation is critical to the CDBG planning process to identify the most pressing needs of lower-income neighborhoods and persons. The City's citizen participation process built on previous community efforts and included extensive outreach to individuals, non-profit organizations, social service agencies and governmental agencies to ensure the most effective use of scarce local resources to effect long-term, substantial change in the lives of lower-income residents of West Sacramento.

## 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		Economic Development & Housing Department

**Table 1 – Responsible Agencies**

### Narrative

The City of West Sacramento Department of Economic Development and Housing is the lead agency for the development and implementation of the Consolidated Plan.

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

Coordination with residents of low-income neighborhoods, agencies serving low-income residents, in addition to local and federal agencies is essential to ensure that the Consolidated Plan focuses available resources in the most efficient model of service to achieve significant and long-term benefits for low-income West Sacramento residents.

#### **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 is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC), which acts as the local Continuum of Care, along with the Yolo County Department of Health and Human Services, the Housing Authority of Yolo County (Yolo County Housing), the U.S. Veteran's Administration and local health, mental health and service provider agencies.

The City of West Sacramento is signatory to the ten-year plan entitled "One Piece at a Time: Ending and Preventing Homelessness for Yolo County Residents" (available at <http://www.yolocounty.org/home/showdocument?id=13031>). Several years later, the City completed a "2013 Homeless Update" to the Yolo County Plan examining changes over the four years since adoption and evaluating homeless issues specific to the West Sacramento community. The Update was the result of significant outreach in the community and research into best practices applicable to homeless issues in West Sacramento. The process included dialogue with community stakeholders to identify perceptions and impacts of homelessness in the City. Stakeholder groups that participated in the process included: law enforcement; City government; local citizens (with a concentration in the Broderick and Washington neighborhoods); homeless persons; community groups; faith-based groups; business owners; and social service agencies (available at [http://www.cityofwestsacramento.org/business/housingecon/housing/housing\\_policies\\_and\\_studies/default.asp](http://www.cityofwestsacramento.org/business/housingecon/housing/housing_policies_and_studies/default.asp)). The 2009 Yolo County Ten-Year Plan and the 2013 Homeless Update inform the City's policies and actions regarding homelessness and coordination with partnering agencies.

As a result of the Homeless Update study, the City hired a full time Homeless Outreach Coordinator who provides outreach, referrals and case management to homeless individuals; and who acts as the City's liaison with Yolo County and homeless service providers.

The City is very involved with local developers of affordable housing. A member of the City Council sits on the Yolo County Housing Advisory Board. Staff are available to provide technical assistance as needed to developers. The City has provided financial assistance to a number of affordable housing developers over the years. The most recent example is the development of West Gateway Place (formerly known as Delta Lane) by a partnership between Jamboree Housing and the West Sacramento Housing Development Corporation. West Gateway Place Phase 1 will provide 77 affordable apartment homes when it opens in the winter of 2016/2017. The City provided \$8.11 million in permanent financing, which includes \$1.1 million of State CDBG program income for public infrastructure needed to support the project. A photo of the project under construction is included on the coversheet to this document. A second phase is under development and City staff are working closely with the developer to secure funding for the project.

**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**

City staff participate in the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care (CoC), to ensure that all homeless activities are coordinated with local service providers, the Yolo County Department of Health and Human Services, the Housing Authority of Yolo County and other community partners. The City shares in the cost for the Yolo County Homeless Coordinator position, along with Yolo County and the Cities of Davis, Woodland and Winters. There are no emergency shelters in West Sacramento, however the City provides funding to Fourth and Hope, an emergency shelter in Woodland serving many homeless persons originating from West Sacramento. For many years, the City has hosted the quarterly Northern California Homeless Roundtable fostering education and collaboration for service providers throughout the region. As noted above, the City is signatory to the ten-year plan entitled "One Piece at a Time: Ending and Preventing Homelessness for Yolo County Residents" adopted in 2009.

The City hired a full time Homeless Coordinator in 2014 who provides outreach, case management, referrals and housing search assistance to at-risk and homeless persons. The Homeless Coordinator works out of the West Sacramento office of Yolo County Health and Human Services, facilitating referrals to services such as medical, mental health, social security, food stamps, substance abuse treatment, financial assistance and job counseling.

In 2014/2015, the City collaborated with HPAC member agencies in Bridge to Housing, a pilot program that assisted 71 homeless persons living in encampments along the Sacramento River. Most met the HUD definition of Chronically Homeless. The average length of time participants had resided along the river was 4½ years. Temporary housing was secured and 65 of the homeless persons agreed to move into units coupled with wrap-around services leading towards securing a permanent unit with housing assistance from Yolo County Housing. A total of 19 non-profit organizations, for-profit entities and governmental agencies participated in the program. Participants resided in temporary housing for up to 4 months; 36 participants successfully moved into permanent housing and 7 months later 42 were still engaged in services with a case manager. Participants received assistance with applications for healthcare, mental health treatment, food stamps (known as CalFresh), social security and veteran's benefits. Partners created an after-action and outcomes report titled "Bridge to Housing Pilot Project" (available at <http://yolocounty.org/health-human-services/adult-aging/homeless-services/bridge-to-housing-pilot-project#ad-image-1>).

A focus group discussing homeless and anti-poverty strategies for the Consolidated Plan was held on December 10, 2015. Member agencies of the HPAC (Continuum of Care) were invited to attend. Eleven social service agency representatives participated in the discussion. All agencies reported that it is becoming more difficult to find housing for clients. Rents are rising and rental vacancy rates are low, which means that landlords can be more selective when choosing a tenant. All agreed that homeless and at-risk populations need low-barrier, affordable housing linked with social services to support housing stability. Individual interviews and phone interviews were conducted with six social service agency representatives and the Consolidated Plan goals were discussed with the HPAC (Continuum of Care) at its January 27 and April 27, 2016 meetings. As a result of the citizen participation process, a goal was added to reduce the impact and incidence of homelessness through outreach and service coordination, and the development of new supportive housing solutions.

**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**

The City is not a HUD ESG grant recipient, although several social service agencies working in West Sacramento receive funding through the State of California ESG program. As noted above, the City participates in Yolo County HPAC Continuum of Care deliberations regarding pressing community needs appropriate for ESG allocations received from the State of California. The City contributes to the salary of the Yolo County Homeless Coordinator who acts as staff to the CoC, coordinating CoC grant applications, grants management and reporting. In the past, HPAC members would make funding recommendations to the Yolo County Community Services Action Board for approval. But this process is under revision due to changes to the State's process for allocation and evaluation of ESG funded activities. The member agencies of HPAC, including the City, will comply with the new State requirements for allocation, performance standards and evaluation of outcomes.

Yolo County ESG recipient agencies use the HUD required Homeless Management and Information System (HMIS) to measure outcomes and coordinates services throughout Yolo County. Policies and procedures for using HMIS to create a coordinated entry system is in development. The system will allow homeless individuals to apply for services from a range of agencies through a single coordinated entry point.

**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	<b>Agency/Group/Organization</b>	Yolo County Housing
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interviews were conducted with the Director of Yolo County Housing and key staff members. City staff and YCH staff participate together in the Yolo County Homeless and Poverty Action Coalition (HPAC), which acts as the regional Continuum of Care.
2	<b>Agency/Group/Organization</b>	Alta California Sacramento Regional Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Phone interview with Alta staff serving the Yolo County region. Alta serves persons with developmental disabilities in the Sacramento region. As a result of the consultation, the City provided Alta with information on affordable housing available to their clients in West Sacramento.
3	<b>Agency/Group/Organization</b>	American Association of Retired Persons (AARP)
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	AARP staff members participated in a public hearing to provide information on the needs of frail and elderly in West Sacramento.

4	<b>Agency/Group/Organization</b>	CommuniCare Health Centers
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	CommuniCare staff participated in a focus group and provided information during individual phone interviews. CommuniCare provides health, mental health and substance abuse treatment to homeless and indigent individuals and families. Staff participate along with City staff in the HPAC (Continuum of Care) and participated in a focus group discussing homeless and anti-poverty strategies.
5	<b>Agency/Group/Organization</b>	West Sacramento Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Employment Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual interview with President/CEO. The City and the Chamber of Commerce collaborate to conduct outreach to businesses, conduct educational events for business owners and promote job creation in West Sacramento.
6	<b>Agency/Group/Organization</b>	Elica Health Centers
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual interview with Elica Health public health manager for the Sacramento region. Elica provides healthcare for indigent and homeless individuals and families in West Sacramento.
7	<b>Agency/Group/Organization</b>	Friends of the Mission
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Executive Director participated in a focus group discussing homeless and anti-poverty strategies. Friends of the Mission provides housing and services to homeless and recently homeless individuals and families. The organization owns 5 units of permanent supportive housing in West Sacramento that were developed with Neighborhood Stabilization Program (NSP) grants from the City.
8	<b>Agency/Group/Organization</b>	Legal Services of Northern California
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual interview with the Managing Attorney of Legal Services of Northern California, Woodland office. A staff member from the organization provided written comments and participated in a public hearing.
9	<b>Agency/Group/Organization</b>	Opening Doors, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Employment Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interview with staff. Opening Doors is a CDFI and SBA Microloan provider. The City contracts with the organization to provide Microenterprise classes and business counseling. Opening Doors also assists recent immigrants and refugees in the Sacramento region.
10	<b>Agency/Group/Organization</b>	Shores of Hope
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Shores of Hope (formerly known as Broderick Christian Center) administers 11 units of homeless family transitional housing in West Sacramento, provides job training, employment counseling, English language and GED classes to extremely low-income individuals and families in the Washington neighborhood (Census Tract 101.01). Shores of Hope is a key member of the HPAC (Continuum of Care), along with the City, and assisted the City with neighborhood surveys conducted during the development of the Washington Realized Plan.
11	<b>Agency/Group/Organization</b>	U.S. Veteran's Administration
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-homeless Services-Health Other government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative from Northern California Healthcare's Department of Veteran's affairs participated in a focus group discussing homeless and antipoverty strategies. The VA participates in the HPAC (Continuum of Care) with the City.
12	<b>Agency/Group/Organization</b>	West Sacramento Housing Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The West Sacramento Housing Development Corporation (WSHDC) is a local non-profit housing developer. The City has provided funding for many of the organization's housing projects including West Gateway Place phase 1 currently underway in the Washington neighborhood. The City conducted a personal interview and phone interview with the WSHDC Director to discuss potential future affordable housing projects and needs of residents.
13	<b>Agency/Group/Organization</b>	211 Yolo
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	211 Yolo is a 24 hour help line, operated by the Yolo County Library, providing referrals to health and human services programs and agencies in Yolo County. 211 staff participated in a focus group discussion regarding homeless and anti-poverty strategies.
14	<b>Agency/Group/Organization</b>	Yolo County Children's Alliance
	<b>Agency/Group/Organization Type</b>	Services-Children Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Yolo County Children's Alliance (YCCA) is a non-profit and an inter-agency collaborative that coordinates family support services and advocacy. YCCA is a member of HPAC (Continuum of Care) with the City and staff participated in a focus group discussing homeless and anti-poverty strategies.
15	<b>Agency/Group/Organization</b>	Yolo County Homeless & Poverty Action Coalition
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Yolo County Homeless and Poverty Action Coalition (HPAC) acts as the Continuum of Care for the county of Yolo. The City is a member of HPAC and collaborates with its member agencies regarding homeless and antipoverty strategies. The goals of the Consolidated Plan were discussed at three separate HPAC meetings during the development of this plan.
16	<b>Agency/Group/Organization</b>	Bryte and Broderick Community Action Network
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Bryte and Broderick Community Action Network (BBCAN) is a neighborhood organization supports diversity in Bryte, Broderick and Washington (Census Tracts 101.01 and 101.02) through collaboration with the City, other nonprofits, faith-based organizations, schools and businesses to work towards a healthy, informed and engaged community. Interviews with BBCAN volunteers. BBCAN assisted in the development of the Consolidated Plan by providing notices of public hearings in its newsletters and on its website.

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

Not applicable.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Yolo County Homeless and Poverty Action Coalition	The Consolidated Plan is coordinated with the Yolo County 10 Year Homeless Plan completed by HPAC in 2008 (One Piece at a Time: Ending and Preventing Homelessness for Yolo County Residents).
Washington Realized: A Sustainable Community Strat	City of West Sacramento Department of Economic Development and Housing	The Consolidated Plan includes housing, anti-poverty and public infrastructure goals derived from the Washington plan.
Housing Element of the General Plan	City of West Sacramento Planning Department	The Consolidated Plan is consistent with goals in the Housing Element of the City's General Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
West Sacramento Homeless Update	City of West Sacramento Department of Economic Development and Housing	The City conducted a study of homeless issues in 2013 as an update to the Yolo County 10 Year Homeless Plan. Information from the Homeless Update was used in the Homeless Strategy portion of the Consolidated Plan.

**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))**

Notices of the development of the Consolidated Plan were sent to the counties of Yolo and Sacramento, and to the cities of Sacramento, Woodland and Davis. The City's transition from State CDBG to federal entitlement CDBG was coordinated with the State of California Department of Housing and Community Development. The City has met with other Sacramento and Yolo County entitlement jurisdictions to consider the possibility of conducting a regional Assessment of Fair Housing.

**Narrative (optional):**

## **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**

A focus group discussing homeless and anti-poverty strategies was held on December 10, 2015. Member agencies of the HPAC (Continuum of Care) were invited to attend. Eleven social service agency representatives participated in the discussion. All agencies reported that it is becoming more difficult to find housing for clients and more affordable housing is needed. Rents are rising and rental vacancy rates are low, which means that landlords can be more selective when choosing a tenant. Many stated that homeless and at-risk populations need low-barrier, affordable housing linked with social services to support housing stability.

Public hearings were conducted on April 26, May 24 and July 20, 2016. All public hearings were announced in the *NewsLedger*, the City's newspaper of record; on the City's website; through the City's *iLights* listserve; by email to members of the Yolo County Homeless and Poverty Action Coalition (HPAC); and through the Bryte and Broderick Community Action Network (BBCAN).

Individual interviews and phone interviews were conducted with six social service agency representatives and the Consolidated Plan goals were discussed with the HPAC (Continuum of Care) at its January 27 and April 27, 2016 meetings.

As a result of the citizen participation process, a goal was added to reduce the impact and incidence of homelessness through outreach and service coordination, and the development of new supportive housing solutions.

**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	Service Provider Interview	Homeless	City of West Sacramento Homeless Coordinator	Discussed how CDBG funds can be used to make a transformational change in the incidence of homelessness in West Sacramento by focusing intensive services on persons with the highest level of needs who have been homeless in West Sacramento for the longest period of time. The Yolo County HPAC is working to merge with the Sacramento HMIS system which could be used to set up a similar referral system for West Sacramento.		

2	Service Provider Interview	Non-targeted/broad community  Residents of Public and Assisted Housing	West Sacramento Housing Development Corporation (non-profit affordable housing developer), Executive Director	They have waiting lists for all housing projects. There is a great demand for affordable housing in West Sacramento. The organization is seeking funds to rehabilitate a 90 unit and a 4 unit complex during the five-year period of the Consolidated Plan. Homeless persons in camps and living in transient motels need services for immediate needs that lead to assistance with entry into permanent housing. Most of these are chronically homeless and are not ready for housing without a significant amount of support. As a member of the City's CDBG business loan committee, he noted that partnering with programs such as California Capital or creating a loan guarantee may be more effective than		
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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)
				continuing the CDBG business loan program.		
3	Service Provider Interview	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish and Russian</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Homeless</p>	Shores of Hope, Executive Director This organization is a State of California ESG recipient.	<p>Shores of Hope focuses on transitional housing for families, provides free preschool, serves refugees and victims of human trafficking, and conducts job training, GED and work readiness classes.</p> <p>Adult education for Concerns were noted with Rapid Re-housing funds paid to place families in transient motels which might be better spent on services to prepare families for permanent housing (credit clean up, housekeeping, job counseling).</p>		

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)
4	Service Provider Interview	Persons with disabilities  Homeless	CommuniCare Health Centers Director of Behavioral Health	There is a need for immediate or emergency housing in West Sacramento. Most emergency housing resources available are for families with children. Very little is available for singles or couples without children. This makes it particularly difficult for homeless parents whose children have been removed to get housing needed to retain custody. Training in trauma-informed and culturally competent service delivery is needed for providers. Low barrier housing is needed for single parents and couples who have had children removed, so that they can work toward unifying their families.		



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	Service Provider Interview	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Russian, Farsi</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Victims of housing discrimination</p>	Legal Services of Northern California, Woodland office Managing Attorney	Rental rates are high in Davis due to the presence of 35,000 UC Davis students each year. Rentals are scarce in other areas of Yolo County, which concentrates low-income renters in West Sacramento. There is a need for culturally competent tenant outreach and fair housing education for landlords. Legal Services would like to be involved in the development of the Analysis of Impediments to Fair Housing/Assessment of Fair Housing that HUD requires the City to complete in the next 18 months. There are more chronically homeless persons without children living in West Sacramento than those with children, yet most housing resources are for households with children. Some type of Housing First or Interim Housing is needed for singles and childless couples.		

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)
6	Service Provider Interview	Residents of Public and Assisted Housing  Homeless	Yolo County Housing Authority Executive Director and General Managing Directors	The Housing Authority is very involved in improving the lives of public housing and assisted housing residents. There are long waiting lists for Housing Choice Vouchers and for affordable housing projects. More affordable housing is needed. The organization provides a wide array of tenant services in their projects. The Housing Authority is very interested in collaborating with the City to assist with homeless solutions and developing more affordable housing in West Sacramento.		

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)
7	Service Provider Interview	Persons with disabilities  Homeless	Elica Health Center, 211 Yolo County, Friends of the Mission, Yolo County Health and Human Services, Yolo Community Care Continuum, Yolo County Children's Alliance, Veteran's Administration, West Sacramento Homeless Coordinator	After discussion of the needs of homeless and persons at risk of homelessness, participants agreed that the most critical need in West Sacramento is for low-barrier, interim housing to provide a safe place for people to live while receiving services to prepare them to move on to permanent housing opportunities. Rather than a traditional emergency shelter environment, which can be very stressful for persons with mental health or trauma issues, other models would be preferable. Another issue noted was the need for housing for parolees and persons with sex offender status who may not be eligible for shelters or affordable housing.		

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)
8	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless</p>	Public hearing #1 conducted by the Economic Development and Housing Commission April 5, 2016	One member of the public attended representing Legal Services of Northern California and provided written comments stating that there was not sufficient notice of the meeting and requesting that the Geographic Priority for CT 101.01 be changed to CT 102.03. In response, the City conducted an additional public hearing on May 24, 2016 and analyzed conditions in CT 101.01 compared to CT 102.03	Comments were accepted and an additional public hearing was scheduled. However, the Geographic Priority for CT 101.01 was retained due to the imminent development of high density, infill development that has a potential for economic displacement of lower-income residents. Comment letters from Legal Services and the City's response are located in the Appendix to this document.	

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)
9	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish and Russian  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public Hearing #2 conducted by staff May 24, 2016. Representatives from the American Associate of Retired Persons (AARP), Shores of Hope (formerly Broderick Christian Center) and Elica Healthcare attended.	More affordable housing is needed if the City wants to make an impact on homelessness. The greatest need for seniors aging in place is funding for wheelchair ramps, grab bars and other accessibility improvements. There is also a great need for sidewalk and curb cut improvements in the northern part of the City (CT 101.01 and 101.02). Persons with mobility impairments are forced to roll wheelchairs in the street because of the condition of sidewalks and trails. One participant noted that while ADA improvements to the River Walk Park Trail are important, the neediest residents of the Washington neighborhood have more critical needs including adult education, English as a Second Language classes, childcare and affordable housing.		

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)
11	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Homeless</p>	Public Hearing #3 conducted by the City Council July 20, 2016	Council comments support proposed goals and the need to focus on the Washington neighborhood for the five-year planning period, based on residents' vulnerability to gentrification expected to occur with infill development in the near future.		
12	Service Provider Interview	<p>Persons with disabilities</p> <p>Persons with developmental disabilities</p>	Susan Guzman, Yolo County Service Coordinator Alta California Regional Center	Alta Regional provides services to persons with developmental disabilities in Yolo County. More housing affordable to persons on fixed incomes is needed for those who have the ability to live independently.		

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)
13	Public Meeting	Non-targeted/broad community	Parks, Recreation and Intergenerational Services Commission meeting	Following a presentation regarding potential uses for CDBG funding, the PRI Commission recommended that staff evaluate the following needs during the consolidated planning process: Completion of the goals in the Washington Sustainable Community Strategy for park development and affordable housing. Continue support for universal preschool for low-income families. Maintain the housing stock in older neighborhoods. Promote business development creating jobs for low-income persons and job training 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)
14	Public Meeting	Non-targeted/broad community	Economic Development and Housing Commission	<p>Following a presentation on 12/9/15 regarding potential uses for CDBG funding, the EDH recommended that staff evaluate the following needs during the consolidated planning process: Completion of the goals in the Washington Sustainable Community Strategy for infrastructure, park development and affordable housing. Address the needs of the most vulnerable homeless persons who create the highest calls for police and fire department service. Continue support for universal preschool for low-income families. Maintain the housing stock in older neighborhoods. Promote business development creating jobs for low-income persons and job training programs, especially those targeting the Washington neighborhood. .At a subsequent meeting on 5/25/16, staff returned to the EDH with the Draft Consolidated and Annual Action Plans that included CHAS data, and an explanation of how it relates (cont.)</p>	<p>(cont. from column to the left)</p> <p>to the proposed Consolidated Plan goals. The EDH voted to recommend that the Council adopt the plans, with a consideration for expanding programs to participants citywide while retaining a Washington focus for affordable housing and infrastructure activities.</p>	



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)
15	Service Provider Interview	Homeless and persons in poverty	Yolo County Homeless and Poverty Action Coalition (local Continuum of Care)	The draft Consolidated Plan and Annual Action Plan were presented for discussion and comments. Coalition members were pleased with the plan homeless strategy, affordable housing plans, and voiced support of the Consolidated Plan and Annual Action Plan.		
16	Public Meeting	Non-targeted/broad community	Joint meeting of the Parks, Recreation and Intergenerational Services Commission and the Arts, Culture and Historic Preservation Commission	The draft Consolidated Plan and Annual Action Plan were presented to the PRI and ACHP Commissions. The Commissions voted to recommend that the Council adopt the plans.		

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Consolidated planning process begins with an analysis of socio-economic conditions, population statistics and projections, special needs groups, and housing market projections to determine current and future affordable housing needs, as well as the need for public services, public facilities and public infrastructure. The data related in this section of the Consolidated Plan was gathered from the U.S. Census, the Housing Element of the City's General Plan, the Yolo County Homeless Point-In-Time Count; staff research, communication with local service providers and public hearings. In addition, the plan reflects community outreach and analysis conducted during the development of *Washington Realized: A Sustainable Community Strategy* in 2015, the *2013 Homeless Update* and the *Bryte and Broderick Visioning* developed in partnership with residents of CT 101.01 and 101.02 using a State CDBG planning grant. The Homeless Update study resulted in a Homeless Action Plan which revolutionized the way the City approaches homeless issues.

The Washington plan includes an analysis of homeless issues, future housing affordability and employment needs based on planned infill development in the Washington neighborhood. The Washington plan recommends the following actions to fulfill housing needs, minimize overconcentration of poverty, strengthen housing security for vulnerable households, enhance employability of existing residents and provide a ready workforce for future retail and small business development. Utilize enhanced displacement policies; obtain site control for a future housing development serving the neighborhood; update the City's inclusionary housing and shelter ordinances; bring adult education and job training into the neighborhood by coordinating with local service providers and educators; target employers that can provide a "job ladder" to higher wage jobs; support entrepreneurship; spur private investment through collaborations with community partners and finance institutions; complete the strategies listed in the Homeless Action Plan. The Bryte and Broderick Action Plan outlines goals set by the residents of Bryte, Broderick and Washington to achieve a healthy, safe and inclusive community; including master planning and rehabilitation of Bryte Park, improved access to the Sacramento River and improvements/expansion of the I Street Bridge leading to downtown Sacramento.

This report will use the phrase "Low/Mod Income" to describe households that are at or below 80% of the Yolo County annual median income (AMI), adjusted for family size, according to HUD. At least 70% of the City's annual CDBG funding must be used for projects that benefit persons from Low/Mod Income households.

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

### Summary of Housing Needs

Housing affordability is on the decline throughout the Sacramento region. Housing in West Sacramento has traditionally been more affordable than in other parts of the region, but this is changing. The decline in affordability is demonstrated in the data below and through anecdotal information collected during community outreach efforts.

Affordability is based on two factors, housing costs and family income. To address affordability both issues must be considered. The production of housing units in West Sacramento exceeds the pace of growth for new households in West Sacramento. According to the 2008-2012 U.S. Census ACS, there are 17,390 households in West Sacramento, an increase of 43% from the 2000 Census which reported 12,133 households. During that same time period, the number of housing units increased from 12,124 to 18,695, an increase of 54%. According to the Sacramento Area Council of Governments (SACOG), West Sacramento's population is projected to grow 68% between 2010 and 2035. SACOG estimates that average household size will decrease from 2.75 persons in 2000 and 2.80 in 2010 to 2.57 persons in 2035, which would result in an estimated 31,844 households seeking housing.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	31,615	48,286	53%
Households	12,133	17,390	43%
Median Income	\$31,718.00	\$54,179.00	71%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,725	2,115	2,685	1,420	8,445
Small Family Households *	810	740	960	655	4,445
Large Family Households *	415	235	485	165	680
Household contains at least one person 62-74 years of age	555	490	620	345	1,275
Household contains at least one person age 75 or older	235	300	350	65	285
Households with one or more children 6 years old or younger *	699	495	580	175	1,365
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

Data Source: 2008-2012 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	65	0	0	105	40	0	0	0	40
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	40	0	40	15	95	10	65	10	0	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	305	65	120	30	520	15	60	80	10	165
Housing cost burden greater than 50% of income (and none of the above problems)	1,105	320	100	0	1,525	400	305	275	280	1,260
Housing cost burden greater than 30% of income (and none of the above problems)	355	615	575	225	1,770	80	255	330	200	865
Zero/negative Income (and none of the above problems)	55	0	0	0	55	120	0	0	0	120

**Table 7 – Housing Problems Table**

Data 2008-2012 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,485	445	260	50	2,240	430	1,485	365	295	2,575
Having none of four housing problems	480	835	1,040	555	2,910	150	400	1,020	525	2,095
Household has negative income, but none of the other housing problems	55	0	0	0	55	120	0	0	0	120

**Table 8 – Housing Problems 2**

Data 2008-2012 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	475	395	430	1,300	225	220	145	590
Large Related	295	110	70	475	25	105	280	410
Elderly	375	310	60	745	144	170	110	424
Other	640	235	150	1,025	115	105	150	370
Total need by income	1,785	1,050	710	3,545	509	600	685	1,794

**Table 9 – Cost Burden > 30%**

Data 2008-2012 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
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	375	140	50	565	225	120	45	390
Large Related	180	55	15	250	15	65	75	155
Elderly	240	65	15	320	80	90	85	255
Other	550	80	25	655	95	75	85	255

	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	1,345	340	105	1,790	415	350	290	1,055

**Table 10 – Cost Burden > 50%**

Data 2008-2012 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
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	380	50	120	45	595	25	125	70	0	220
Multiple, unrelated family households	0	10	25	0	35	0	0	20	10	30
Other, non-family households	0	0	15	0	15	0	0	0	0	0
Total need by income	380	60	160	45	645	25	125	90	10	250

**Table 11 – Crowding Information – 1/2**

Data 2008-2012 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, as addressed in this document, are single persons who live alone. The 2008-2012 ACS reports that there are 4,576 single person households in West Sacramento, which accounts for 10% of the population. Of these singles, 2,457 are homeowners and 2,119 are Renters. The ACS and the CHAS do not indicate the income levels of these households. According to the CHAS data, 9% of small households are at or below 50% of AMI and overall, 44% of households at this income level are reported as spending more than 50% of income towards housing costs (severe housing cost burden). Using these percentage, it is estimated that there are 407 single person households at or below 50% of AMI and 179 of these singles can be expected to need housing assistance to secure affordable housing.

During outreach meetings, it was noted that although there is funding available to house families with children on an emergency basis, there is no source of affordable low-barrier housing for homeless singles and couples without children in West Sacramento. Without this type of housing, homeless parents whose children have been removed have a very difficult time getting back on their feet and preparing for reunification with their children.

**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.**

Empower Yolo (formerly the Sexual Assault and Domestic Violence Center) is a non-profit agency providing assistance to victims and education to the community. The organization reports receiving calls from approximately 3,000 persons throughout Yolo County each year on the 24-hour crisis hotline. Data specific to West Sacramento is not available. Empower Yolo provides emergency shelter for victims of domestic violence.

**What are the most common housing problems?**

Data in the tables above is taken from the U.S. Census 2008-2012 U.S. Census American Community Survey (ACS) and the HUD 2008-2012 Comprehensive Housing Affordability Strategy (CHAS), which is a special data set tabulated from ACS data. HUD requires that the City analyze housing issues identified in the CHAS as a part of the Consolidated Planning process. The data shows that 43% of West Sacramento households meet the HUD definition of Low/Mod Income. Low/Mod households are slightly more likely to be a large household, contain an elderly family member or contain children (6-8% more likely). Table 3 reveals that the most significant housing issue facing West Sacramento's Low/Mod households is housing cost burden. This coincides with comments received during the consolidated planning process that more affordable housing is needed in West Sacramento, especially housing affordable at the lower-income levels.

During the development of the 2013-2021 Housing Element Update to the West Sacramento General Plan, the City actively encouraged public participation through consultation with local social service providers, presentation to local organizations, presentations to the Housing Advisory Community, and by a survey of representatives from the following organizations: Community Link; Yolo County Library; Universal Preschool for West Sacramento (UP4WS); Communicare; WarmLine Family Resource Center; West Sacramento Housing Development Corporation; Legal Services of Northern California; Yolo County Health Department; Bryte and Broderick Community Action Network (BBCAN); City of West Sacramento Department of Parks and Recreation; Empower Yolo (formerly known as Sexual Assault and Domestic Violence), and the Always Growing Foundation. Representatives were asked to complete a brief questionnaire regarding the housing needs of their respective clients. The top five responses were:

1. Establish programs that will enhance the livability of existing, older neighborhoods, such as programs to provide new sidewalks, traffic calming measures, bike lanes and street lighting.
2. Create mixed-use projects (commercial, office and residential) in the community to encourage walkable neighborhoods and reduce dependency on the automobile.

3. Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs and programs to help maintain and secure neighborhoods that have suffered from numerous foreclosures.
4. Encourage energy conservation through site and building design.
5. Encourage the rehabilitation of existing housing stock in older neighborhoods.

In response, the City focused on the Washington (census tract 101.01), which is an older, deteriorated area suffering from disinvestment, aging infrastructure, a lack of amenities and a deteriorating housing stock. Three of the City's largest employers are located in Washington and it is just across the river from the major job center in downtown Sacramento. With investment in infrastructure, the Washington neighborhood has the potential to become a vibrant infill, high density, walkable neighborhood providing housing and jobs in close proximity. Higher density development usually results in an increase in property values which, over time, will cause a rise in rental rates or the replacement of aging housing with newer, more expensive units. Lower income residents may find themselves unable to afford to live in Washington in the future. To mitigate the impact of these changes, the Washington strategy recommends the development of approximately 100 new units of affordable housing in the neighborhood, coupled with adult education and job counseling leading to improved earning capabilities.

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

Housing cost burden affects both renters and homeowners in West Sacramento and is most prevalent for extremely low-income households at or below 30% AMI. As demonstrated in Table 5, there are 1,345 extremely low income renter and 415 homeowner households paying more than 50% of household income towards housing expenses. Such a high housing cost burden is especially difficult for extremely low-income households because they have very little, if any, disposable income to cover other necessities and often do not have savings to cover emergencies or a temporary loss of income stream. This places these households at a high risk of becoming homeless in the event of illness, job loss, car repairs or other unexpected economic stressors.

#### **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**

There is no emergency shelter in West Sacramento. However, there is funding available to provide temporary housing to families with children, but these families usually end up in transient motels. These motels are generally located in non-residential areas and do not have cooking facilities. Funding of course, is limited. If a family's benefits run out, they face the difficult decision of becoming homeless, or leaving the City where their children are enrolled in school, they may have a job, and they have other support systems. Families living on the street run the risk of having their children taken away, which then leaves the parents unable to access housing funds and services needed to work towards reunification.



Although there are shelters nearby in Woodland, Davis and in Sacramento that accept singles and couples without children; there are some persons who have experienced the trauma of homelessness or who have mental health issues and find it very stressful to move to a totally new environment. Children are particularly impacted. A loss of housing can mean a loss of friends, an interruption in their education, and the stress of adapting to a new school environment.

Rapid-rehousing programs in Yolo County were successful in placing families in permanent housing during and immediately following the housing market crisis (2008-2012). Since that time, rental rates have escalated and vacancy rates have declined, making it far more difficult to place families. There are approximately 1,700 affordable rental units in West Sacramento and all of the complexes have waiting lists of 3-12 months. Although the City has affordable projects under development, they will not be sufficient to the need. Extremely low-income individuals and families, and in particular, those at imminent risk of homelessness, need case management, career counseling, job training, assistance with applications for benefits and life skills training to strengthen their ability to maintain their housing or to obtain new housing.

**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:**

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

In 2015, the Federal Reserve Bank of San Francisco and the Corporation for Enterprise Development (CFED) recently lead an effort to determine why so many households lost their homes during the foreclosure crisis and resulting recession. Working closely with experts from the realms of finance, banking, social services and academic research, they published *What It's Worth: Strengthening the Financial Futures of Families, Communities and the Nation*. What they found is that most lower-income families lack financial assets and a "month or two without a paycheck or the advent of a sudden illness or some other unexpected expense" can result in an inability to meet financial obligations. The economy has improved, but low-income households lost ground during the recession due to reductions in income, foreclosures for homeowners and loss of rental units due to foreclosure. In the lowest income brackets, income and personal worth continue to decline. Desperate families often are faced with a choice of selling what they have, borrowing money (usually at very unfavorable terms) or defaulting on a mortgage, rent or other bills. For the average low-income household, an unexpected expense of just \$400 would lead to financial and/or housing instability.

## **Discussion**

Making housing affordable requires attention to household income, housing costs and long-term household asset generation. The City's approach to alleviating housing cost burden will be most effective if it addresses all three of these factors.

As indicated in the recently completed *Washington Realized: A Sustainable Communities Strategy*, asset building strategies can help families escape poverty and achieve stability. Traditional approaches to poverty alleviation emphasize increasing income. The Fed/CED report explains that a more effective approach also recognizes that a secure home, savings, education, or business ownership must accompany increases in income to help families move up the economic ladder, "assets create a financial

buffer to weather emergencies, promote success in the labor market, inspire long-term thinking and planning, and enhance the economic and psychological well-being of individuals and their families.”

## 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

West Sacramento is a very diverse city with a significant number of recent immigrant families. West Sacramento is a smaller city with less than 9,000 households at or below 80% of AMI. Some of the small sample sizes for various racial groups at differing income levels may skew percentages and interfere with interpretation of the CHAS datasets in the Tables below.

### 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	2,355	195	175
White	1,060	80	75
Black / African American	230	15	15
Asian	335	55	75
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	10
Hispanic	685	50	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2008-2012 CHAS

Source:

\*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	1,750	365	0
White	905	265	0
Black / African American	65	0	0
Asian	100	0	0
American Indian, Alaska Native	70	0	0
Pacific Islander	0	0	0
Hispanic	540	100	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2008-2012 CHAS

Source:

\*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	1,535	1,155	0
White	575	795	0
Black / African American	100	4	0
Asian	35	95	0
American Indian, Alaska Native	20	0	0
Pacific Islander	4	0	0
Hispanic	715	185	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2008-2012 CHAS

Source:

\*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	765	650	0
White	415	380	0
Black / African American	10	10	0
Asian	75	30	0
American Indian, Alaska Native	4	30	0
Pacific Islander	10	0	0
Hispanic	215	175	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2008-2012 CHAS

Source:

\*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**

Extremely Low-Income - The HUD CHAS data indicated that the percentage households at 0-30% of AMI experiencing one or more of the four housing problems appears to be somewhat consistent across racial groups while Hispanics have a somewhat higher rate. Citywide the rate is 86% while Hispanics are at 93%.

Very Low-Income - Households at 30-50% of AMI report nearly the same incidence of housing problems. Citywide, this is 83%. However, Black/African American, Asian and American Indian/Native Alaskans reported 100%.

Low-Income - There appears to be more discrepancy between racial and ethnic groups at the 50-80% AMI level. Citywide, 54% of households have one or more housing problems compared to 71% of Asian and 100% of Pacific Islander households.

## 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

West Sacramento is a smaller city with less than 9,000 households at or below 80% of AMI. Some of the small sample sizes for various racial groups at differing income levels may skew percentages and interfere with interpretation of the CHAS datasets in the Tables below.

### 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	1,915	630	175
White	760	380	75
Black / African American	230	15	15
Asian	275	120	75
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	10
Hispanic	620	110	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2008-2012 CHAS

Source:

\*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	880	1,235	0
White	385	780	0
Black / African American	10	55	0
Asian	85	20	0
American Indian, Alaska Native	70	0	0
Pacific Islander	0	0	0
Hispanic	310	330	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2008-2012 CHAS

Source:

\*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	625	2,060	0
White	200	1,165	0
Black / African American	15	89	0
Asian	35	95	0
American Indian, Alaska Native	20	0	0
Pacific Islander	4	0	0
Hispanic	280	625	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2008-2012 CHAS

Source:

\*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	345	1,080	0
White	200	595	0
Black / African American	0	20	0
Asian	65	40	0
American Indian, Alaska Native	0	34	0
Pacific Islander	10	0	0
Hispanic	50	335	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2008-2012 CHAS

Source:

\*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

Extremely Low-Income - The HUD CHAS data indicated that the percentage households at 0-30% of AMI experiencing one or more of the four housing problems appears to be somewhat consistent across racial groups while Hispanics have a somewhat higher rate. Citywide the rate is 86% while Hispanics are at 93%.

Very Low-Income - Households at 30-50% of AMI report nearly the same incidence of housing problems. Citywide, this is 83%. However, Black/African American, Asian and American Indian/Native Alaskans reported 100%.

Low-Income - There appears to be more discrepancy between racial and ethnic groups at the 50-80% AMI level. Citywide, 54% of households have one or more housing problems compared to 71% of Asian and 100% of Pacific Islander households.



## 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:

HUD defines housing affordability as a monthly rent or mortgage payment that does not exceed 30% of a household's monthly gross income. Households with housing costs that exceed 50% of monthly income are considered at risk of homelessness because if a car breaks down, they have medical bills or an unexpected loss of income due to illness or layoff, the family has very limited disposable income to cover the unanticipated costs.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,255	4,470	3,475	175
White	5,785	2,545	1,580	75
Black / African American	405	250	290	15
Asian	540	310	395	75
American Indian, Alaska Native	65	4	70	0
Pacific Islander	70	45	14	10
Hispanic	2,035	1,170	950	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2008-2012 CHAS

### Discussion:

Cost burden is the most significant housing problem faced by lower-income households in West Sacramento. Those at the very lowest income levels are most impacted. According to the Census data above, American Indian/Alaskan Native and Pacific Islander households experience the highest percentage of excessive housing cost burden, followed by Hispanic households. Expanded outreach regarding the City's affordable housing programs may be needed for these populations.

## **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?**

Despite concerns regarding sample size and percentage accuracy, the data in Tables 12-19 demonstrate that most extremely low-income (0-30% AMI) and very low-income households (30-50% AMI) experience housing problems, with housing cost burden being the most common problems. Hispanics appear to experience a moderately higher incidence of housing problems. Hispanics are the largest ethnic group in West Sacramento and Spanish is the most common language spoken after English.

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

Information regarding housing and other resources for low-income residents should be provided in both English and Spanish whenever possible.

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

The CPD Maps program indicates the highest percentage of Black/African Americans, Asians, and Native Hawaiian/Pacific Islanders is CT 104.02 located in Southport, a newer and higher income area of the City, The highest percentage of American Indian/Alaskan Native residents is CT 103.02 which is also located in Southport. There is a high percentage of Hispanics in CT the lowest income areas of the City, CT 102.03 (Glide/Evergreen), CT 101.01 (Washington) and CT 101.02 (Bryte).

## NA-35 Public Housing – 91.205(b)

### Introduction

HUD funded Public Housing and Section 8 rental assistance in West Sacramento are administered by the Yolo County Housing Authority.

### 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	
# of Families requesting accessibility features	0	0	422	1,301	38	1,260	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 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:**

The Yolo County Housing Authority reports that locating accessible units for persons with disabilities is difficult. Additional accessible units are needed to fill this need.

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

According to the housing authority, unaffordable rent and habitability are the most significant challenge faced by families on the waiting list. More accessible units are needed both for families on the waiting list and for those in Public Housing or the Housing Choice Voucher program.

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

Race:

- White/Caucasian 42%
- Black/African American 31%
- Asian 4%
- American Indian/Alaskan 2%
- Hawaiian/Pacific Islander 1%
- Multi-Racial 4%
- Declined to report 16%

Ethnicity:

- Non-Hispanic 69%
- Hispanic 23%
- Declined to report 8%

Elderly 10%

Disabled 23%

**Discussion**

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Every two years, the Yolo County Homeless and Poverty Action Coalition (HPAC), acting as the regional HUD Continuum of Care, surveys homeless persons in Yolo County using the HUD prescribed “Point-in-Time” (PIT) count methodology. It should be noted that the Point-in-Time count is a “snapshot” reflecting the number of persons experiencing homelessness in West Sacramento on the day of the count, within a limited timeframe. It should be noted that many people move in and out of homelessness over time. The total number of persons experiencing homelessness over the course of an entire year is estimated to be four to five times higher than the numbers identified in the count, based on client information collected by homeless service providers. The information contained in this section of the Plan results primarily from the most recent Homeless PIT Count conducted on January 26, 2015; the Homeless Youth PIT Count conducted on January 26, 2015; the 2013 West Sacramento *Homeless Update* adopted on October 16, 2013; and the *Bridge to Housing Pilot Project After Action and Outcomes Report* completed in 2015.

There is no emergency shelter in West Sacramento and most homeless live along the riverfront in secluded transient camps. Many of the small motels along West Capitol Avenue cater to transients and persons receiving social security or disability income, although their checks are not enough to cover rent for an entire month. When their funds run out, they become homeless for a time until the next check arrives. The challenges posed by this lifestyle make it difficult, if not impossible, to address obstacles to permanent housing such as health issues, substance abuse, mental health issues, lack of income or employment.

Per HUD regulations, the PIT count does not include persons living in transient situations such as the motels along West Capitol Avenue in West Sacramento. The 2013 count identified 165 homeless persons in West Sacramento, which comprised 35% of homeless persons in Yolo County. However, 64% of unsheltered homeless (persons living in tents, vehicles or other structures not intended for human habitation) countywide were located in West Sacramento. The City was home to 57% of Yolo County’s chronically homeless population (persons who have been homeless for an extended period of time and have one or more disabling conditions such as substance abuse; serious mental illness; developmental disability; or a chronic physical illness or disability).

In 2013, the City conducted a series of workshops for residents, business leaders in the Washington neighborhood, and service providers working in the area and homeless persons to determine what issues were most pressing and to develop a plan for addressing these issues. The *2013 Homeless Update* and resulting *Homeless Action Plan* are included as Exhibit B. The plan focuses on enhancements to public safety activities; improved coordination and communication between the City, the County and local service providers; seeking additional resources to address homelessness; and developing more effective and sensitive service delivery models. As of October 2014, 22 of the 24 Action Steps are either completed or have seen significant progress. One outcome of the plan was the hiring of a full time Homeless Coordinator using State CDBG funds. A second outcome was the implementation of a pilot Housing First program known as “Bridge to Housing” in 2015. The City, in

partnership with Yolo County, Shores of Hope (formerly United Christian Centers), the Yolo County Care Continuum and local faith-based organizations moved 65 homeless persons from the camps and into interim housing. Nearly 2/3 of participants eventually moved into affordable permanent housing.

### 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)	2	33	105	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	78	54	396	0	0	0
Chronically Homeless Individuals	16	32	144	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	12	7	57	0	0	0
Unaccompanied Child	11	2	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** The Yolo County Homeless Count indicates the number of chronically homeless individuals, but does not indicate the number of families. The Count survey did not request HIV status.

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):**



The 2015 PIT Count reveals that 64% of homeless persons interviewed in West Sacramento have been homeless between one and twelve months; 24% for less than one month and 12% for more than a year. The majority (84%) are long term residents who have lived in Yolo County for more than a year. Issues facing various categories of homeless persons are explained in detail below.

In 2015, the Yolo County HPAC (the local continuum of care) was awarded a We Count, California! grant providing technical assistance and a cash award of \$12,000 to conduct a robust count of unaccompanied homeless youth in Yolo County. In past years, the regular HUD homeless PIT count identified few, if any, unaccompanied homeless youth. The enhanced 2015 count identified 49 youth, 17 of whom were residing in West Sacramento. Of the 17 in West Sacramento, 13 participated in a survey providing insight into the needs of homeless youth in the community. This is a small sampling, but it does provide some insight into the conditions faced by homeless youth. Four of the 13 completing surveys met the HUD definition of Chronically Homeless, indicating that they either had been homeless continually for at least one year or had been homeless at least four separate occasions in the past three years. Homeless under the HUD definition means the person is living in a shelter or transitional housing; or is living in a place not meant for regular human habitation (such as outdoors, in a car or a garage). Eight of the 13 youth did not meet the definition of Chronically Homeless, which indicates that their homeless situation was of more recent onset. This would indicate that up to eight unaccompanied youth may be entering homelessness at any one time.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	35	34
Black or African American	13	5
Asian	0	0
American Indian or Alaska Native	0	1
Pacific Islander	1	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	5
Not Hispanic	87	75

Data Source  
Comments:

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

The Yolo County 2015 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report notes a total of 374 year-round beds in Emergency Shelter, Transitional Housing, Permanent Supportive Housing and Rapid Re-housing programs. There are an additional 90 seasonal beds for a total of 464 beds to serve the 547 homeless persons identified in the 2015 Homeless Count and Homeless Youth Point In Time Count. This indicates that on the night of the counts an additional 83 beds would be needed to house all homeless persons in Yolo County.

Homeless beds, including both year-round and seasonal, in Yolo County are located in the following facilities:

Davis Community Meals (Davis)	69
Empower Yolo (redacted)	35
Fourth & Hope (Woodland)	169
Friends of the Mission (West Sacramento)	4
Interfaith Rotating Shelter (Davis)	25
The Center for Families	7
Yolo County Housing/Turning Point	30
United Christian Centers (West Sacramento)	35
Yolo Community Care Continuum	9
Yolo County DESS/Child Welfare Services	6
Yolo County Housing	10
Yolo Crisis Nursery	4

The Housing Inventory Count also included 65 beds administered by Yolo County Housing in a four month pilot program called Bridge to Housing. This program has ended and these beds are no longer available.

The following chart provides details regarding beds available for various populations:

	<b>Family Beds</b>	<b>Adult only</b>	<b>Child only</b>
Emergency Shelter	40	56	4
Transitional Housing	92	86	0
Permanent Supportive Hsg	14	75	0
Rapid Re-Housing Assistance	7	0	0

### **Special Populations**

Permanent Supportive Housing for homeless persons with disabilities	67
Veterans	19
Youth ages 14-24	10
Children under age 14	4

In addition to the beds above, it should be noted that there is funding available for temporary housing for families with children. However, this funding cannot be used for singles and couples without children.

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

#### Adult and Family Homelessness

Race/Ethnicity	Unsheltered	Sheltered	% of Total
White	34	35	41%
Hispanic/Latino	5	0	3%
African American	5	13	11%
Asian	0	0	0%
American Indian/Alaska Native	1	0	1%
Hawaiian/Pacific Islander	0	1	1%
Multiple Races	6	13	11%
Unknown	29	25	32%

Gender	Unsheltered	Sheltered	% of Total
Male	49	44	56%
Female	30	43	44%
Unknown	0	1	1%

Yolo County conducted a more robust Homeless Youth Point In Time Count in 2015. In previous years, few if any unaccompanied youth were identified in the PIT counts.

#### Unaccompanied Youth Homelessness

Race/Ethnicity	Number	% of Total
White	2	15%
Hispanic/Latino	4	31%
Black/African American	3	23%
Asian	0	
Native American/Alaskan Native	0	
Native Hawaiian/Other Pacific Islander	0	
Two or more races	4	1%

Age

19-24 years old	10
14-18 years old	3

Gender

Male	9
Female	4

Most Recent Sleeping Location

Emergency/transitional shelter	0
Motel paid by and agency	2
Outdoors/public place	8
Outside someone's home	1
Garage	2

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Adult and Family Homelessness - Homeless persons identified in the point in time 2015 Yolo County Homeless Count were asked to complete a survey of self-identified barriers to successful housing placement. Through the Bridge to Housing Pilot Project, additional information was gathered from homeless persons living in encampments along the Sacramento River. One issue noted was that the incidence of mental illness was underreported by participants. It is likely that mental illness is more prevalent than reported below.

	Unsheltered	Sheltered	Total
Serious mental illness	21	23	44
Substance abuse	22	26	48
Developmental disability	11	8	19
Physical illness or disability	21	19	40
Posttraumatic stress disorder (PTSD)	19	15	34
Co-occurring health issues	34	46	80
Previous incarceration	35	25	60
Previous evictions/bankruptcies	16	9	25

Has been in Foster Care	9	13	22
Has been in an abusive relationship	20	14	34

Unaccompanied Youth Homelessness - The Yolo County Homeless Youth Point In Time Count located 17 homeless youth in West Sacramento. Thirteen of the youth agreed to participate in a survey of barriers to housing success. Most indicated that they were not able to obtain emergency shelter, sufficient food, or financial assistance in West Sacramento. Despite most reporting a mental health, substance abuse and/or developmental disability, none were receiving mental health, alcohol or drug treatment. Transportation problems were noted as a significant barrier to obtaining needed services. None of the youth surveyed were receiving mental health, alcohol or drug treatment. Only two of the 13 youth that agreed to participate in the survey indicated that they were receiving healthcare. The most common comment received was the need for a safe place for youth to stay when they can't be with family or are not able to find a home of their own.

**Educational Attainment**

8th grade or less	1
9th – 11th grade	8
Received High School diploma	2
Some college	0
Unknown	2

Involved in the criminal justice system before 18 years old	3
Involved in the criminal justice system after 18 years old	4
Participated in the foster care system	2

**Discussion:**

As demonstrated in the data above, West Sacramento has a significant number of unsheltered homeless persons. These are primarily singles and couples without children. There is no emergency or transitional housing and no funding available for emergency housing for this population. During the public comment process, many participants felt that there is a strong need for some type of interim housing or low-barrier affordable housing to address this situation.

Unaccompanied youth homelessness is a new topic that the HPAC is just beginning to consider. In the past, homeless youth stayed out of sight and usually did not access homeless services. Or if they did, they did not identify their age out of fear that they would be turned over to police or the foster care system. As noted above, there are 10 beds set aside for unaccompanied youth in Yolo County. These beds often go empty. Improved understanding of age-appropriate outreach techniques may be needed to better serve unaccompanied youth.

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

### **Introduction:**

Special needs populations are generally defined as homeless; elderly; frail elderly; persons with mental, physical and/or developmental disabilities; persons with substance abuse addictions; and victims of domestic violence, dating violence, sexual assault and stalking. Analysis of homeless needs can be found in a previous section of this plan.

### **Describe the characteristics of special needs populations in your community:**

The 2008-2012 U.S. Census ACS estimates that there are 6,779 residents with disabilities in the City (6% of the total population). This includes 2,996 persons with a cognitive (developmental) disability, 3,705 persons with ambulatory difficulty, 1,745 adults with self-care difficulties; and 2,920 adults with an independent living difficulty. Some persons may be counted more than once in these numbers if they have more than one disabling condition. Hearing disabilities affect 2,222 persons and vision disabilities affect 1,404. The rate of disabilities is highest in the 65 and older population.

Elderly and Frail Elderly –

Persons with Physical Disabilities –

Persons with Developmental Disabilities – Alta California Regional Center assisted persons with developmental disabilities in West Sacramento.

Persons with Substance Abuse Addictions -

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking - Empower Yolo (formerly the Sexual Assault and Domestic Violence Center) is a non-profit agency providing assistance to victims and education to the community. The organization reports receiving calls from approximately 3,000 persons throughout Yolo County each year on the 24-hour crisis hotline. Data specific to West Sacramento is not available.

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

Elderly and Frail Elderly - Representatives of the Sacramento chapter of AARP have identified more affordable housing, adaptive home improvements, and transportation as the most significant needs for low-income seniors and persons with disabilities in West Sacramento.

Persons with Disabilities - Low-income persons with mobility impairment and seniors aging in place find it difficult to afford wheelchair ramps, grab bars and other accessibility improvements. Many streets in the older sections of the City (Bryte, Broderick and Washington) do not have complete sidewalks. Accessibility for seniors or the disabled in these neighborhoods is a concern. Persons in wheelchairs can be seen riding in the street because of inaccessible sidewalks and bike trails.

Developmental Disabilities and Self-Care Issues – Alta California Regional Center reports that affordable housing is the greatest critical need for their clients. Although there are housing projects in the Sacramento region that are dedicated specifically for persons with developmental disabilities, many of their clients do not meet eligibility criteria. These persons need housing affordable to extremely low- and very low-income persons living on Social Security or Disability payments.

Persons with Substance Abuse Addictions – In the 2015 Yolo County Homeless Point-In-Time (PIT) Count, 48 out of 167 homeless persons (29%) self-identified having a substance abuse problem. It is likely that this is underreported. During the Bridge to Housing pilot program, underreporting of substance abuse was common during initial intake interview. As counselors worked with participants and gained their trust, more reported substance abuse issues. The final report indicated that 49% were dealing with substance abuse. Both inpatient and outpatient care is needed, in addition to long-term follow up for those who continue to struggle. Affordable housing for persons who are actively abusing drugs or alcohol used to be non-existent in Yolo County. But due in part to experiences with Bridge to Housing, several homeless housing providers no longer require drug testing prior to entry into their facilities.

Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking Empower Yolo provided 13,329 bed nights of shelter for victims of domestic violence, sexual assault and/or trafficking and their families in 2015. Shelter is critical for persons who are escaping a dangerous situation, but it needs to be coupled with permanent housing solutions once the person or family is stabilized. Ongoing counseling, financial coaching and legal advocacy are critical components of Empower Yolo's services.

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

The City of West Sacramento is not a recipient of Housing for Persons With AIDS (HOPWA) funding. HOPWA funding for the Sacramento region is administered by the Sacramento Housing and Redevelopment Agency (SHRA). The rate of HIV/AIDS in Yolo County is small. As of 2014, the State of California Department of Health and Human Services reports no active cases of HIV identified in Yolo County.

**Discussion:**

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

### **Describe the jurisdiction’s need for Public Facilities:**

The oldest neighborhoods in West Sacramento are located north of the deep water ship channel and are known as Bryte, Broderick, Washington and old West Sacramento. The Washington neighborhood (Census Tract 101.01) is the oldest portion of the City. Washington has traditionally been one of the lowest-income areas and is particularly challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields), and a lack of economic vitality. Despite being located along the scenic Sacramento River, Washington has few recreational amenities compared to other areas of the City. Bryte Park, located in Census Tract 101.02 to the west of Washington is the largest park in the City, but has suffered from disinvestment for decades and offers little for neighborhood residents. The one park in the Washington neighborhood, River Walk Park, is difficult to access and does not offer playgrounds for the many families with children living in the area.

### **How were these needs determined?**

The City applied for, and was awarded, a HUD Community Challenge Planning Grant for Sustainable Community Development to develop strategies intended to enhance the quality of life for Washington residents by shifting development patterns towards compact, transit-served, mixed-use infill development to revitalize and stimulate private investment in the neighborhood. The planning process included many hours of public engagement with Washington residents and business owners. Meetings were designed to build participants’ knowledge and capacity to advocate for equitable and inclusive solutions to future growth. Over a two-year period, engagement strategies employed a multilingual outreach strategy, community assessments, and multiple community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents who did not attend meetings. A door-to-door survey of housing and services concerns was conducted by a local non-profit agency. Comments received through outreach and engagement activities were integrated into the resulting plan entitled *Washington Realized: A Sustainable Community Strategy*.

The Washington plan was preceded by a broader Visioning effort in partnership with residents of Census Tracts 101.01 and 101.02 (known as the Bryte, Broderick and Washington neighborhoods). The resulting Bryte and Broderick Action Plan outlines goals set by the residents of Bryte, Broderick and Washington to achieve a healthy, safe and inclusive community including master planning and rehabilitation of Bryte Park, improved access to the Sacramento River and improvements/expansion of the I Street Bridge which links the neighborhoods to downtown Sacramento.

### **Describe the jurisdiction’s need for Public Improvements:**

The Washington neighborhood (Census Tract 101.01) is the oldest portion of the City. Washington has traditionally been one of the lowest-income areas and is particularly challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields), and a lack of economic vitality. The neighborhood is bisected by railroad tracks and most streets are not safe for pedestrian or bicycle traffic. Accessible streets and sidewalks are limited in the older neighborhoods of Bryte, Broderick and Washington (Census Tracts 101.01 and 101.02).



## **How were these needs determined?**

As noted above, the Washington neighborhood (Census Tract 101.01) is the oldest portion of the City. Washington has traditionally been one of the lowest-income areas and is particularly challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields), and a lack of economic vitality. The neighborhood is bisected by railroad tracks and most streets are not safe for pedestrian or bicycle traffic. Despite being located along the scenic Sacramento River, Washington has few recreation amenities compared to other areas of the City. The one park in the neighborhood, River Walk Park, is difficult to access and does not offer playgrounds for the many families with children living in the area.

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## **Describe the jurisdiction's need for Public Services:**

There is a need to continue services currently funded with State CDBG and local funds including the City's Homeless Coordinator position, the Yolo County Homeless Coordinator position, emergency shelter at Fourth and Hope (located in Woodland), the Preschool Tuition Assistance Program, and fair housing services. Participants in the consolidated planning process noted that there is a need for supportive services in support of housing for homeless and at-risk populations; and a need for adult education and job training.

## **How were these needs determined?**

Public Services needs were determined from comments received during the citizen participation process including focus groups, individual interviews and public hearings; and during the development of the *Bryte and Broderick Visioning*, *Homeless Update* and *Washington Realized Strategy*.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

According to a U.S. Census American Community Survey (ACS) study of the 50 largest metropolitan areas of the nation, residents of the Sacramento Region have the seventh highest housing cost burden. HUD's generally accepted definition of housing affordability is a housing cost burden of no more than 30% of household income. This situation does not appear to be improving. The ACS study shows that the Sacramento Region average housing cost burden increased from 27% to 30% between 2008 and 2010. This trend is likely to continue as both home prices and rental rates have continued to increase faster than median income since 2010.

Working families face a tradeoff between lower cost housing and living close to major employment centers. According to the Center for Housing Policy, a working family incurs 77¢ more transportation cost for every \$1 it saves on housing due to longer commutes or higher transit costs. For the lowest income households, the percent of income spent on transportation is significantly higher. Extremely low-income spend an average of 24%, very low-income spend an average of 12% and households above the very low-income level spend an average of 8%. The study's number one recommendation to improve the economic well-being of lower-income families is to consider housing and transportation policies together to ensure that affordable housing is situated near employment centers and transit nodes to reduce transportation costs and boost families' disposable income. To reach this goal, TOD needs to plan for amenities such as grocery stores, childcare and other services that must be nearby for an affordable housing development to score well under tax credit and other subsidy programs. The City's Housing Element supports these efforts by encouraging higher density, mixed use development near commercial services, public transit and employment centers; in addition to pedestrian and bicycle friendly routes.

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

### Introduction

This section reviews available data concerning the rental and homeownership housing markets in West Sacramento compared to income levels. Data sources noted in the following analysis include: U.S. Census 2008-2012 American Community Survey (ACS); 2008-2012 HUD Comprehensive Housing Affordability Strategy (CHAS); the Housing Authority of Yolo County (Yolo County Housing); the California Department of Housing and Community Development (HCD); and the 2013-2021 Housing Element Update to the West Sacramento General Plan.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,192	65%
1-unit, attached structure	906	5%
2-4 units	1,160	6%
5-19 units	2,063	11%
20 or more units	1,103	6%
Mobile Home, boat, RV, van, etc	1,271	7%
<b>Total</b>	<b>18,695</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	34	0%	228	3%
1 bedroom	185	2%	2,064	29%
2 bedrooms	1,977	19%	2,275	32%
3 or more bedrooms	8,072	79%	2,555	36%
<b>Total</b>	<b>10,268</b>	<b>100%</b>	<b>7,122</b>	<b>100%</b>

Table 28 – Unit Size by Tenure

Data Source: 2008-2012 ACS

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

Since incorporation in 1987, the City has provided assistance to developers to create over 1,600 units of affordable housing including 324 senior units, 11 transitional family units and 6 permanent supportive housing units for formerly homeless families. Projects vary from single family units, to small complexes to the largest complex offering 296 units. Of these affordable units, 192 are located in market rate projects and the rest are in 100% affordable projects. Income levels vary from 30% AMI to 120% MHI, with most units affordable at 40-65% AMI. The Housing Authority of Yolo County (Yolo County Housing) assists households with Housing Choice Vouchers in West Sacramento.

The City's Homebuyer Assistance program has used State CalHome, HOME and CDBG funds to provide downpayment assistance to households at or below 80% MHI to make homeownership affordable. The City has assisted 67 low-income households to purchase a home in West Sacramento. In addition, the

City's Inclusionary Housing Ordinance has produced 388 units of housing affordable to households at or below 50% of MHI (very-low income), 428 units affordable to households at or below 80% MHI (low-income) and 67 units affordable to households at or below 120% of MHI (moderate-income). This is a total of 883 long-term affordable units in the eleven years the ordinance has been in place.

**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 no affordable units expected to be lost during the five-year period of this plan.

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

Rental vacancies vary with the economy and the housing market. A healthy vacancy rate is generally accepted to be 5-7%. At this rate, new households looking for their first home and existing households needing to move likely will be able to locate a unit to suit their needs. Currently the vacancy rate is very low in West Sacramento. Low vacancy rates usually result in an increase in housing prices and/or rental rates due to increased demand. West Sacramento is immediately adjacent to Sacramento and its housing market is strongly influenced by the overall market in the Sacramento region. The vacancy rates below indicate that additional homeownership units are needed in West Sacramento and the Sacramento region.

Vacancy Rates:	Homeowner Units	Rental Units
West Sacramento	.9%	3.2%
Sacramento MSA	2.1%	6.5%
State of California	1.9%	5.1%

Source: U.S. Census 2008-2012 ACS

According to the California Association of Realtors, median home price in Yolo County for May 2016 was \$392,860 which shows little change over the past year. The median home sales price in May 2015 was \$393,180. Due to continued low interest rates, a home at this price would be affordable to most households making approximately \$80,000 which is 108% of the HUD 2016 Yolo County Median Income.

**Describe the need for specific types of housing:**

Housing affordable to the lowest income residents (0% to 40% MHI) continues to be scarce. Waiting lists for these units can be many months long and the waiting list for Section 8 assistance usually is several years. Deeper income targeting in affordable housing is needed, but this can be very costly. Housing subsidies are highly competitive. Without additional funding sources, this is likely to continue to be an unmet need.

## **Discussion**

A diverse variety of housing choices are available to, and affordable to, homebuyers and renters in West Sacramento.

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

### Introduction

The housing market in West Sacramento has rebounded following the housing market crash of 2008-2011. For-sale home values and rental rates are on the rise, which reduces affordability for households at lower-income levels.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	99,900	253,300	154%
Median Contract Rent	464	766	65%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,395	19.6%
\$500-999	3,385	47.5%
\$1,000-1,499	1,702	23.9%
\$1,500-1,999	626	8.8%
\$2,000 or more	14	0.2%
<b>Total</b>	<b>7,122</b>	<b>100.0%</b>

Table 30 - Rent Paid

Data Source: 2008-2012 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	345	No Data
50% HAMFI	1,495	345
80% HAMFI	3,500	810
100% HAMFI	No Data	1,015
<b>Total</b>	<b>5,340</b>	<b>2,170</b>

Table 31 – Housing Affordability

Data Source: 2008-2012 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	757	817	1,104	1,627	1,898
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

Alternate Data Source Name:  
HUD 2014 Fair Market Rent and HOME Rents  
Data Source Comments:

## Is there sufficient housing for households at all income levels?

Housing vacancy rates vary with the economy and the housing market. A healthy vacancy rate is generally accepted to be 5-7%. At this rate, new households looking for their first home and existing households needing to move likely will be able to locate a unit to suit their needs. Currently the vacancy rate is very low in West Sacramento. Low vacancy rates usually result in an increase in housing prices and/or rental rates due to increased demand.

Vacancy Rates:	Homeowner Units	Rental Units
West Sacramento	.9%	3.2%
Sacramento MSA	2.1%	6.5%
State of California	1.9%	5.1%

Source: U.S. Census 2008-2012 ACS

Affordable housing projects in West Sacramento report maintaining waiting lists of 6 months to 2 years. Low vacancy rates, rising home values and rising rental rates have reduced the number of units affordable to lower-income households. Households at or above 80% MHI are able to secure an affordable rental and/or homeownership unit. However, homeownership unit choices are limited for households below the area median income.

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

West Sacramento has traditionally been one of the most affordable cities in the Sacramento region. But this appears to be changing. As noted in the Tables above, between the years of 2000 and 2012, the median home value jumped 154% and median contract rent increased 65%. During this same timeframe, median household income went from \$54,900 to \$76,900, an increase of only 40%. It can be expected that housing affordability in West Sacramento will become more of a challenge for both homebuyers and renters in the future, especially those at the lower end of the income spectrum.

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

The City of West Sacramento is not a Participating Jurisdiction and does not receive HOME funds directly from HUD. Any rental projects in West Sacramento receiving HOME funds must submit a competitive grant application to the State of California Small Cities program.

Median contract rent as reported by the U.S. Census ACS increased from \$766 in 2012, as noted above, to \$807 in 2014. As market rate rents rise, affordable projects become more necessary and financially viable. Since the HOME High Rents are close to the FMR, it would be most useful to produce HOME Low Rent units to maintain affordability to households at the lower end of the income spectrum.

## Discussion

Homeownership Housing – Since the economic recover began in 2012, home values have risen steadily in West Sacramento. According to the California Association of Realtors (CAR) multiple listing service

(MLS), the median home sales price in West Sacramento for the six month period of October 2015 through April 2016 was \$330,000. The median sales price in the older, northern portion of the City for this timeframe (zip code 95605) was considerably more affordable at \$203,000. Zip code 95605 corresponds with Census Tracts 101.01 (Washington neighborhood) and 101.02 (Bryte and Broderick neighborhoods). The median price for the remainder of the City (zip code 95691) was \$360,000.

We see a much lower median home value of \$253,300 reported by the U.S. Census above. This can be attributed to the fact that the Census uses a five year average (2008-2012) which includes sales prices still under the effects of the foreclosure crisis and does not include price appreciation that occurred in 2013 through early 2016.

Using the more recent data available from the CAR MLS system, owner-occupied single family home purchases in West Sacramento meet the HUD definition of affordability (housing costs do not exceed 30% of income) at the following income levels:

Median Home sale price in 95605 of \$203,000; home payment with 10% downpayment (mortgage + taxes + insurance) = \$1,207 which is affordable to a household at or above \$48,298 annual income.

Median home sale price Citywide of \$330,000; home payment with 10% downpayment (mortgage + taxes + insurance) = \$1,963 which is affordable to a household at or above \$78,514 annual income.

Median home sale price in 95691 \$360,000; home payment with 10% downpayment (mortgage + taxes + insurance) = \$2,141 which is affordable to a household at or above \$85,652 annual income.

The HUD 2016 Median Household Income (MHI) for West Sacramento is \$74,100 (using a four person household size). Analysis reveals that most households at or above 80% of AMI would be able to secure an affordable mortgage for a home purchase in West Sacramento, provided they have the requisite 10% downpayment. Households between 65-80% of MHI (\$48,165 to \$59,300) with a 10% downpayment should be able to locate an affordable home in the northern portion of the City (95605), but choices would be limited in the southern part of the City (95691). Households below 65% of AMI would find homeownership choices extremely limited in West Sacramento without a significant downpayment.



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

### Introduction

The majority of housing stock in West Sacramento is in generally good condition; however, older neighborhoods have aging homes which may be candidates for rehabilitation. Over 43% of owner-occupied homes were built since 2000. Renter-occupied housing is considerably older on average with only 25% constructed since 2000. Overall, approximately 8,478 housing units (49% of the total housing stock) were built prior to the 1980s and may be at risk of containing lead-based paint. Only 1,878 housing units in the City were built prior to 1950 (8%). West Sacramento was severely impacted by the foreclosure crisis in 2008-2011, but the housing market has rebounded since 2012. In December 2010 there were 231 foreclosed homes on the market and 206 units in pre-foreclosure. Today, there are 25 foreclosed units and 55 in pre-foreclosure.

### Definitions

This document defines "substandard condition" as units that do not meet current local or State planning and building codes, or county health codes. A unit for which the cost of rehabilitation to meet all current codes is less than the cost of demolition and reconstruction is defined as "substandard condition but suitable for rehabilitation".

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,964	39%	3,770	53%
With two selected Conditions	257	3%	398	6%
With three selected Conditions	0	0%	83	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	6,047	59%	2,871	40%
<b>Total</b>	<b>10,268</b>	<b>101%</b>	<b>7,122</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2008-2012 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,455	43%	1,759	25%
1980-1999	1,390	14%	1,308	18%
1950-1979	3,584	35%	3,016	42%
Before 1950	839	8%	1,039	15%
<b>Total</b>	<b>10,268</b>	<b>100%</b>	<b>7,122</b>	<b>100%</b>

Table 34 – Year Unit Built

Data Source: 2008-2012 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	4,423	43%	4,055	57%

Housing Units build before 1980 with children present	1,665	16%	585	8%
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**Table 35 – Risk of Lead-Based Paint**

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,065	118	1,183
Abandoned Vacant Units	213	24	237
REO Properties	23	2	25
Abandoned REO Properties	5	0	5

**Table 36 - Vacant Units**

**Alternate Data Source Name:**

State of California Department of Finance

**Data Source Comments:**

The State of CA Department of Finance reports 1,183 vacant housing units in West Sacramento. Zillow.com reports 25 REO properties and 55 in pre-foreclosure. Based on the City's experience with the HUD Neighborhood Stabilization Program (NSP), it is estimated that 10% of vacant or foreclosed units are not suitable for rehabilitation and 20% of units meet the HUD NSP definition of "abandoned".

### Need for Owner and Rental Rehabilitation

Older neighborhoods contain deteriorated units that may be in need of rehabilitation to maintain the housing stock affordable to lower-income residents. The condition of units data reported in the Table above estimates the number of housing units with one or more of the housing problems defined by HUD as 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one occupant per room, or 4) household cost burden exceeds 30% of income. As noted in a previous section of this report, housing cost burden is by far the most significant housing problem for lower income households in West Sacramento.

Most units with severe physical problems (failing plumbing, kitchens or other major systems) are single family owner-occupied units owned by lower-income households.

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

The U.S. Census data above indicates that there are 8,478 housing units in West Sacramento built before 1980 that may be affected by Lead-Based Paint (LBP). Of these units, 2,250 are occupied by households with children who are most at risk of LBP poisoning. The majority of child-occupied units are owner-occupied (74%). An analysis of the age of units by Census Tract reveals that homes built prior to 1980 are primarily located north of the Deep Water Ship Channel in Census Tracts 101.01 (Washington neighborhood) with 1,502 units; 101.02 (Bryte and Broderick neighborhoods) with 1,646 units; 102.01 (Bridge district and Old West Sacramento) with 1,138 units; and 102.03 (Michigan, Glide, Evergreen) 1,383 units; and 102.04 (Old West Sacramento) with 2,000 units.

With 43.3% of West Sacramento households meeting the HUD definition of low- or moderate-income (at or below 80% of AMI), it can be anticipated that 3,671 low- or moderate-income families are residing in units built before 1980. Based on the number of units rehabilitated through the City's Owner-Occupied Housing Rehabilitation Program in the past, it is likely that least one-half of the 3,671 units will

have received abatement of any LBP hazards during substantial rehabilitation in the intervening years. Therefore it is estimated that approximately 1,836 low- or moderate-income families may be residing in units at risk of containing lead-based paint hazards.

Lead poisoning data is not available at the city level, but the State of California Department of Health reports 128 children under age 21 with elevated blood lead levels (BLL), of which 20 had a BLL of 10 or above indicating a high level of lead.

### **Discussion**

New construction of affordable multifamily rental units and multifamily rehabilitation with conversion from market rate to affordable would be the most effective methods to address housing cost burden faced by lower-income renter households.

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

### Introduction

There are a total of 1,552 units of affordable housing scattered across the City of West Sacramento in 22 different multifamily projects. An additional 77 units are currently under construction. Of these units, 139 are public housing administered by the Yolo County Housing Authority (YCH). The remaining units are owned and managed by for-profit or non-profit housing developers. YCH also administers Housing Choice Vouchers (HCV), formerly known as Section 8 housing assistance. HCV may be tenant-based (the tenant is issued a Voucher and may choose where to lease a unit) or project-based (assistance is limited to units within a particular project). There are no project-based voucher units located in West Sacramento.

As noted in the chart below, YCH administers 431 units of public housing and 1,527 Vouchers located throughout Yolo County. There are 692 tenant-based Voucher holder families living in West Sacramento (46% of all tenant-based Vouchers countywide). The YCH has not assigned any project-based Vouchers to units located in West Sacramento.

### 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:**

Of the 439 units of public housing in Yolo County, 139 are located in West Sacramento. As noted above, there are no project-based Voucher units located in West Sacramento.

Public housing in West Sacramento at Las Casitas (76 units) and Riverbend Manor (63 Senior-only units) is owned and managed by the Yolo County Housing Authority (YCH). YCH installed eco-friendly landscaping at Riverbend Manor in 2011.

HUD's Real Estate Assessment Center (REAC) conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. HUD requires that all available REAC inspection scores be noted in following chart. Available scores are for projects inspected between 2001 and 2014 and include both public housing units and other HUD-assisted affordable units. Scores of 90-100 indicate excellent physical condition with no health or safety deficiencies. A score of 60 or below would indicate a property in poor condition.

### Public Housing Condition

Public Housing Development	Average Inspection Score
Las Casitas, 685 Lighthouse Dr, West Sacramento, CA 95605	86
East Yolo Manor, 500 6th St, West Sacramento, CA 95605	96
Bryte Gardens, 815 Bryte Ave, West Sacramento, CA 95605	95
Margaret McDowell Manor, 1525 Merkley Ave, West Sacramento, CA 95691	99

Table 38 - Public Housing Condition

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

As noted in the chart above, the YCH is diligent in its maintenance of public and assisted housing. The YCH 2015-2016 Agency Annual Plan Update indicates a need for ADA improvements at both Riverbend Manor and Las Casitas. HVAC and roof replacement are also needed at Riverbend Manor

There are other types of assisted housing in West Sacramento that are in need of rehabilitation. The West Sacramento Housing Development Corporation (WSHDC) which owns and operates 276 units of affordable housing across 5 projects reports a need for rehabilitation of 16 units in the next few years.

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

YCH administers a Family Self Sufficiency program to encourage education, job skill advancement and expanded employment opportunities for low- and moderate-income residents of public housing and HVC participant families. Community preparedness and CPR/First Aid trainings are available for residents of public housing. ADA site improvements are scheduled for Riverbend Manor and Las Casitas in the 2016 fiscal budget submitted to HUD. HVAC and roofing replacements are planned for Riverbend Manor in 2019. Individual water meters are planned for 2020.

### Discussion:

Staff from the City of West Sacramento Economic Development and Housing Department conduct regular on-site and off-site monitoring of all assisted housing within the city. Health and safety issues and any code violations are required to be corrected immediately. Routine maintenance must be maintained to ensure the long-term viability of affordable projects. The City recently deployed a web-based monitoring program that facilitates the inspection process for physical condition, in addition to adherence to tenant selection and rent policies.

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

### Introduction

The City committed to ensuring that housing and services are available to persons who are experiencing homelessness or who are at risk of homelessness.

As an active member of the Yolo County Homeless and Poverty Action Coalition (HPAC), the regional Continuum of Care (CoC), the City supports non-profit, for-profit, governmental and faith-based organizations providing services to the neediest residents of the community. The City also hosts quarterly Northern California Homeless Roundtable meetings that provide training, funding information and a forum for collaboration for homeless service providers from Sacramento north to the Oregon border.

The HPAC conducts an annual Housing Inventory Count (HIC) as required by HUD to tabulate housing available to persons who are homeless. The data in Table 37 below is from the 2015 HIC for Yolo County. Yolo County provides most homeless programs and facilities on a county-wide basis and West Sacramento residents who are homeless are eligible to stay in facilities located in other parts of the county, although transportation can be a barrier to access. It should be noted that there are homeless persons residing in West Sacramento who have signed up for benefits in Sacramento County and are eligible for facilities located just across the bridge over the Sacramento River.

Homeless beds, including both year-round and seasonal, in Yolo County are located in the following facilities: Davis Community Meals (Davis) 69; Empower Yolo (redacted) 35; Fourth & Hope (Woodland) 169; Friends of the Mission (West Sacramento) 8; Interfaith Rotating Shelter (Davis) 25; The Center for Families 7; Yolo County Housing/Turning Point 30; United Christian Centers (West Sacramento) 35; Yolo Community Care Continuum 9; Yolo County DESS/Child Welfare Services 6; Yolo County Housing 10; Yolo Crisis Nursery 4.

The Housing Inventory Count also included 65 beds administered by Yolo County Housing in a four month pilot program called Bridge to Housing. This program has ended and these beds are no longer available.

### 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)	87	0	73	27	0

Consolidated Plan

WEST SACRAMENTO

79

	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 Only Adults	0	90	52	84	0
Chronically Homeless Households	0	0	0	14	0
Veterans	0	0	0	10	0
Unaccompanied Youth	4	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**

Yolo County HPAC Housing Inventory Count (HIC)

**Data Source Comments:**



**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**

Health and mental health services are offered by Yolo County Department of Health and Human Services at its West Sacramento offices. Several non-profit organizations also offer assistance. The Yolo County Continuum of Care (YCCC) provides mental health outreach, treatment and crisis beds and permanent supportive housing for homeless with a mental disability. CommuniCare provides health services and substance abuse treatment to the uninsured. Elica provides health services to the uninsured and persons receiving benefits from the Affordable Care Act. Employment services are provided by the West Sacramento office of the Yolo County Workforce Investment Board (WIB) and the County CalWorks program. Shores of Hope, located in the Washington neighborhood, provides job training and employment counseling to homeless and very low-income households.

**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.**

There are several initial points of contact for homeless persons seeking assistance. The City's Homeless Coordinator is often the first point of contact for the chronically homeless. The Homeless Coordinator primarily works in the field where homeless persons live including camps and transient motels. The Homeless Coordinator works closely with the Police Department and the Yolo County Department of Health and Human Services to ensure that persons in need are identified and provided services as quickly as possible. Service providers include the member agencies of the Homeless and Poverty Action Coalition (HPAC) which acts as the regional Continuum of Care. Member agencies provide emergency shelter; transitional and permanent supportive housing; mental health treatment; healthcare; substance abuse treatment; food; VA services; domestic violence shelter and counseling; sexual assault counseling; and other social services. Shores of Hope, which is a member of the HPAC, operates a transitional family housing complex in West Sacramento. The organization also provides case management, education and job training. The West Sacramento office of The Center for Families, also an HPAC participant, provides case management, referrals and rapid rehousing assistance.

The Housing Inventory Count provides the following details regarding beds available for various populations:

	Family Beds	Adult only	Child only
Emergency Shelter	40	56	4
Transitional Housing	92	86	0
Permanent Supportive Hsg	14	75	0
Rapid Re-Housing Assistance	7	0	0

Special Populations:

PSH for homeless persons with disabilities	67
Veterans	19
Youth age 14-24	10
Children under age 14	4

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

### **Introduction**

HUD requires that the City examine the need for facilities and services that assist persons who are not homeless, but who require supportive housing to achieve housing stability. Special needs populations encounter barriers to obtaining and maintaining affordable housing.

**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**

One example of a barrier to housing would be if a person with a mobility impairment has to wait much longer than other persons on a housing wait list to obtain an accessible unit. Another example is a person with a mental disability who may have difficulty paying rent on time or complying with apartment complex rules without the assistance of proper medication, a case manager or counseling. Permanent supportive housing links affordable housing with the services special needs populations require to achieve housing stability. Permanent supportive housing can be very effective, but also can be very expensive to provide.

Elderly and/or disabled persons living on a fixed income may need affordable housing situations to maintain independence. Other special needs populations may not have the earning potential to receive sufficient wages to afford market rate housing. For example, the U.S. Census reports the 2014 median rent in West Sacramento to be \$807. Households at or below \$32,280 annual income would have to pay more than 30% of income for a median income unit. Households at or below \$19,338 would pay more than 50% of income towards rent. This would include households living solely on Social Security Disability Insurance (SSDI) or Social Security (SSI).

To remain housed in place, the elderly, frail elderly and persons with physical disabilities may benefit from the installation of wheelchair ramps, grab bars or other adaptive elements. If living alone is no longer an option, assisted living facilities can provide personal care support. Skilled nursing facilities (nursing homes) normally are the most expensive option but may be needed for persons requiring skilled medical attention. Persons with addictions may require either out-patient or in-patient treatment.

Transportation needs of Seniors – Shores of Hope and City

The Yolo County Department of Health and Human Services provides HIV and Hepatitis C virus (HCV) provides prevention education to community groups, testing for populations at risk of infection and harm reduction services. CommuniCare Health Centers provide services in the West Sacramento location (John H. Jones Health Center). CommuniCare offers health care to the underinsured including HIV testing and case management. The Center for AIDS Research, Education and Services (CARES) in Sacramento also provides case management and clinical services to non-hospitalized persons infected with HIV.

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

The Yolo County Care Continuum (YCCC) is a non-profit provider of mental health and supportive housing services for persons with mental disabilities. YCCC provides a range of housing options, depending on the needs of the client: Safe Harbor, a short-term residential treatment facility for persons experiencing a psychiatric crisis; The Farmhouse, a long-term rural residential program offering a group living environment; and permanent supportive housing. For persons unable to participate in traditional mental health service programs, YCCC also operates the Greater Access Program (GAP) which offers outreach and engagement, wrap around services, mental health and substance abuse treatment, and treatment for co-occurring issues 24 hours per day, 7 days per week.

Yolo County Housing operates a four bed transitional home in West Sacramento that is funded through the State of California Mental Health Services Act (MHSA). The project provides mental health services to residents as they transition to permanent housing solutions. Supportive housing is also available from Turning Point Community Programs, and from Fourth and Hope.

## **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)**

All City projects, including the Bryte Park phase 2 expansion, the proposed River Walk Park Trail expansion, and West Gateway Place affordable housing complex phases 1 and 2 are designed and constructed to meet the Americans with Disabilities Act (ADA) accessibility requirements.

The City's 2013-2021 Housing Element of the General Plan indicates that the City will implement the following actions:

HE-PR-6.5: Encourage housing developers to include mobility –impaired accessibility into project design, review regulations and procedures for City funded or operated housing programs to ensure that they do not include policies that exclude participation by persons with disabilities, and include accessibility considerations in the preparation of the City's infrastructure financing for housing and for residential neighborhoods.

HE-PR-6.6: The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families.

**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))**

During fiscal year 2016/2017, the City will:

Continue to implement Housing Element programs HE-PR-6.5 and HE-PR-6.6 as explained above.

Ensure the completion of West Gateway Place affordable housing complex phase 1 which will provide 77 new units of affordable housing, including 8 units affordable to extremely low-income households at or below 30% of MHI and 50 units affordable to very low-income households at 31-50% MHI.

Select a developer and provide financial assistance for the development of West Gateway Place phase 2. Phase 2 is expected to create an additional 100 units of affordable housing by fiscal year 2018/2019.

Continue to provide technical assistance and financial assistance if available to developers of permanent supportive housing.

Continue to fund the Homeless Coordinator position to assist with housing referrals, housing search assistance and case management.

Continue to participate in the HPAC (Continuum of Care).

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City's housing policies encourage the development of affordable housing and market rate housing. Despite the City's policies, development of affordable housing is a lengthy and costly process. Development impact fees, environmental analysis, prevailing wage and conflicting requirements of the multiple funding sources needed to complete an affordable housing project result in escalating costs. With the State's elimination of Redevelopment Agencies in 2012, the City's resources to provide assistance to developers are far more limited than in past years.

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

### Introduction

The City of West Sacramento is a jobs rich community, representing approximately 45% of employment in Yolo County. The City has implemented a strategy for the development of the agricultural and food processing industries to take advantage of its location in agriculturally rich Yolo County near U.C Davis, with access to interstate highways, rail and seaway at the Port of West Sacramento.

### 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	267	48	2	0	-2
Arts, Entertainment, Accommodations	1,754	1,752	15	8	-7
Construction	739	1,431	6	7	1
Education and Health Care Services	2,566	2,121	22	10	-12
Finance, Insurance, and Real Estate	798	1,064	7	5	-2
Information	268	637	2	3	1
Manufacturing	828	2,622	7	12	5
Other Services	592	811	5	4	-1
Professional, Scientific, Management Services	1,287	2,427	11	11	0
Public Administration	0	0	0	0	0
Retail Trade	1,527	2,271	13	11	-2
Transportation and Warehousing	551	2,919	5	14	9
Wholesale Trade	676	3,301	6	15	9
Total	11,853	21,404	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	24,346
Civilian Employed Population 16 years and over	21,375
Unemployment Rate	12.20
Unemployment Rate for Ages 16-24	28.13
Unemployment Rate for Ages 25-65	8.20

**Table 41 - Labor Force**

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	5,154
Farming, fisheries and forestry occupations	946
Service	2,523
Sales and office	5,157
Construction, extraction, maintenance and repair	2,006
Production, transportation and material moving	893

**Table 42 – Occupations by Sector**

Data Source: 2008-2012 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,558	74%
30-59 Minutes	4,014	20%
60 or More Minutes	1,093	6%
<b>Total</b>	<b>19,665</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2008-2012 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	2,278	525	1,384
High school graduate (includes equivalency)	3,750	637	1,644
Some college or Associate's degree	6,298	787	1,746
Bachelor's degree or higher	5,780	179	877

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2008-2012 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	98	333	530	919	1,197

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	290	1,137	606	662	438
High school graduate, GED, or alternative	1,328	1,577	1,331	3,123	1,622
Some college, no degree	2,000	1,883	1,545	2,833	939
Associate's degree	115	802	663	1,148	351
Bachelor's degree	405	1,883	1,551	1,503	187
Graduate or professional degree	0	636	713	568	240

**Table 45 - Educational Attainment by Age**

Data Source: 2008-2012 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,392
High school graduate (includes equivalency)	28,783
Some college or Associate's degree	35,892
Bachelor's degree	57,471
Graduate or professional degree	72,984

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2008-2012 ACS

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

U.S. Census data in the charts above indicates that the most jobs are to be found in Wholesale Trade (15% of jobs), followed by Transportation/Warehousing (14%), Manufacturing (12%), Professional/Scientific/Management Services (11%), Retail (11%) and Education and Healthcare (10%).

**Describe the workforce and infrastructure needs of the business community:**

In the past, West Sacramento has always offered more jobs than it has qualified candidates available to fill them. Many employees commute from surrounding jurisdictions. Adult education, job training and apprenticeship opportunities are needed to prepare West Sacramento residents to take advantage of job opportunities located in their community.

Internet service in West Sacramento lags behind capabilities available in larger cities. The City is working on a strategy to implement installation of high-speed broadband and fiber-optic networks that are critical to future business attraction and growth.

**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 positioning itself to be a hub for food and agricultural businesses including food production and distribution; equipment manufacturing; education; research and development. Water and



sewer improvements are needed in some areas to support the burgeoning opportunities in these industries. Most industrial zones in the City have limited broadband capabilities, which is an obstacle for many businesses. High-speed broadband and fiber-optic networks are critical to future business attraction and growth in the food industry, as well as most other industries.

The City is working with the West Sacramento campus of Sacramento City College to identify workforce development needs and provide programs to prepare workers for future business growth.

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

There are far more jobs available in West Sacramento than there are workers to fill them (21,404 jobs compared to 11,853 employed workers). However, West Sacramento traditionally has a higher unemployment rate than Yolo County or the State of California. Job training and adult education opportunities could be of benefit to rectify this discrepancy.

**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 was recently designated as an LRNG organization committed to engaging youth in mentorship and job experiences to ensure that they can develop their full potential in life and work. To prepare youth to be competitive in the job market of the future, the City created the Summer Steps program that hired 19 interns, 11th grade through graduate school, for Summer 2016. In addition to receiving real-world job experience, participants are required to complete a series of tasks that will lead to a certification that they can include with college or job applications. For example, interns in the Economic Development and Housing Department are required to attend a City Council meeting, Commission meetings, a Microenterprise business class and similar tasks that provide exposure to both City operations and the economic development and affordable housing career fields.

The City is working with Sacramento City College to match educational offerings at the West Sacramento campus to business needs in the City.

**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.**

West Sacramento is a partner to the *Next Economy Capitol Region Prosperity Plan* which is a regional CEDS designed to pursue a competitive and strategic economic development agenda for resiliency, vitality and a range of new job opportunities in El Dorado, Placer, Sacramento, Sutter, Yolo and Yuba counties.

The City's State CDBG funded Microenterprise program supports the CEDS goal to "Expand access to capital for high-growth companies and small and medium enterprises". Entrepreneurs who attend the program receive financial and business education, and then work individually with a business counselor to develop a business plan. Participants that complete the program and their business plan are eligible to apply for a matching Microenterprise grant of up to \$5,000 to expand or improve their business. A solid business plan also is invaluable when a business owner needs to apply for a loan.

Efforts to match job training at Sacramento City College with local businesses supports the CEDS objective to "Align training and education pathways to increase economic prosperity for businesses and workers".

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

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

This analysis uses the HUD standard of 10% above or below the average to define a "concentration" of housing problems.

The 2010-2014 U.S. Census ACS indicates that 1.3% of housing units in West Sacramento lack complete plumbing facilities and 0.8% lack complete kitchen facilities. Using a 10% variance as a measure of concentration, no census tracts show a concentration of plumbing/kitchen problems. Census Tract 102.04 comes the closest with 6% of units lacking complete plumbing facilities and 1.8% lacking complete kitchens. These two numbers should not be added together to obtain a total percentage of substandard housing because in some cases they may be counting the same units.

The ACS reveals that 1.4% of housing units are overcrowded with more than 1.5 persons per room citywide. The Census Tract with the most overcrowding is 102.03 with 4.6%, but is not statistically significant enough to be considered an area of concentration.

Citywide, 60.1% of households pay in excess of 30% of income towards gross rent. Census Tracts with more than a 10% difference are 102.04 at 78.9% of households paying more than 30% of income and 102.03 at 71.2%.

Based on these statistics, it appears that Census Tracts 102.03 and 102.04 have the highest concentration of housing problems.

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

West Sacramento is a diverse community with racial groups disbursed consistently throughout the City. Citywide, the 2010-2014 ACS reports the following racial percentages:

White alone	64.3%
Black or African American alone	4.5%
Asian alone	10.1%
Native Hawaiian/other Pacific Islander	1.5%
Some other race alone	10.0%
Two or more races	8.1%

The only area of concentration indicated was under the "Some other race alone" category for Census Tract 102.04, which was at 21.4%. It is likely that this reflects Ethnicity, rather than Race, since many Hispanics do not identify themselves as belonging to one of the Census race categories.

The 2010-2014 ACS reports that citywide, 31.4% of West Sacramento residents are of Hispanic or Latino ethnicity. We see areas of concentration in Census Tract 101.01 with 41.3%, Census Tract 101.02 with 42.9% and Census Tract 102.03 with 45.7% Hispanic residents.

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

Census Tracts 101.01, 101.02 and 102.03 are the older, less affluent neighborhoods of the City. They have aging housing stock, lower home values, lower rental rates and offer fewer amenities than newer areas of town. Homes generally are on smaller lots and have smaller square footage than in higher income areas. Housing is less expensive in these neighborhoods, but is older and some units are in need of rehabilitation or possibly replacement.

## **Are there any community assets in these areas/neighborhoods?**

In 2007/2008, the City convened a Visioning for residents of the Bryte, Broderick and Washington (Census Tracts 101.01 and 101.02) to initiate a conversation regarding what residents wanted for the future of their neighborhood. As a result of this five-month effort, a group of residents formed their own non-profit, the Bryte and Broderick Community Action Network (BBCAN). The BBCAN has become an advocate for the needs of lower-income residents, seniors and youth in the older areas of the City. They began offering senior programs (including transportation), providing volunteers in schools, and acting as an information clearinghouse for lower-income neighborhoods. The City honored BBCAN with a Civic Leadership Award in 2011.

The largest park in West Sacramento, Bryte Park, is located in Census Tract 101.02, just on the border of Census Tract 101.01. However, the park is not as well used as it could be. It lacks many of the attractions available in newer parks. Playground equipment and rest rooms are deteriorating. The City conducted series of outreach events to the neighborhood which culminated in a park planning charrette held by the local chapter of the American Planning Association. In response to public comments received during this effort, a complete rehabilitation of Bryte Park is underway.

The older neighborhoods of West Sacramento are better served by transit than the newer neighborhoods to the south. The main transit center in the City, located at the corner of West Capitol Avenue and Merkley, provides access to schools and jobs for lower-income residents. The transit center is located near the in the northwest corner of Census Tract 102.01, just a few blocks from the southern border of Census Tract 101.01, 101.02 and the eastern border of 102.04. Census Tract 101.01 is just across the Sacramento River from downtown Sacramento, which is the major job center in the Region.

## **Are there other strategic opportunities in any of these areas?**

Lower property values in older areas of the City make homeownership more affordable to lower-income households. Lower property values also make it less costly to develop affordable multifamily rental properties. However, large parcels available for development are limited and aggregation of smaller parcels can take a long time to accomplish.

Situating affordable housing near job centers, transit and pedestrian access to jobs and schools can help lower-income households improve housing earning potential and long-term asset generation.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan for fiscal years 2016-2020 responds to significant community needs anticipated in the next five years based on analysis of available data; community input; consultation with service providers; recommendations from the Economic Development and Housing Commission and the Parks, Recreation and Intergenerational Services Commission; and comments received during public hearings. Although the Consolidated Plan is only for receipt of CDBG funds from HUD, the five-year Strategic Plan encompasses programs and projects that will be supported by a number of federal, State, local and private resources to address critical needs throughout the City.

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

**Geographic Area**

**Table 47 - Geographic Priority Areas**

<b>1</b>	<b>Area Name:</b>	Washington Neighborhood
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Infill Transit-Oriented Development
	<b>Identify the neighborhood boundaries for this target area.</b>	CT 101.01
	<b>Include specific housing and commercial characteristics of this target area.</b>	Despite lower home values, the homeownership rate in Washington is 37% compared to 59% citywide and the State rate of 56%. Housing units are older with 54% built before 1970. Despite a high rental vacancy rate, 58% of residents pay more than 35% of income towards housing costs. The Washington neighborhood is poised for high density, infill development in the near future due to proximity to downtown Sacramento and the new NBA Kings Arena. Most residents work outside the area and use individual cars to get to work because transit is inefficient.

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Prior to receiving notice that the City is eligible for CDBG Entitlement status, the City was awarded a HUD Sustainable Community Challenge Planning Grant to develop strategies to enhance the quality of life for Washington residents. The planning process included many hours of public engagement with Washington residents and business owners. Meetings were designed to build participants' knowledge and capacity to advocate for equitable and inclusive solutions to future growth. Engagement strategies employed multilingual outreach, community assessments and multiple community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents who did not attend meetings. A door-to-door survey of housing and services concerns was conducted by a local non-profit agency. Comments were integrated into the resulting plan entitled <i>Washington Realized: A Sustainable Community Strategy</i>. The use of CDBG funds for implementation of the strategy was proposed in focus groups; individual service provider interviews; Economic Development and Housing Commission meetings; Parks, Recreation and Intergenerational Services Commission meetings; meetings of the Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care; and in all three CDBG public hearings. All but two participants of these engagement activities responded positively to the proposed target area strategy.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Washington is a low-income area challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. Streets are not safe for bike/pedestrian traffic. Recreational amenities are lacking. More affordable housing is needed, in addition to education and job training that will prepare residents for new jobs created by mixed-use development in the future. Transit is inefficient and underused.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Improving bike/pedestrian and transit options would reduce costs for residents. These should be paired with more parks and recreational amenities. By providing more affordable housing and improving job skills, Washington residents will be prepared to take advantage of the changes that high-density, infill development will foster.</p>

<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The Washington plan anticipates the need for over \$63 million in infrastructure improvements in the Washington neighborhood. This is a significant amount of money to raise for a small city like West Sacramento. Due to the many non-English speakers in the neighborhood, it may be a challenge to provide needed services in a language and culturally sensitive manner.</p>
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**General Allocation Priorities**

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

For decades, the Washington neighborhood (Census Tract 101.01) has been a low-income area challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. The area is bisected by railroad tracks and most streets are not safe for pedestrian or bicycle traffic. The poverty rate is 34%, compared to the City rate of 19% and the State rate of 15%. Over half of children under the age of 18 live in households below the federal poverty level and 25% of adults do not have a high school diploma or GED. The homeownership rate in Washington is 37% compared to 59% citywide and the State rate of 56%. Housing units are older with 54% built before 1970 and 58% of residents pay more than 35% of income towards housing costs. The Washington neighborhood is poised for high density, infill development in the near future due to proximity to downtown Sacramento and the new NBA Kings Arena.

Census data reveals that 82% of employed Washington residents commute to work in individual cars. They use carpools, transit and other cheaper alternative transportation methods less frequently than residents of the City as a whole or the State. Working residents indicate that the bus system requires too many transfers to be useful and bike/pedestrian routes are deemed unsafe. City of West Sacramento is collaborating with the City of Sacramento to construct a Streetcar that will provide a convenient and speedy link between the Washington neighborhood and job centers in downtown Sacramento. Washington has few recreation amenities compared to other areas of the City. The one park in the neighborhood, River Walk Park, has sections that are not ADA compliant, are not lighted and are considered unsafe.

The City recently developed a strategy to enhance the quality of life for Washington residents by revitalizing and stimulating private investment in the neighborhood. The planning process included many hours of public engagement with Washington residents and business owners. Engagement strategies employed multilingual outreach, community assessments and multiple community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents who did not attend meetings. A door-to-door survey of housing and services concerns was conducted by a local non-profit agency. The study identified over \$63 million in infrastructure improvements needed to support infill development. The City’s CDBG funding is not sufficient to address infrastructure needs, but can be a component of an overall infrastructure financing plan to leverage federal, State and local sources.

To prepare existing residents for the coming changes in their neighborhood, the plan includes a Complete Community Strategy for improved access to affordable housing, education and employment



opportunities. Without these measures, many lower-income families may face displacement due to rising property values and rental rates.

The City recently was awarded a \$4.1 million State Affordable Housing and Sustainable Communities (AHSC) grant to begin street improvements, pedestrian/bike paths, and to construct a Streetcar stop in the southern portion of the Washington neighborhood. In addition, \$2.6 million in AHSC funding was awarded to the 77 unit affordable apartment complex currently under construction on the southern border of Washington. The City also has \$1.1 million in State CDBG program income for off-site infrastructure dedicated to the housing project. By focusing on Washington in the five-year term of the Consolidated Plan, the City can enhance the benefit to lower-income residents of economic opportunities that will be created by projects currently underway and the infill development planned for the future.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Impact of Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Reduce the Incidence and Impact of Homelessness
	<b>Description</b>	Continue the Homeless Coordinator position and support development of interim housing linked with a strong array of supportive services leading to permanent housing.
	<b>Basis for Relative Priority</b>	High priority is based on community input received during the development of the <i>2013 Homeless Update</i> , during the citizen participation process and from consultations with homeless service providers; along with data from the HPAC Point-in-Time (PIT) count. All sources agree that there is a strong need for housing and services for homeless individuals and families, and chronically homeless in particular. Interim housing coupled with social services is needed to allow homeless persons time to apply for benefits and receive services needed to prepare them to enter traditional affordable housing, or to qualify for permanent supportive housing.
2	<b>Priority Need Name</b>	Washington Infrastructure Needs (CT101.01)
	<b>Priority Level</b>	High
	<b>Population</b>	Low Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Washington Neighborhood

	<b>Associated Goals</b>	Washington Neighborhood Infrastructure
	<b>Description</b>	Achieve goals in the HUD Sustainable Communities Challenge Grant funded Washington Realized: A Sustainable Community Strategy for the Washington neighborhood located in Census Tract 101.01.
	<b>Basis for Relative Priority</b>	Analysis contained in the <i>Washington Realized: A Sustainable Community Strategy</i> adopted in 2015 identifies significant infrastructure needs in the Washington neighborhood (CT 101.01) which has one of the highest poverty rates in the City and the highest rate of overcrowding. The plan calls for creating a sustainable neighborhood offering improved connections with employment centers in downtown Sacramento and other parts of West Sacramento; a safe, walkable and bikeable street grid; served by fast and frequent transit; and affordable housing for lower-income residents. The study identifies River Walk Park as a defining feature of the Washington district, but notes that it is not well connected to other amenities and several sections are not accessible to persons with mobility impairment. In addition to providing a valued recreational amenity, the walking/biking trail along River Walk Park provides a direct connection between the low-income Bryte, Broderick and Washington neighborhoods (Census Tracts 101.01 and 101.02) and critical job centers in downtown Sacramento. The Washington plan recommends street and infrastructure improvements supporting future transit-oriented growth; improvements to the River Walk Park trail to accommodate bicyclists/pedestrians and to provide Americans with Disabilities Act (ADA) access. The plan continues with a series of small, neighborhood parks linking walkable garden streets to River Walk Park; development of children’s play areas; and a range of housing and employment options for residents.
<b>3</b>	<b>Priority Need Name</b>	Strengthen Economic Opportunities for Low-Income
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Washington Neighborhood
	<b>Associated Goals</b>	Strengthen Economic Opportunities for Low-Income

	<b>Description</b>	Strengthen economic opportunities for lower-income households by continuing the Microenterprise program and supporting programs that provide job readiness skills, targeted to the Washington neighborhood (CT 101.01) as indicated in the <i>Washington Realized</i> plan.
	<b>Basis for Relative Priority</b>	For many decades, West Sacramento was traditionally a lower-income, primarily industrial community. However, it is evolving and is positioned for significant growth in the near future, especially the Washington neighborhood (CT 101.01). Low academic achievement rates in Washington indicate that many of the City's neediest residents are not prepared to take advantage of new job opportunities that will be created by these changes. Many will continue to incur the cost and loss of time resulting from commuting to other cities for work. To take advantage of economic opportunities created by future growth, residents will need English proficiency, a high school diploma or GED and/or other job skills. Without access to higher paying jobs, housing cost burdens will increase, based on housing market trends.
4	<b>Priority Need Name</b>	Affirmatively Further Fair Housing Compliance
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase Compliance with Fair Housing Laws
	<b>Description</b>	Increase compliance with Fair Housing law through outreach, education and enforcement.
	<b>Basis for Relative Priority</b>	The need for fair housing services is based on the number of immigrant and non-white households in West Sacramento.

**Narrative (Optional)**

Priority needs were determined based on community input from the *Bryte and Broderick Vision*, the *2013 Homeless Update* process, the *Washington Realized* planning process, interviews with social service providers, focus groups, three public hearings and meetings of the Economic Development and

Housing Commission and the Parks, Recreation and Intergenerational Services Commission. Community input was reviewed in combination with the HUD Comprehensive Housing Affordability Survey (CHAS) data, Census data and other local data sources as required by HUD.

## 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)	In the past, the City has used State HOME Program Income TBRA to pay utility and rental deposits for homeless persons moving into permanent housing. However, it has become more difficult to locate units due to the low rental vacancy rate (3.2%) and rising rental rates in West Sacramento. It took a significant amount of staff time to assist applicants with their housing search. Due to changes in the State HOME program, the funding no longer covers the intensive staffing costs for this program. It is unlikely that the City will reinstate this program unless an alternative source of funding for staffing is secured.
TBRA for Non-Homeless Special Needs	As noted above, the City has used State HOME Program Income TBRA to pay utility and rental deposits for homeless persons moving into permanent housing. However, it is unlikely that the City will reinstate this program unless an alternative source of funding for staffing is secured.
New Unit Production	New unit production is needed to address housing cost burdens. The West Gateway Place affordable housing project, phase 1, is underway and will provide 77 new units of affordable housing when completed during the Winter of 2016/2017. State CDBG program income is being used to fund public infrastructure for this project. A second phase of this project is under development and is anticipated to provide another 98 units of affordable housing. Due to the high housing cost burden experienced by Extremely Low- and Very Low-Income households, the City will continue to support production of new affordable housing units. Funding for the second phase of West Gateway Place may include State tax credits, State HOME project funds and the City's Housing Trust Fund. CDBG funding cannot be used for new housing construction, although it might be a source of funding for related public infrastructure.
Rehabilitation	<p>Half of the single family homes in West Sacramento were built before 1980 and may need rehabilitation in the near future. Most of these units are owner-occupied. During the recession, most homeowners did not have sufficient equity to support a housing rehabilitation loan, even though the City's Housing Rehabilitation Program provided low-interest, deferred loans. The City will continue to monitor the housing market rebound to determine if the Housing Rehabilitation program becomes viable again. The State HOME program would be the most likely funding source for this type of activity.</p> <p>The City will continue to support rehabilitation of affordable multifamily projects to maintain the rental housing stock and address housing cost burdens. Funding sources will depend on the type of project, income levels of tenants and other factors. Some projects may be eligible for CDBG funding.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	The City will continue to support acquisition and preservation of affordable housing to maintain the affordable rental housing stock and address housing cost burdens. There are no units at risk of conversion and requiring preservation methods during the five-year term of this plan. Funding sources will depend on the type of project, income levels of tenants and other factors. Some projects may be eligible for CDBG funding.

**Table 49 – Influence of Market Conditions**

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

**Introduction**

The City will receive \$429,460 in federal Entitlement CDBG funds for 2016/2017 and an estimated \$100,000 in CDBG program income received from State CDBG funded activities completed in previous years. The City will have an estimated \$314,730 in State CDBG and an estimated \$200,000 in State HOME funds. Federal funds will be leveraged with a State Affordable Housing and Sustainable Communities grant (Cap and Trade funds), in addition to local funding from Measure G and the City's Housing Trust Fund. The City will provide approximately \$1.6 million for the balance of the cost of the River Walk Trail Extension from local funds.

The City is using the full annual allocation plus program income to fund the River Walk Trail Extension (Washington Infrastructure) in the first year of the Consolidated Plan. Remaining years will see funds allocated to activities that meet goals under other funding priorities.

**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	429,460	100,000	0	529,460	2,000,000	Construction of ADA and safety improvements to the River Walk Park walking/biking trail north of the I Street Bridge (Census Tract 101.01)General Admin and Planning

**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**

In addition to CDBG Entitlement funds, State CDBG grant #14-CDBG-9894 allocates \$1,191,428 in State CDBG program income to infrastructure in support of the West Gateway Place phase 1 affordable housing project (77 units); \$200,000 in State CDBG program income allocated to Bryte Park Improvements phase 2; and new State CDBG grant funds for homeless outreach and coordination (\$261,917); fair housing services (\$65,000); preschool tuition assistance (\$138,200); microenterprise education, counseling and grants (\$200,000); and a public safety study (\$93,023). The City has a \$500,000 State HOME grant allocated for downpayment assistance to low-income first time homebuyers. There are no match requirements for State CDBG or HOME, but some projects include leverage below.

The City endeavors to leverage federal funding with a number of State, local and private sources, including:

State – The City was awarded \$1,150,000 from the Active Transportation Program (ATP) funding for design and environmental review of an extension of the Sycamore Trail including a bike/pedestrian freeway overpass that links the low-income Glide/Evergreen Avenue neighborhood with schools, parks and other amenities to the south; \$4,130,888 from the State Affordable Housing and Sustainable Communities (AHSC) program for the Grand Gateway Transportation Infrastructure project that will improve streets and sidewalks to provide ADA access, bike/pedestrian upgrades and transit improvements to the southern portion of the Washington neighborhood (south of the railroad tracks). Financing for the development of West Gateway Place phase 1 affordable housing project (77 units) includes \$1,399,860 in State tax credits and \$2,600,000 from the AHSC program.

Local – The City has allocated \$230,000 for the balance of the cost of the Bryte Park Improvements phase 2 project; \$1,100,000 as local match for the Sycamore Trail overpass design and environmental review; \$8,695,000 in local funds for West Gateway Place phase 1; \$850,000 as local match for the Grand Gateway Transportation Infrastructure; \$20,000 for the Yolo County Homeless Coordinator and a portion of the overhead at Fourth and Hope homeless winter shelter.

Private - West Gateway Place phase 1 includes \$14,661,000 in private financing.

Total leveraged funds for the five-year planning period = \$34,836,748.

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

Most City owned parcels are not appropriate for residential or facility development due to location, size constraints or contamination issues. The City owned a parcel at 825 Delta Lane which it sold to the developer of West Gateway Place affordable housing phase 1 for the development of 77 units of affordable housing. The City still owns the adjacent parcel which is set aside for development of phase 2 of the project to produce another 98 units.

## **Discussion**

The City's federal Entitlement funds are only a portion of total funding allocated to serving the needs of low-income residents and neighborhoods. CDBG funds are allocated to projects where the funding can be used most efficiently, while more flexible funding sources are used for other critical service and infrastructure needs.

## 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
NEIGHBORWORKS	Non-profit organizations	Ownership	Region
Yolo County Homeless & Poverty Action Coalition	Continuum of care	Homelessness public facilities public services	Region
Yolo County Housing	PHA	Public Housing Rental	Region
Shores of Hope	Non-profit organizations	Homelessness public facilities public services	Jurisdiction
Yolo County Dept of Health & Human Services	Government	Homelessness public facilities public services	Region
Project Sentinel	Non-profit organizations	public services	Region
Legal Services of Northern California	Non-profit organizations	public services	Region
CITY OF WEST SACRAMENTO	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities	Jurisdiction
The Center for Families	Non-profit organizations	Homelessness Rental public services	Region
West Sacramento Housing Development Corporation	Non-profit organizations	Rental	Jurisdiction
JAMBOREE HOUSING CORPORATION	Developer	Rental	State
Opening Doors, Inc.	Non-profit organizations	Economic Development public services	Region
Food Bank of Yolo County	Non-profit organizations	public services	Region
Yolo Community Care Continuum	Non-profit organizations	Homelessness public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Alta California Sacramento Regional Center	Non-profit organizations	public services	Region
Empower Yolo, Inc	Non-profit organizations	public services	Region
FRIENDS OF THE MISSION	Non-profit organizations	Homelessness Rental	Region

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system for public services in West Sacramento was weak in the past, as persons in need had to find transportation to Woodland or Sacramento for assistance. Over the past few years, this has improved. Coordination and collaboration with non-profit service providers and Yolo County Department of Health & Human Services as a result of the 2013 Homeless Update has lead to more services available in the City. Gaps exist in the area of adult education. The amount of affordable housing available continues to be limited and does not meet the needs of lower-income households. The City is working to resolve this by creating more affordable housing and by providing Microenterprise assistance to help some of the lowest income residents increase their earning potential.

### 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics		X	
Other Street Outreach Services		X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	

Transportation	X		
<b>Other</b>			
Fair Housing Services, Microenterprise Technical Assistance	X		

**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)**

In 2014, the City hired a full time Homeless Coordinator using State CDBG funding. The Homeless Coordinator conducts outreach to homeless persons to link them with resources needed to improve their housing situations. Although all homeless persons may receive assistance, the program focuses on chronically homeless living in camps, on the street and in transient motels who often do not have access to mainstream services. Through this program, access to healthcare, mental health, employment, housing search assistance and other services has improved dramatically.

**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**

Services for special needs populations has improved, but the following gaps still exist: affordable housing; low-barrier; interim housing for homeless that is linked with services; funding for accessibility improvements for elderly who are aging in place (such wheelchair ramps, grab bars); job readiness training, including adult education for persons with limited English skills and/or who lack a high school diploma or GED.

**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 participates as a member of the Yolo County Homeless and Poverty Action Coalition (HPAC) which acts as the regional Continuum of Care. Through the HPAC, the City seeks to improve service delivery for the most needy residents. The City is working with Jamboree Housing, Inc., a non-profit housing developer, to complete 77 units of affordable housing at West Gateway Place phase 1 and to develop another 98 units by the end of the Consolidated Plan period in phase 2. In the Summer of 2016, the City became a participating community in the LRNG program, providing job mentorship and internships to youth who are disengaged in school and unprepared to move into the workplace and to become successful community members. In addition, the City operates a Microenterprise education, counseling and grant program to increase the earning potential of low-income entrepreneurs.

## 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	Reduce the Incidence and Impact of Homelessness	2016	2020	Homeless		Impact of Homelessness		Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted  Homelessness Prevention: 45 Persons Assisted
2	Washington Neighborhood Infrastructure	2016	2020	Affordable Housing Non-Housing Community Development	Washington Neighborhood	Washington Infrastructure Needs (CT101.01)	CDBG: \$529,460	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6798 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 77 Households Assisted
3	Strengthen Economic Opportunities for Low-Income	2016	2020	Non-Housing Community Development	Washington Neighborhood	Strengthen Economic Opportunities for Low-Income		Public service activities other than Low/Moderate Income Housing Benefit: 45 Persons Assisted  Businesses assisted: 15 Businesses Assisted
4	Increase Compliance with Fair Housing Laws	2016	2020	Non-Homeless Special Needs		Affirmatively Further Fair Housing Compliance		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 75 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	<b>Goal Name</b>	Reduce the Incidence and Impact of Homelessness
	<b>Goal Description</b>	Ensure that homeless persons are able to access health services, mental health services, substance abuse treatment and other services needed to move towards housing stability. Assist agencies that are pursuing the development of interim housing solutions for homeless persons.
2	<b>Goal Name</b>	Washington Neighborhood Infrastructure
	<b>Goal Description</b>	<p>The City will focus on achieving the following goals in the HUD funded strategy titled <i>Washington Realized: A Sustainable Community Strategy</i> for the Washington neighborhood located in the southern portion of Census Tract 101.01:</p> <ol style="list-style-type: none"> <li>1. Complete street, sidewalk, crosswalk, bike lane, ADA and safety improvements in the Grand Gateway area to promote a walkable, bikeable infill neighborhood with access to education and job centers.</li> <li>2. Improve transportation amenities including upgrades to bus stops and installation of a streetcar stop serving the Washington neighborhood.</li> <li>3. Upgrade utilities to support infill development in the Washington neighborhood.</li> <li>4. Complete ADA access, walkability and bikeability of northern portion of the River Walk Park Trail to improve access to job centers and recreational opportunities for residents of the Washington neighborhood.</li> <li>5. Gateway Place Phase 1 Infrastructure - public infrastructure will be constructed with State of California CDBG Program Income to support development of 77 units of affordable housing.</li> </ol>
3	<b>Goal Name</b>	Strengthen Economic Opportunities for Low-Income
	<b>Goal Description</b>	Strengthen economic opportunities available to lower-income residents by continuing the Microenterprise program and supporting access to job readiness programs.
4	<b>Goal Name</b>	Increase Compliance with Fair Housing Laws
	<b>Goal Description</b>	<p>Increase awareness and understanding of Fair Housing Laws among low-income residents and landlords through outreach and education. Assist persons experiencing housing discrimination and provide referrals to fair housing enforcement agencies when appropriate.</p> <p>Conduct an analysis of fair housing issues in West Sacramento that meets the HUD requirements for an Assessment of Fair Housing (AFH) study.</p>

**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)**

The City has allocated State CDBG Program Income for infrastructure improvements in support of the West Gateway Place affordable housing project (formerly known as Delta Lane Phase 1), in addition to State Local Housing Trust Fund and City funding for construction costs of the project. Completion and occupation is anticipated during FY 2016/2017. The project will provide 76 units of affordable rental housing as follows:

At or below 30% MHI Extremely Low-Income	8 households
Between 31% - 50% MHI Very Low-Income	50 households
Between 51% - 80% MHI Low-Income	18 households

A second phase of the project is anticipated to be under construction in 2018 and will provide 98 units of affordable housing. The income levels are not known as of the date of this report.

The City has been awarded State HOME grant to provide assistance to first time homebuyers. Anticipated households assisted in FY 2016/2017:

Between 31% - 50% MHI Very Low-Income	2 households
Between 51% - 80% MHI Low-Income	8 households



## **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)**

Not applicable. The City has not entered into a Section 504 Voluntary Compliance Agreement.

### **Activities to Increase Resident Involvements**

A member of the City Council serves on the Yolo County Housing Authority governing board to facilitate coordination between City housing and services and housing authority residents. A City staff person participates on the housing authority Family Self Sufficiency Program Coordinating Committee. Both the City and the housing authority are member agencies of the Yolo County Homeless and Poverty Action Coalition (HPAC) that serves as the regional Continuum of Care. The HPAC helps to coordinate access to programs for all low-income residents of Yolo County.

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

No

### **Plan to remove the ‘troubled’ designation**

Not applicable. HUD has designated Yolo County Housing Authority as a High Performing housing authority.

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

### **Barriers to Affordable Housing**

The City's housing policies encourage the development of affordable housing and market rate housing. Despite the City's policies, development of affordable housing is a lengthy and costly process. Development impact fees, environmental analysis, prevailing wage and conflicting requirements of the multiple funding sources needed to complete an affordable housing project result in escalating costs. With the State's elimination of Redevelopment Agencies in 2012, the City's resources to provide assistance to developers are far more limited than in past years.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

As noted in the Housing Needs Analysis of this plan, housing cost burden is the most significant housing issue in West Sacramento. To address this issue in a long-term, sustainable manner, the City must address housing affordability, household income and household asset generation.

There are 77 units of affordable housing currently in construction and the City has set a goal of creating approximately 100 more units of affordable housing during the five-year planning period. The City will endeavor to site affordable housing near job centers and transit to provide economic opportunities for residents; and to encourage adult education and job training for residents.

The City's Inclusionary Ordinance (Municipal Code Chapter 15.40) is a key component of the City's affordable housing strategy. The ordinance requires developers of residential units to make at least 5% of rental units in a project affordable to households at or below 50% of MHI (very-low income) and at least 5% affordable to households at or below 80% MHI (low-income) for a period of 55 years. For-sale projects must make at least 10% of units affordable to low-income households for 45 years. Since adoption in 2005, the policy has created 388 units of housing affordable to households at or below 50% of MHI (very-low income), 428 units affordable to households at or below 80% MHI (low-income) and 67 units affordable to households at or below 120% of MHI (moderate-income). This is a total of 883 long-term affordable units in eleven years. Developers may propose an alternative method of meeting an inclusionary requirement, such as the payment of an in-lieu fee which is placed in the Housing Trust Fund for affordable housing development. Approval of an alternative is solely at the discretion of the City. Since implementation in 2011, the City has used the Housing Trust Fund to provide financial assistance to developers to create 69 units of affordable rental housing at The Rivermark and 77 units at West Gateway Place phase 1.

The City's Zoning Ordinance includes zoning for multifamily development and allows for a density bonus to projects that create affordable and/or senior housing.

The City's 2013-2021 Housing Element of the General Plan indicates that the City will implement the following actions:

HE-PR-6.5: Encourage housing developers to include mobility –impaired accessibility into project design, review regulations and procedures for City funded or operated housing programs to ensure that they do not include policies that exclude participation by persons with disabilities, and include accessibility considerations in the preparation of the City's infrastructure financing for housing and for residential neighborhoods.

HE-PR-6.6: The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City's full time Homeless Coordinator (funded with State CDBG) provides outreach, assessment and case management for homeless and at risk individuals and families. The Coordinator is available to all homeless persons, but focuses outreach to chronically homeless living in camps, on the street or in transient motels to link them with services needed to prepare them for entry into affordable housing programs.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City's full time Homeless Coordinator provides outreach, assessment and case management for homeless and at risk individuals and families. As persons are assessed, the Homeless Coordinator facilitates referrals to appropriate housing solutions.

The City uses local funds to pay a portion of the Yolo County Homeless Coordinator position and for overhead at Fourth and Hope Homeless Shelter (formerly known as the Yolo Wayfarer Center). Many shelter residents originate from West Sacramento. Shores of Hope (formerly known as Broderick Christian Center) operates 11 units of family transitional housing in West Sacramento. The City purchased, rehabilitated and gave the units to Shores of Hope 20 years ago.

### **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 is working with HPAC member agencies to develop permanent supportive housing for chronically homeless individuals and families, and homeless veterans and their families. It is anticipated that during the Consolidated Plan timeframe; a project developer will be identified, site control achieved and a funding plan in place to support the project.

The City's Homeless Coordinator works closely with service providers, primarily members of the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care, to move homeless and at risk individuals and families into appropriate housing situations. The HPAC includes representatives from a wide array of service providers including: healthcare, mental health treatment, substance abuse treatment, financial assistance, food assistance, housing providers, the Veteran's Administration, schools and domestic violence/sexual assault assistance. These agencies work diligently to strengthen the housing stability of individuals and families in Yolo County.

In 2009, the City participated in a county-wide effort to apply for a HUD Homeless and Rapid Rehousing Program (HRRP) grant. The Yolo County program received accolades from HUD for its smooth implementation and success. The agency selected to lead the effort, the Yolo County Family Resource

Center, continues to operate a Rapid Rehousing program in West Sacramento using ESG and other funding sources.

Friends of the Mission administers 8 beds of permanent supportive housing for formerly homeless that were developed using NSP funding from the City. Yolo County Housing Authority administers 2 units of permanent supportive housing for persons with mental disabilities.

**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**

At its West Sacramento office, the Yolo Family Resource Center assists individuals and families to access the support and resources needed to encourage health, stability and self-sufficiency. The Center for Families operates a HUD funded Rapid-Rehousing program to help at risk individuals and families avoid becoming homeless. Shores of Hope provides employment counseling, job training to extremely-low income persons. Member agencies of HPAC (the Continuum of Care) work closely with institutions to minimize the incidence of discharge into a homeless situation.

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

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

The City requires all construction assisted with CDBG or other federal housing funds to comply with HUD lead-based paint hazard reduction requirements. Over the years, the City has provided assistance to hundreds of low-income homeowners through the Owner-Occupied Housing Rehabilitation Program that included testing and abatement of lead-based paint, when appropriate. At this time, the City does not have funding for this program, but will consider applying for State HOME funds, if eligible in future funding rounds.

The City will assist with the rehabilitation of affordable multifamily units, when funding is available, including testing and abatement of lead-based paint if needed.

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

Based on U.S. Census data, there are 8,478 housing units in West Sacramento built before 1980 which may be at risk of being affected by lead-based paint. These units are primarily owner-occupied and would benefit from the City's Owner-Occupied Housing Rehabilitation Program.

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

Implementation of HUD lead-based paint reduction requirements is included in the City's Owner-Occupied Housing Rehabilitation Program and Multifamily Rental Rehabilitation Program guidelines.

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

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

The City will continue to be an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC), the regional Continuum of Care which coordinates and supports agencies serving homeless and persons in poverty.

The City will target CDBG funded activities to Census Tract 101.01, the Washington Neighborhood, which has a 34% poverty rate according to the 2008-2012 U.S. Census. Tailoring programs to the needs of families in poverty, in addition to conducting intensive outreach and marketing of programs to residents of this neighborhood in a culturally sensitive manner will strengthen their impact on families in poverty. The City will continue to administer the Microenterprise education, counseling and grant program which helps low-income entrepreneurs to increase their earning potential.

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

By focusing on the Washington neighborhood (CT101.01) during this initial five-year Consolidated Plan period, the City will maximize coordination of poverty reducing activities with affordable housing projects. Currently, there are 493 units of affordable housing located in Washington with 77 additional units under construction just to the south of the Census Tract (West Gateway Place phase 1). The City has a goal of producing an additional 100 units of affordable housing serving the Washington neighborhood.

## **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**

The City uses a web-based housing monitoring compliance software to ensure that affordable housing project managers follow all regulations regarding tenant income and rent calculation. In addition, the City conducts on-site monitoring at least once every three years to verify data, inspect units for habitability and to educate property managers on affordable housing requirements.

All subrecipients receiving CDBG funding are required to follow HUD procurement procedures including outreach to minority businesses. The City conducts on-site monitoring of Subrecipients at least once per year to verify compliance with all contract requirements and federal policies. The City follows a HUD-compliant procurement process for contractors paid with CDBG funds including outreach to minority businesses.

All programs or projects funded with CDBG funds will collect beneficiary data meeting HUD requirements, which will be entered into the HUD IDIS reporting system in compliance with the Consolidated Plan.



## Expected Resources

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

#### Introduction

The City will receive \$429,460 in federal Entitlement CDBG funds for 2016/2017 and an estimated \$100,000 in CDBG program income received from State CDBG funded activities completed in previous years. The City will have an estimated \$314,730 in State CDBG and an estimated \$200,000 in State HOME funds. Federal funds will be leveraged with a State Affordable Housing and Sustainable Communities grant (Cap and Trade funds), in addition to local funding from Measure G and the City's Housing Trust Fund. The City will provide approximately \$1.6 million for the balance of the cost of the River Walk Trail Extension from local funds.

The City is using the full annual allocation plus program income to fund the River Walk Trail Extension (Washington Infrastructure) in the first year of the Consolidated Plan. Remaining years will see funds allocated to activities that meet goals under other funding priorities.

#### 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	429,460	100,000	0	529,460	2,000,000	Construction of ADA and safety improvements to the River Walk Park walking/biking trail north of the I Street Bridge (Census Tract 101.01)General Admin and Planning

**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**

In addition to CDBG Entitlement funds, State CDBG grant #14-CDBG-9894 allocates \$1,191,428 in State CDBG program income to infrastructure in support of the West Gateway Place phase 1 affordable housing project (77 units); \$200,000 in State CDBG program income allocated to Bryte Park Improvements phase 2; and new State CDBG grant funds for homeless outreach and coordination (\$261,917); fair housing services (\$65,000); preschool tuition assistance (\$138,200); microenterprise education, counseling and grants (\$200,000); and a public safety study (\$93,023). The City has a \$500,000 State HOME grant allocated for downpayment assistance to low-income first time homebuyers. There are no match requirements for State CDBG or HOME, but some projects include leverage below.

The City endeavors to leverage federal funding with a number of State, local and private sources, including:

State – The City was awarded \$1,150,000 from the Active Transportation Program (ATP) funding for design and environmental review of an extension of the Sycamore Trail including a bike/pedestrian freeway overpass that links the low-income Glide/Evergreen Avenue neighborhood with schools, parks and other amenities to the south; \$4,130,888 from the State Affordable Housing and Sustainable Communities (AHSC) program for the Grand Gateway Transportation Infrastructure project that will improve streets and sidewalks to provide ADA access, bike/pedestrian upgrades and transit improvements to the southern portion of the Washington neighborhood (south of the railroad tracks). Financing for the development of West Gateway Place phase 1 affordable housing project (77 units) includes \$1,399,860 in State tax credits and \$2,600,000 from the AHSC program.

Local – The City has allocated \$230,000 for the balance of the cost of the Bryte Park Improvements phase 2 project; \$1,100,000 as local match for the Sycamore Trail overpass design and environmental review; \$8,695,000 in local funds for West Gateway Place phase 1; \$850,000 as local match for the Grand Gateway Transportation Infrastructure; \$20,000 for the Yolo County Homeless Coordinator and a portion of the overhead at Fourth and Hope homeless winter shelter.

Private - West Gateway Place phase 1 includes \$14,661,000 in private financing.

Total leveraged funds for the five-year planning period = \$34,836,748.

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

Most City owned parcels are not appropriate for residential or facility development due to location, size constraints or contamination issues. The City owned a parcel at 825 Delta Lane which it sold to the developer of West Gateway Place affordable housing phase 1 for the development of 77 units of affordable housing. The City still owns the adjacent parcel which is set aside for development of phase 2 of the project to produce another 98 units.

**Discussion**

The City's federal Entitlement funds are only a portion of total funding allocated to serving the needs of low-income residents and neighborhoods. CDBG funds are allocated to projects where the funding can be used most efficiently, while more flexible funding sources are used for other critical service and infrastructure needs.

## 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	Reduce the Incidence and Impact of Homelessness	2016	2020	Homeless		Impact of Homelessness		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Homelessness Prevention: 15 Persons Assisted
2	Washington Neighborhood Infrastructure	2016	2020	Affordable Housing Non-Housing Community Development	Washington Neighborhood	Washington Infrastructure Needs (CT101.01)	CDBG: \$529,460	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6798 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 77 Households Assisted
3	Strengthen Economic Opportunities for Low-Income	2016	2020	Non-Housing Community Development	Washington Neighborhood	Strengthen Economic Opportunities for Low-Income		Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Businesses assisted: 15 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Compliance with Fair Housing Laws	2016	2020	Non-Homeless Special Needs		Affirmatively Further Fair Housing Compliance		Public service activities for Low/Moderate Income Housing Benefit: 30 Households Assisted

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Reduce the Incidence and Impact of Homelessness
	<b>Goal Description</b>	<p>A full time Homeless Coordinator conducts outreach to at-risk and homeless individuals and families to identify barriers to housing and then helps to link them with affordable housing, healthcare, mental health treatment, substance abuse assistance and other services needed to achieve stable housing. This is a citywide activity. State CDBG funds will be used for this activity.</p> <p>The the City collaborates with Yolo County and the cities of Davis, Woodland and Winters to fund the Yolo County Homeless Coordinator position and to pay a portion of the overhead at the Fourth &amp; Hope winter shelter in Woodland. Local funds are used for this activity.</p> <p>The City will continue to participate in the Yolo County Homeless and Poverty Action Coalition (HPAC), the regional Continuum of Care.</p> <p>The City will continue to host the quarterly Northern California Homeless Roundtable meetings that provide training, funding information and a forum for collaboration for homeless service providers from Sacramento north to the Oregon border.</p>

2	<b>Goal Name</b>	Washington Neighborhood Infrastructure
	<b>Goal Description</b>	<p>River Walk Park Extension - The River Walk Park Trail is a well-used bike/pedestrian facility linking the northern portion of the City (CT 101.01) with the I Street and Tower Bridges leading to major job centers in downtown Sacramento, in addition to providing access to the Sacramento River. The paved portion of the trail ends at the I Street Bridge, then starts again further north. Linking the two sections and installing security lighting will provide safe access for families enjoying the river trail and bike/pedestrian commuters heading across the bridge to downtown Sacramento. The project also will provide access to the I Street Bridge and the new C Street Bridge that meets the requirements of the Americans with Disabilities Act (ADA). Total design and construction is estimated to be \$2.5 million. CDBG funding will be leveraged with approximately \$1.6 million in local funds.</p> <p>Grand Gateway Transportation Infrastructure - this project is funded with a combination of State Affordable Housing and Sustainable Communities (AHSC) and local City match. The majority of the project is located in CT 101.01 and a few streets to the south in CT 102.01. The project will improve safety, walkability and bikeability including curb, gutter and sidewalk improvements; lighting; curb cuts; repaving and restriping; construction of a median on 5th Street and transit stops.</p> <p>Gateway Place Phase 1 Infrastructure - public infrastructure will be constructed with State of California CDBG Program Income to support development of 77 units of affordable housing.</p>
3	<b>Goal Name</b>	Strengthen Economic Opportunities for Low-Income
	<b>Goal Description</b>	<p>Microenterprise business education, counseling and grants are provided to eligible entrepreneurs citywide. Classes are presented in English and Spanish. Individual business counseling is available in English, Spanish and Russian. Translators are provided for persons speaking other languages. During fiscal year 2016/2017, intensified culturally appropriate outreach and marketing will be conducted in the Washington neighborhood. State CDBG funds will be used for this activity.</p> <p>Preschool tuition assistance is provided for children from low-income households to improve future school performance, graduation rates and job readiness.</p>
4	<b>Goal Name</b>	Increase Compliance with Fair Housing Laws
	<b>Goal Description</b>	Fair Housing education and counseling is provided to residents citywide. Multifamily complexes are tested for compliance with fair housing law. State CDBG funds will be used for this activity.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The River Walk Park Trail is a well-used bike/pedestrian facility linking the Washington neighborhood in the northern portion of the City (CT 101.01) with the I Street and Tower Bridges leading to major job centers in downtown Sacramento, in addition to providing access to the Sacramento River. The River Walk provides a safe, ADA accessible bike/pedestrian trail following the river, but is interrupted between the I Street Bridge and the Broderick Boat Ramp. The unfinished trail in this section is a hazard and results in persons biking, walking or in wheelchairs using the street to traverse this part of the City. Several of the streets in this area do not have accessible sidewalks.

Residents of CT 101.01 are the primary users of this section of the River Walk Trail. Persons traveling from the northern portion of the neighborhood use the trail to get to the I Street and Tower Bridges into Sacramento, CalSTRS, the State Department of General Services and recreational uses further south. Residents of the central and southern portion of the neighborhood use the trail for access to the Sacramento River, Golden West Middle School and Bryte Park (the largest park in the City). Most persons commuting from west of the Washington neighborhood use West Capitol Avenue as the main bike/pedestrian east-west trail.

### Projects

#	Project Name
1	River Walk Park Trail Extension

Table 56 – Project Information

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

The River Walk Park Trail links the northern portion of the City with job centers including CalSTRS, the State Department of General Services (located in the Ziggurat building), and the I Street and Tower Bridges leading to downtown Sacramento. A survey of residents in the Washington neighborhood (CT 101.01) noted that nearly all commute to work in single occupant vehicles. The main reason cited was that transit and bike/pedestrian access are limited in their neighborhood. Safety was also noted as a concern, especially for persons commuting to late shifts or during the winter hours when it is dark in the early morning and early evening.

The paved portion of the River Walk Park Trail ends at the I Street Bridge, then starts again further north at the Broderick Boat Ramp. Linking the two sections and installing security lighting will provide safe access for families enjoying the river trail and bike/pedestrian commuters heading across the I Street Bridge to downtown Sacramento. The project will provide a safe, ADA accessible entry to the I Street Bridge and will prepare a path to the new C Street Bridge that is due to be under construction in 2018.

Total design and construction is estimated to be \$2.5 million. CDBG funding will be leveraged with approximately \$1.6 million in local funds.

Community outreach conducted during the Bryte and Broderick visioning and the Washington Realized plan development both demonstrate resident strongly support better access to the Sacramento River, improvements to bike/pedestrian facilities and increased recreational opportunities in the northern part of the City.



## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	River Walk Park Trail Extension
	<b>Target Area</b>	Washington Neighborhood
	<b>Goals Supported</b>	Washington Neighborhood Infrastructure
	<b>Needs Addressed</b>	Washington Infrastructure Needs (CT101.01)
	<b>Funding</b>	CDBG: \$529,460
	<b>Description</b>	The proposed project will complete trail design, engineering, approvals and begin construction of improvements linking the two sections of River Walk Park Trail north of the I Street Bridge, ensuring compliance with ADA and providing safety improvements including lighting.
	<b>Target Date</b>	10/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>River Walk Park Trail is located along the eastern border of the City of West Sacramento along the Sacramento River. The trail is a vital connection for bicyclists and pedestrians. There is an unimproved section of the trail in the Washington Neighborhood (Census Tract 101.01) just to the north of the I Street Bridge. Improving this section of the trail will provide all residents of Census Tract 101.01 with bike and pedestrian connectivity to job centers in downtown Sacramento; north to Golden West Middle School and Bryte Park; and south to City Hall, the West Sacramento Community Center, the Arthur F. Turner Library, the West Sacramento campus of Sacramento City College and Raley's Field.</p> <p>According to the 2008-2012 U.S. Census American Community Survey (ACS), there are 6,798 residents of Census Tract 101.01.</p>
	<b>Location Description</b>	River Walk Park Trail is located along the eastern border of the City of West Sacramento along the Sacramento River. Improvements will be completed in the unimproved section to the north of the I Street Bridge.
<b>Planned Activities</b>	Design, engineering, approvals, property acquisition and start of construction of improvements along the River Walk Trail north of the I Street Bridge.	

## 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

During the five-year term of this plan, the City will focus federal Entitlement CDBG funds on projects that will leverage additional investment in the Washington neighborhood (CT 101.01). Funds available in fiscal year 2016/2017 will be allocated to the River Walk Trail extension project.

### Geographic Distribution

Target Area	Percentage of Funds
Washington Neighborhood	100

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

For decades, the Washington neighborhood (Census Tract 101.01) has been a low-income area challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. The City was awarded a HUD Community Challenge Planning Grant for Sustainable Community Development to develop strategies intended to enhance the quality of life for Washington residents by shifting development patterns towards compact, transit-served, mixed-use infill development to revitalize and stimulate private investment in the neighborhood. The *Washington Realized* plan includes an analysis of homeless issues, future housing affordability and employment needs based on planned infill development in the Washington neighborhood. The plan outlines infrastructure improvements needed to support this type of development and provides strategies to fulfill affordable housing needs, minimize overconcentration of poverty, strengthen housing security for vulnerable households, enhance employability of existing residents and provide a ready workforce for future retail and small business development. The planning process included many hours of public engagement with Washington residents and business owners. Meetings were designed to build participants' knowledge and capacity to advocate for equitable and inclusive solutions to future growth. Over a two-year period, engagement strategies employed a multilingual outreach strategy, community assessments, and multiple community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents who did not attend meetings. A door-to-door survey of housing, public facilities and services concerns was conducted by a local non-profit agency.

The Washington neighborhood is poised for high density, infill development in the near future. The Washington plan identifies over \$63 million in infrastructure improvements needed to fulfill the needs of future development. To mitigate the negative effects of gentrification and to position low-income families to benefit from economic renewal in the area, the Washington plan recommends producing an additional 100 units of affordable housing; providing educational, job training and entrepreneurship opportunities; and encouraging asset-building activities. CDBG funding will be a component of this strategy, although other funding sources are needed to complete the goals of the plan. For the strategy to be effective, the City must implement the plan immediately before the effects of development begin

to affect vulnerable neighborhood residents.

## **Discussion**

Gaps in the River Walk Park Trail have long been an issue of concern for residents of the Washington neighborhood. The trail was identified an important need by residents participating in the *Washington Realized* planning process in 2015 and in the Bryte and Broderick Visioning process in 2008.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

In 2016/2017, the City's housing programs will fund infrastructure in support of the development of West Gateway Place phase 1 providing 77 units of affordable housing, will support homeless outreach, case management, housing search assistance and service referrals; will provide fair housing services and downpayment assistance for low-income homebuyers. City housing staff will initiate selection of a developer for an additional 98 units of affordable housing in the West Gateway Place phase 2 project. The City will provide a parcel of land for the project.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	65
Non-Homeless	45
Special-Needs	0
Total	110

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	77
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	77

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

#### Discussion

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are two public housing projects in West Sacramento that are operated by the Yolo County Housing Authority: 76 family units at Las Casitas and 63 senior units at Riverbend Manor. The Yolo County Housing Authority administers Housing Choice Vouchers (formerly known as Section 8) in West Sacramento

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

The two public housing projects in West Sacramento, Las Casitas and Riverbend Manor, are located in the Washington neighborhood. Residents will receive targeted marketing of the Microenterprise Program, fair housing services and the First Time Homebuyer Program. Residents will also benefit from completion of the River Walk Park Trail as it is located only a few blocks from the projects.

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

City housing staff participate in the Yolo County Housing Authority Family Self-Sufficiency (FSS) Program Coordinating Committee. FSS staff receive information on City programs including the State HOME funded First Time Homebuyer Assistance Program.

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

Not applicable. HUD has designated the Yolo County Housing Authority as a high performing agency.

### **Discussion**

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

### **Introduction**

West Sacramento has the highest percentage of chronically homeless individuals in Yolo County. Housing affordable to homeless, at-risk and extremely low-income persons is very limited and waiting lists are long. There are many barriers to housing including credit history, a history of evictions, criminal background, and the cost of rental and utility deposits. Homeless advocates encourage the development of some type of “interim housing” coupled with intensive supportive services to prepare the homeless for entry into traditional affordable housing. Mental health, healthcare and substance abuse treatment are critical to the success of many homeless persons.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including r**

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

The City uses State CDBG funds for a full time Homeless Coordinator who provides outreach, assessment, social service referrals and case management to at-risk and homeless individuals and families. The majority of the Homeless Coordinator's time is devoted to chronically homeless living in camps, on the street and in transient motels. The City is working with the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care, to develop an assessment tool using HPAC's Homeless Management Information System (HMIS) to facilitate assessment and referral to appropriate agencies for services. The tool will be based on the Vulnerability Index - Service Prioritization Decision Assistance Prescreen Tool (VI-SPDAT) which has been very successful in pilot programs, including in Sacramento.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Shores of Hope administers 11 units of family transitional housing in West Sacramento. The City used State CDBG funds to acquire and rehabilitate the facility, and then granted it to Shores of Hope in the 1990s. The City pays a portion of the cost for a full time Yolo County Homeless Coordinator who leads the regional Continuum of Care and a portion of the overhead at the Fourth and Hope emergency shelter in Woodland. Many shelter residents originate from West Sacramento.

#### **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 is working with HPAC member agencies to develop permanent supportive housing for chronically homeless individuals and families, and homeless veterans and their families. It is anticipated that during 2016/2017; a project developer will be identified and site control achieved.

The City's Homeless Coordinator works closely with service providers, primarily members of the Yolo

County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care, to move homeless and at risk individuals and families into appropriate housing situations. The HPAC includes representatives from a wide array of service providers including: healthcare, mental health treatment, substance abuse treatment, financial assistance, food assistance, housing providers, the Veteran's Administration, schools and domestic violence/sexual assault assistance. These agencies work diligently to strengthen the housing stability of individuals and families in Yolo County.

In 2009, the City participated in a county-wide effort to apply for a HUD Homeless and Rapid Rehousing Program (HRRP) grant. The Yolo County program received accolades from HUD for its smooth implementation and success. The agency selected to lead the effort, the Yolo County Family Resource Center, continues to operate a Rapid Rehousing program in West Sacramento using ESG and other funding sources.

Friends of the Mission administers 8 beds of permanent supportive housing for formerly homeless that were developed using NSP funding from the City. Yolo County Housing Authority administers 2 units of permanent supportive housing for persons with mental disabilities.

**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**

At its West Sacramento office, the Yolo Family Resource Center assists individuals and families to access the support and resources needed to encourage health, stability and self-sufficiency. The Center for Families operates a HUD funded Rapid-Rehousing program to help at risk individuals and families avoid becoming homeless. Shores of Hope provides employment counseling, job training to extremely-low income persons. Member agencies of HPAC (the Continuum of Care) work closely with institutions to minimize the incidence of discharge into a homeless situation.

## **Discussion**

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

### **Introduction:**

The City's housing policies encourage the development of affordable housing and market rate housing. Despite the City's policies, development of affordable housing is a lengthy and costly process. Development impact fees, environmental analysis, prevailing wage and conflicting requirements of the multiple funding sources needed to complete an affordable housing project result in escalating costs. With the State's elimination of Redevelopment Agencies in 2012, the City's resources to provide assistance to developers are far more limited than in past years

### **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**

The City's Zoning Ordinance includes zoning for multifamily development and allows for a density bonus to projects that create affordable and/or senior housing.

The City's Inclusionary Ordinance (Municipal Code Chapter 15.40) is a key component of the City's affordable housing strategy. The ordinance requires developers of residential units to make at least 5% of rental units in a project affordable to households at or below 50% of MHI (very-low income) and at least 5% affordable to households at or below 80% MHI (low-income) for a period of 55 years. For-sale projects must make at least 10% of units affordable to low-income households for 45 years. Since adoption in 2005, the policy has created 388 units of housing affordable to households at or below 50% of MHI (very-low income), 428 units affordable to households at or below 80% MHI (low-income) and 67 units affordable to households at or below 120% of MHI (moderate-income). This is a total of 883 long-term affordable units in eleven years. Developers may propose an alternative method of meeting an inclusionary requirement, such as the payment of an in-lieu fee which is placed in the Housing Trust Fund for affordable housing development. Approval of an alternative is solely at the discretion of the City. Since implementation in 2011, the City has used the Housing Trust Fund to provide financial assistance to developers to create 69 units of affordable rental housing at The Rivermark and 77 units at West Gateway Place phase 1.

The City's 2013-2021 Housing Element of the General Plan indicates that the City will implement the following actions:

HE-PR-6.5: Encourage housing developers to include mobility –impaired accessibility into project design, review regulations and procedures for City funded or operated housing programs to ensure that they do not include policies that exclude participation by persons with disabilities, and include accessibility considerations in the preparation of the City's infrastructure financing for housing and for residential neighborhoods.

HE-PR-6.6: The City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons



with disabilities and developmental disabilities, homeless individuals and families, and farmworker families.

**Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In addition to CDBG Entitlement funds, the City has State CDBG funds allocated to infrastructure in support of the West Gateway Place phase 1 affordable housing project (77 units); Bryte Park Improvements phase 2; homeless outreach and coordination; fair housing services; preschool tuition assistance; microenterprise education, counseling and grants; and a public safety study. State HOME funds are allocated for downpayment assistance to low-income first time homebuyers. The actions noted below are in addition to activities outlined in previous sections of this plan.

### **Actions planned to address obstacles to meeting underserved needs**

The City is an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC), the local Continuum of Care. The HPAC is committed to creating and sustaining a comprehensive, coordinated and balanced array of human services for homeless and low-income individuals and families within Yolo County.

### **Actions planned to foster and maintain affordable housing**

The need for affordable housing is escalating throughout the Sacramento Region. The City continues to seek resources and opportunities for the development of affordable housing through partnership with non-profit and for-profit housing developers. Since 2005, the City's Inclusionary Ordinance has required developers of market rate housing to produce affordable units or pay in-lieu fees to the City's Housing Trust Fund for future affordable housing development. The City will continue to enforce inclusionary requirements to promote the development of affordable housing.

### **Actions planned to reduce lead-based paint hazards**

When funding is available, the City will seek to reinstate the Owner-Occupied Housing Rehabilitation Program.

### **Actions planned to reduce the number of poverty-level families**

The City was recently designated as an LRNG organization committed to engaging youth in mentorship and job experiences to ensure that they can develop their full potential in life and work. To prepare youth to be competitive in the job market of the future, the City created the Summer Steps program that hired 19 interns, 11th grade through graduate school, for Summer 2016. In addition to receiving real-world job experience, participants are required to complete a series of tasks that will lead to a certification that they can include with college or job applications. For example, interns in the Economic Development and Housing Department are required to attend a City Council meeting, Commission meetings, a Microenterprise business class and similar tasks that provide exposure to both City operations and the economic development and affordable housing career fields.

The City is working with Sacramento City College to match job training opportunities at the West

Sacramento campus to business needs in the City.

### **Actions planned to develop institutional structure**

The City's 2013 Homeless Update study and resulting Homeless Action Plan identified a need for improved communication and coordination between the City, the County and stakeholders of the homeless services delivery system. With implementation of the Action Plan, the situation has improved, but the City will continue to strive for more effective solutions to the needs of homeless persons and persons at risk of homelessness.

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

The City will continue to be an active participant in the Yolo County Homeless and Poverty Action Coalition (HPAC) as it facilitates coordination between public and private housing and social service agencies serving lower-income and homeless individuals and families. The City's Homeless Coordinator acts as a liaison between the City's housing programs, the Police Department, Yolo County Department of Health and Human Services (H&HS) and other social service agencies. The Homeless Coordinator is co-located at the County's West Sacramento H&HS offices to expedite referrals to needed services and to coordinate service delivery.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

Fiscal year 2016/2017 is the first year that the City of West Sacramento is eligible to receive federal Entitlement CDBG funding. Therefore, the City has no residual program income or other CDBG funds available as of July 1, 2016.

#### 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
<b>Total Program Income:</b>	<b>0</b>

#### 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%

#### Discussion:

Fiscal year 2016/2017 CDBG funding and program income will be used for the River Walk Trail Extension serving CT 101.01, known as the Washington neighborhood. The census tract contains 59% low-income residents (at or below 80% MHI).

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Yolo County Homeless Count 2015
	<b>List the name of the organization or individual who originated the data set.</b> Yolo County Homeless and Poverty Action Coalition (acts as the regional Continuum of Care for Yolo County).
	<b>Provide a brief summary of the data set.</b> Point-In-Time (PIT) count of persons identified as homeless in Yolo County for the night of January 26, 2015.
	<b>What was the purpose for developing this data set?</b> Point-In-Time (PIT) homeless count required in communities receiving homeless funding from HUD.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The PIT count was conducted for the night of January 26, 2015.
	<b>Briefly describe the methodology for the data collection.</b> HUD PIT count methodology was used to conduct the survey. The HUD definition of "Homeless" was used: A person living in places not meant for human habitation; living in an emergency shelter; living in transitional housing who originally came from the streets or from emergency shelter; or a person staying in a motel that is paid for by a public or private agency because the person is homeless.
	<b>Describe the total population from which the sample was taken.</b> All identifiably homeless persons in Yolo County were surveyed.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Total count for Yolo County was 498 homeless individuals. Of these individuals, 167 were located in West Sacramento.
2	<b>Data Source Name</b> 2015 Yolo County Youth Point In Time Count
	<b>List the name of the organization or individual who originated the data set.</b> Yolo County Homeless and Poverty Action Coalition (acts as the regional Continuum of Care for Yolo County).
	<b>Provide a brief summary of the data set.</b> The Youth Point In Time (PIT) count meets the HUD Continuum of Care requirements for the bi-annual PIT count for unaccompanied homeless youth ages 14-24.
	<b>What was the purpose for developing this data set?</b> The Homeless Youth PIT Count identifies and gathers information from unaccompanied youth how are homeless or unstably housed to identify needs and gaps in service for this population.

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Survey was conducted during the week of January 26, 2015.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Surveys were conducted of homeless youth observed on the street, and at events held by service providers that encouraged youth to participate.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>49 unaccompanied homeless youth were observed in Yolo County. Of this number, 42 were surveyed. Homeless youth ages 14-24 not accompanied by a person over age 25 including a parent, relative, spouse or partner.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Of the 49 unaccompanied homeless youth observed in Yolo County, 17 were in West Sacramento</p>
3	<p><b>Data Source Name</b></p> <p>West Sacramento 2013 Homeless Update</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of West Sacramento</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The City contracted with a consultant with extensive experience in homeless services to conduct outreach in the community and research best practices that may be applicable to homeless issues in West Sacramento. The Consultant researched homeless data relevant to West Sacramento and initiated a dialogue with community stakeholders, including homeless persons, to identify perceptions and impacts of homelessness in the City. Stakeholder groups that participated in the process included: law enforcement; City government; local citizens (with a concentration in the Broderick area); homeless persons; community groups; faith-based groups; business owners; and social service agencies.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>Following the foreclosure crisis and resulting recession, homelessness became more prevalent in West Sacramento. There was no over-night shelter in West Sacramento and the one day shelter burned down in 2010. Community members became increasingly worried that basic necessities such as food, water, showers and shelter were not available for the homeless. There was a corresponding surge of complaints from residents and business owners in the Broderick and Washington neighborhoods regarding aggressive panhandling, theft, people sleeping on private property, vicious dogs, and refuse and human waste in yards and sidewalks. The study was an effort to identify strategies to address these issues.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The study was conducted March - September 2013 and was accepted by the City Council on October 16, 2013.</p>

	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Community meetings were held to initiate a dialogue with community stakeholders, including homeless persons, to identify perceptions and impacts of homelessness in the City. Stakeholder groups that participated in the process included: law enforcement; City government; local citizens (with a concentration in the Broderick area); homeless persons; community groups; faith-based groups; business owners; and social service agencies. Best practices were researched from HUD, USICH and other sources.</p> <p><b>Describe the total population from which the sample was taken.</b></p> <p>A total of 78 community members attended the meetings. Many homeless persons participated. Another 24 residents responded to notices and related concerns over the phone. Non-profit service providers, faith-based organizations, neighborhood groups and multiple government agencies participated.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>A total of 78 community members attended the meetings. Many homeless persons participated. Another 24 residents responded to notices and related concerns over the phone. Non-profit service providers, faith-based organizations, neighborhood groups and multiple government agencies participated.</p>
4	<p><b>Data Source Name</b></p> <p>Bridge to Housing Pilot: After Action Report</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Project was conducted through a collaborative effort. Lead agencies: City of West Sacramento, County of Yolo, Yolo County Housing Authority. In addition, 16 local organizations participated including health centers, mental health providers, affordable housing providers, faith-based organizations, job training agencies and legal services.</p> <p><b>Provide a brief summary of the data set.</b></p> <p>The report analyzes demographics and outcomes of participants in the Bridge to Housing pilot homeless housing first program.</p> <p><b>What was the purpose for developing this data set?</b></p> <p>The report analyzes demographics and outcomes of participants in the Bridge to Housing pilot homeless housing first program to determine which strategies worked, and which did not work, to inform future homeless efforts.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Assessment was conducted in September and October 2014.</p> <p><b>Briefly describe the methodology for the data collection.</b></p> <p>Representatives from the lead agencies and partners identified homeless persons living along the North Levee of the Sacramento River in West Sacramento. Over a period of two months, homeless individuals were contacted numerous times by various agencies and encouraged to participate in the project. In-depth individual interviews provided the data for this report.</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>71 homeless residents of the North Levee were identified. Of these, 65 entered into the Bridge to Housing Pilot Program and were surveyed for this report.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>71 homeless residents of the North Levee were identified. Of these, 65 entered into the Bridge to Housing Pilot Program and were surveyed for this report.</p>
5	<p><b>Data Source Name</b></p> <p>HUD CHAS data from 2008-2012 ACS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Department of Housing and Urban Development (HUD) and the U.S. Census.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>HUD Comprehensive Housing Affordability Survey compiled from the 2008-2012 U.S. Census American Community Survey (ACS).</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>HUD compiles the Comprehensive Housing Affordability Survey from the 2008-2012 U.S. Census American Community Survey (ACS) to inform the Consolidated planning process.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2008-2012.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>U.S. Census American Community Survey</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>U.S. Census American Community Survey</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>U.S. Census American Community Survey</p>
6	<p><b>Data Source Name</b></p> <p>Yolo County Housing Authority</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Yolo County Housing Authority.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Waiting List and Resident demographics.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Demographic data collection is required by the HUD office of Public Housing.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is for Section 8 recipients, public housing residents and residents of residential properties owned by the Yolo County Housing Authority living in West Sacramento.</p>



	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2016</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>7</b>	<p><b>Data Source Name</b></p> <p>West Sacramento General Plan Housing Element</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>City of West Sacramento</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Housing Element of the General Plan analyzes housing needs in West Sacramento and provides strategies for addressing the needs.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The Housing Element is required by the State of California.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>Data was collected during 2013 and the report was accepted by the City Council on September 18, 2013.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The report includes analysis of data from the U.S. Census, Community Development Department records, Economic Development and Housing Department records and community meetings.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The report includes analysis of data from the U.S. Census, Community Development Department records, Economic Development and Housing Department records and community meetings.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The report includes analysis of data from the U.S. Census, Community Development Department records, Economic Development and Housing Department records and community meetings.</p>
<b>8</b>	<p><b>Data Source Name</b></p> <p>2010-2014 ACS 5-Year Estimate</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>U.S. Census 2010-2014 American Community Survey (ACS)</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The U.S. Census collects this data.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2010-2014</p>

	<p><b>Briefly describe the methodology for the data collection.</b> U.S. Census American Community Survey (ACS)</p> <p><b>Describe the total population from which the sample was taken.</b> U.S. Census American Community Survey (ACS)</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> U.S. Census American Community Survey (ACS)</p>
9	<p><b>Data Source Name</b> HUD 2014 Fair Market Rent and HOME Rents</p> <p><b>List the name of the organization or individual who originated the data set.</b> HUD</p> <p><b>Provide a brief summary of the data set.</b> HUD 2014 Fair Market Rent and HOME Rents</p> <p><b>What was the purpose for developing this data set?</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2014</p> <p><b>Briefly describe the methodology for the data collection.</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p> <p><b>Describe the total population from which the sample was taken.</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> HUD determines the Fair Market Rent and HOME Rents for the use of HUD housing programs.</p>
	<p><b>Data Source Name</b> State of California Department of Finance</p> <p><b>List the name of the organization or individual who originated the data set.</b> State of California Department of Finance</p> <p><b>Provide a brief summary of the data set.</b> Table E-5: Population and Housing Estimates, 2011-2016 (number of vacant units).</p> <p><b>What was the purpose for developing this data set?</b> The State of California Department of Finance collects data for internal use and for jurisdictions.</p> <p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2016</p> <p><b>Briefly describe the methodology for the data collection.</b> Data is collected by the State of California Department of Finance.</p>

	<p><b>Describe the total population from which the sample was taken.</b> Data is collected by the State of California Department of Finance.</p> <p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Data is collected by the State of California Department of Finance.</p>
<b>11</b>	<p><b>Data Source Name</b> Zillow.com</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> Zillow.com</p>
	<p><b>Provide a brief summary of the data set.</b> As of 6/20/16, Zillow.com reports 25 foreclosed properties on the market in West Sacramento and 55 units in pre-foreclosure.</p>
	<p><b>What was the purpose for developing this data set?</b> Zillow collects data for the real estate industry.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> June 20, 2016</p>
	<p><b>Briefly describe the methodology for the data collection.</b> Zillow collects data for the real estate industry.</p>
	<p><b>Describe the total population from which the sample was taken.</b> Zillow collects data for the real estate industry.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Zillow collects data for the real estate industry.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Zillow collects data for the real estate industry.</p>
<b>12</b>	<p><b>Data Source Name</b> Yolo County HPAC Housing Inventory Count (HIC)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> Yolo County Homeless and Poverty Action Coalition (HPAC) which acts as the Continuum of Care.</p>
	<p><b>Provide a brief summary of the data set.</b> Count of beds available to homeless persons in Yolo County.</p>
	<p><b>What was the purpose for developing this data set?</b> Data is required by HUD homeless programs.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2016</p>
	<p><b>Briefly describe the methodology for the data collection.</b> Reports from homeless housing providers</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>100% of providers reporting.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Reported number of beds available to homeless persons.</p>
<b>13</b>	<p><b>Data Source Name</b></p> <p>Washington Realized Strategy</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>The City of West Sacramento conducted the study and strategy, with assistance from HUD and consultants.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The <i>Washington Realized: A Sustainable Community Strategy</i> analyzes infrastructure, transportation, affordable housing and economic development needs in the Washington neighborhood (CT 101.01); and provides a strategy for addressing the needs.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>For decades, the Washington neighborhood has been a low-income area challenged with aging infrastructure, underutilized properties, derelict buildings, contaminated parcels (brownfields) and a lack of economic vitality. The area is poised for high density, infill development in the near future. The study was conducted to determine infrastructure needed to support development and to identify measures to improve access to affordable housing, education and employment opportunities to prepare lower-income residents for rising property values and rental rates that can be expected due to development.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2014-2015</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Extensive outreach and meetings were held in the neighborhoods to generate a plan that incorporates the needs of residents and businesses. Consultants and City staff contributed to the infrastructure, transportation, housing and economic development analysis. HUD provided additional technical assistance during plan development. Community outreach and communication efforts included the West Sacramento Youth Resource Coalition, the Bryte and Broderick Community Action Network (BBCAN) and the Sacramento Area Council of Governments (SACOG). The process included multilingual outreach, community assessments and community planning and visioning workshops. An online survey was posted to provide an opportunity for feedback from residents that did not participate in meetings. The BBCAN and the West Sacramento Housing Development Corporation (a non-profit housing developer with several projects in the area) assisted in gathering data on barriers to transit use. Shores of Hope (formerly the Broderick Christian Center) conducted a door-to-door survey of residents needs.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The study evaluates the Washington neighborhood (CT 101.01).</p>

**Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**

The Washington neighborhood (CT 101.01) is an underserved area with aging infrastructure, a 34% poverty rate and low educational attainment. Over 32% of adults do not have a high school diploma. There are significant Russian and Latino populations and 46% of residents identify themselves as speaking English "less than well".