



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: January 19, 2010

SUBJECT: Community Block Grant Program (CDBG) PY 2010-2014
Consolidated Plan

Report in Brief

The City of Woodland receives Community Development Block Grant (CDBG) funds annually from the United States Department of Housing and Urban Development (HUD). In addition to providing an annual Action Plan to indicate the program year's grant allocations, the City is required to submit a five-year strategic plan called the Consolidated Plan. The Consolidated Plan required an update that was accomplished in with a significant amount of public input. In addition, the Rating and Ranking was also changed to improve the evaluation process of CDBG funding applications.

Staff recommends that the City Council approve Resolution No. _____, approving the PY 2010-2014 Consolidated Plan (**Attachment B**) and CDBG Rating and Ranking System (**Attachment C**), directing staff to complete and forward the Consolidated Plan to HUD, and authorize the City Manager to execute any agreement, contracts, and other documents to carry out CDBG funded activities.

Background

CDBG funds must be used for activities that assist lower-income persons and to eliminate conditions of blight from the community. For program year (PY) 2010-2011, the City will receive approximately \$580,000 in CDBG funds. A maximum of approximately \$87,000 of the annual allocation can be used for public service grants and the remainder for public facility construction grants and administration. These funds will be available at the start of the program year, on or about July 1, 2010.

Five-Year Consolidated Plan

Every five years, HUD requires jurisdictions receiving CDBG funds to adopt a new Five-Year Consolidated Plan, which identifies a jurisdiction's overall housing and community development needs and provides a strategy to address those needs. This plan is both a five-year strategic planning document and it establishes a short-term investment plan that outlines the intended use of

Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) entitlement funds in a one-year Action Plan. Currently, the City only receives CDBG funds. The City's proposed 2005-2010 Five-Year Consolidated Plan, was last adopted on May 3, 2005 and is now due to be updated.

The Consolidated Plan consists of four parts: **Introduction** - Describes the purpose of the plan, identifies the lead agency, describes the citizen participation process, and the public comments received on the Draft Consolidated Plan. **Needs Assessment** - This section contains statistical and analytical information that provides an overall picture of the City's housing and community development needs. The housing section describes market conditions and housing needs, the nature and extent of homelessness and the needs of special populations. Other community development needs are also presented. **Strategic Plan** - This section is the cornerstone of the Consolidated Plan, the implementation plan for the City. The Housing and Community Development Strategic Plan describes the anticipated needs within the City based on the Needs Assessment, and outlines strategies and programs to address priority needs.

The **One-Year Action Plan** that allocates the year's funds is usually included with the Consolidated Plan however it is not included with this adoption in order to utilize the revised Rating and Ranking System and new needs assessment, if approved by Council, in the evaluation of 2010-2011 grant applications. The applications are due February 17, 2010. Staff recommendations will be presented to City Council for adoption on April 20, 2010. The Action Plan will describe the activities the City plans to fund in PY 2010-2011 to address priority needs identified in the Strategic Plan.

Discussion

The plan has three key elements, Market Conditions and Housing Needs, including demographics, housing, and economic data; Priority Housing Needs, and Priority Community Development Needs. The Market Conditions and Housing Needs section was developed using Census, California Department of Finance, and other data sources (See Section III, page 14). The housing and community development needs assessment guides the City's expenditure of CDBG funds for the next five years. With the Priority Needs established staff then developed strategies and goals to address the priorities within the five-year period.

Priority Housing Needs

The Priority Housing Needs section is divided into two parts, housing and homeless. The Market Conditions and Housing Needs analysis indicates there is a continued need in the City of Woodland to support opportunities for low- and moderate-income housing (rental and ownership) and the preservation of housing. The Priority Housing Needs are to

- 1) Promote the development of affordable housing
- 2) Support the preservation, maintenance, and improvement of existing housing; and
- 3) Provide fair housing services to reduce housing discrimination.

The Market Conditions and 2009 Homeless Count also indicate there is a continued need for emergency, transitional, and permanent supportive housing for the homeless. The priority housing needs are to continue to support programs that maintain or develop emergency, transitional, and permanent housing; and to support programs that prevent homelessness.

Priority Community Development Needs

To develop the priority community development needs staff compiled data from various sources including Census data, input from the City of Woodland's Public Works and Engineering Departments, resident survey results (see Appendix E in the Consolidated Plan), community meeting comments and discussions, and Yolo County's Community Services Block Grant Action Plan.

Public facilities for health facilities and youth centers were ranked as high community development priorities. Infrastructure improvements for water and sewer improvement and accessibility improvements were high priorities and infrastructure improvements for flood drainage was identified as a medium priority. Employment Training and economic development were ranked as high priorities.

Public services for emergency food and shelter for the homeless or those at risk of homelessness; services to assist youth that would result in crime prevention; and health services especially mental health services were identified as high priorities.

Rating and Ranking System

The City of Woodland's CDBG program scores each application on a 100 point scale and ranks them from highest to lowest number of points. This objective system is the foundation for the staff recommendations presented to City Council. Staff has received many compliments from applicants stating that they prefer this evaluation of grant applications over the past committee system.

This application process has served the CDBG program well for the last few years particularly for construction projects; however staff still struggles with determining which public service applications address the greatest needs in Woodland. For example, do senior services in Woodland need more CDBG funding than youth services? Or should all eligible applications get a share of the allocation? From year to year the CDBG program has had approximately \$80,000 to \$90,000 available for public service programs. With 13 to 15 eligible applications each year, that provides approximately \$5,000 to \$6,000 each. For many organizations this is not a significant amount of money to make an impact in the community. In addition, the smaller the grant amount, the more subrecipients the CDBG program must administer and monitor. Therefore with the Consolidated Plan, staff set out to better determine the unmet needs in the Woodland community that would most benefit from public fund investment.

Revisions to the Consolidated Plan's Needs Assessment, public comments and subcommittee comments generated proposed improvements to the Rating and Ranking System. First, threshold criteria were developed to determine an applicant's eligibility. If the application does not meet the threshold criteria the application will not be scored. To meet threshold requirements the application

must 1) meet a national objective of the CDBG Program and be an eligible CDBG activity; 2) have met timely requirements for prior year funding allocations (new applicants are exempt); and 3) not have any unresolved monitoring findings from previous years.

Second, staff developed two separate scoring sheets for Public Service and Public Facility (construction) applications (See **Attachment C**). The two funding categories have the same overall goal of providing for unmet needs in the community; however, the evaluation of construction projects aspects such as financing and readiness carry the same or more weight than “need.”

Third, points were redistributed among the scoring criteria to better evaluate the most needed and ready programs or projects. Public Service applications will continue to be evaluated on an organization’s capacity and past grant performance. In addition, the evaluation process will focus on “need” in the community; meaning needs identified in the Consolidated Plan. The CDBG program would also like to encourage collaboration with other local agencies to prevent duplication of services and enhance efficiency. Applications that demonstrate this type of collaboration will score high. Finally, the criteria will favor Public Service applications that demonstrate leveraging of the requested CDBG grant amount. As a grantee of HUD, the City’s ability to leverage CDBG dollars is evaluated and reported on annually.

Public Facility applications will continue to be evaluated on project need and eligibility. In addition, applicants will be evaluated on readiness, experience and the ability to deliver the project and the project’s budget.

CDBG staff is also recommending the following programmatic changes:

- 1) Establish a Professional Review Team, including two Redevelopment/Housing staff members, and one outside expert to review, rate and rank applications. The outside expert could be an individual from Yolo County’s Community Services Block Grant program with expertise in grant application processing. This was a suggestion made by the CDBG subrecipients last program year.
- 2) Officially establish a minimum \$6,000 and maximum \$15,000 public service grant amount.
- 3) Before each program year the City Council has the option of choosing to fund a special population, such as homeless, seniors, victims of domestic violence, etc. based on the current needs and economic conditions in the community.
- 4) Require 40 percent of public service allocation to directly benefit food and shelter programs (See **Attachment C**).

Fiscal Impact

The staff costs of developing the Consolidated Plan have been funded with CDBG administration funds. Allocations for activities for the 2010-2011 program year have not yet been determined. There is a potential positive fiscal impact as City capital projects could be allocated funds for programs or projects in the five-year Consolidated Plan period.

Public Contact

The Consolidated Plan was developed with a significant amount of community input. Email blasts, e-newsletter articles, local service agencies, the City Library and Community and Senior Center were used to advertise and distribute community surveys. Over 180 surveys were completed by Woodland residents. Staff also attended the Yolano-Donnelly Circle community meeting on November 3, 2009 to receive input and comments on unmet needs in the community. In addition, a general community meeting was also held on November 4, 2009. A public hearing notice for this meeting was published on October 21, 2009 in the *Daily Democrat*. Finally a public hearing notice was published on January 5, 2010 and as a posting to the City Council agenda for the January 19 Council meeting. Citizen Participation in the plan is detailed in Section I, Part B of the Consolidated Plan.

Council Subcommittee Recommendation

On July 7, 2009 the City Council directed staff to form a CDBG Consolidated Plan Subcommittee to oversee the development of the Consolidated Plan. This Subcommittee included Vice Mayor Pimentel Council member Dote. The Consolidated Plan Subcommittee met twice on September 9, 2009 and November 19, 2009. Staff has included all comments from the subcommittee in the Consolidated Plan process and has been directed to move forward with the plan's approval.

Alternative Courses of Action

1. Approve Resolution No. ____, approving the PY 2010-2014 Consolidated Plan (**Attachment B**) and CDBG Rating and Ranking System (**Attachment C**), directing staff to complete and forward the Consolidated Plan to HUD, and authorize the City Manger to execute any agreement, contracts, and other documents to carry out CDBG funded activities.
2. Do not approve Resolution No. ____ and direct staff to revise the Consolidated Plan and/or CDBG Rating and Ranking System.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

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Redevelopment/Housing
Analyst

Reviewed by: Cynthia Shallit
Redevelopment Manager

Mark G. Deven
City Manager

Attachment A: Resolution
Attachment B: Draft Consolidated Plan and exhibits
Attachment C: Rating and Ranking System

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
WOODLAND TO APPROVE THE 2010-2014 COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) CONSOLIDATED PLAN**

WHEREAS, the City of Woodland (“City”) annually receives an allocation of Community Development Block Grant (CDBG) Funds from the Department of Housing and Urban Development (HUD);

WHEREAS, as part of the program requirements, the City must submit a five-year strategic plan referred to as the Consolidated Plan that identifies a jurisdiction’s overall housing and community development needs and provides a strategy to address those needs; and

WHEREAS, a public hearing was held on January 19, 2010 to receive public input on the 2010-2014 CDBG Consolidated Plan;

WHEREAS, the Consolidated Plan is required to be approved after receiving public input.

NOW, THEREFORE, BE IT RESOLVED, as follows:

Section 1: This City Council hereby finds and determines that the foregoing recitals are true and correct;

Section 2: This City Council hereby approves the 2010-2014 CDBG Consolidated Plan and CDBG Rating and Ranking System;

Section 3: This City Council hereby directs staff
(a) to complete the 2010-2014 Consolidated Plan, as well as any other items required by the U.S Department of Housing and Urban Development (HUD), -- incorporating any public input received during the public comment period;
(b) to forward the completed 2010-2014 Consolidated Plan to HUD by May 15, 2010;

Section 4: This City Council hereby authorizes the City Manager to execute any agreements, contracts or other documents with the appropriate entities to meet the requirements of submitting the Consolidated Plan and carrying out the CDBG funded activities;

Section 5: This Resolution shall take effect from and after the date of its passage and adoption.

PASSED, APPROVED AND ADOPTED this 19th day of January, 2010 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Marlin H. "Skip" Davies, Mayor

ATTEST:

Sue Vannucci, City Clerk

APPROVED AS TO FORM:

Andrew Morris, City Attorney



CDBG Rating and Ranking System

The highest ranked proposals will be funded; see attached proposed rating and ranking sheet.

1. Rate and Rank applications based on the attached revised Rating and Ranking System. The highest ranked proposal will be funded; see attached proposed rating and ranking sheet.
2. For Public Service Applications only: establish a Professional Review Team, including two Redevelopment/Housing staff members, and one outside expert, to review, rate and rank application requests to establish an unbiased review process. The outside expert could be an individual from the Community Services Block Grant Program with expertise in grant application processing (outside of Redevelopment Division)
3. Establish a minimum of \$6,000 and maximum amount of \$15,000 per funding request, under the category of **Public Services**, (this funding category is limited to 15% of our annual grant allocation and has averaged \$85,000 annually).
4. At City's option, may only fund a special population, (Homeless, Seniors, Victims of Domestic Violence, Youth, etc.). The City Council could choose to exercise this option depending on the current needs and economic conditions in the community
5. Require 40% of the public service allocation to directly benefit food and shelter programs.
6. Require applicants to leverage requested grant amount. Higher points would be awarded to applicants who can demonstrate leveraging of CDBG dollars.
7. Encourage collaboration with other local agencies. Collaboration means efforts to prevent duplication of services and enhance efficiency. Bonus points will be awarded to applications that demonstrate collaboration.



CITY OF WOODLAND
Community Development Block Grant (CDBG)
Application Rating and Ranking System
PUBLIC SERVICE

Texts underlined are the changes made to last year's Rating and Ranking System.

Threshold Criteria – Proposed programs or projects must be able to answer yes for only questions 1 – 5 in order to be eligible for CDBG funding and considered for rating and ranking process.

1. Does the program or project meet a national objective of the CDBG Program?
 2. Is the proposed program or project an eligible CDBG activity?
 3. Has applicant met timely expenditures of CDBG funding in prior year funding allocation? (New applicants are exempt.) Meaning all public service funds were expended by the end of the grant contract, June 30th.
 4. If awarded CDBG funds within the last year, were quarterly reports and reimbursement requests complete and submitted in a timely manner?
 5. Did applicant have any unresolved monitoring findings in the last year? (i.e. no income verification)
-

I. Benefit to Low and Very Low Income Persons – (Total 10 Points)

Activities that benefit at least 51 percent low and very low income persons. (10 points)

Activities that meet either of the other two National Objectives (reduction/ elimination of slum/blight or urgent need). (5 points)

II. Activity Need and Justification – (Total 25 Points)

Need – 5 Points

The activity will be evaluated in terms of the documentation and justification of the **unmet need** in the community. Activities with excellent documentation and justification of the unmet need in the community will be awarded the maximum of 5 points (Good – 5 pts, Average – 3 pts, and Poor – 0 pts) In addition activities that serve the very lowest income levels will be given high consideration.



Consolidated Plan Priority – 20 Points¹

Activities addressing a high, medium or low priority as identified in the Consolidated Plan will be awarded points as followed (20 Points = High, 10 Points = Medium, 5 Points = Low)

III. Reasonableness of Cost Estimates – (Total 5 Points)

The activity will be evaluated in terms of: 1) its impact on the identified need, 2) its implementation costs and funding request relative to its financial and human resources. Evaluation will include the cost incurred per person per unit and the justification for a particular level of funding.

IV. Project Budget – (Total 20 Points)

Points will be awarded based on evidence of sufficient funding to complete the program and applicant's ability to leverage the requested grant amount.

V. Activity Management– (Total 20 Points)

Points will be awarded to applicants based on documentation and information provided, showing that the resources needed to manage the proposed activity are available and ready, and that the commitment for operation and maintenance, where applicable, has been certified. This includes use of computer systems or other systems which track grant funding and the client results for the program which funds are being requested.

VI. Experience and Organizational Capability – (Total 20 Points)

The experience of the applicant, including the length of time in business and experience in undertaking programs/projects of similar complexity as the one for which funds are being requested will be evaluated. In addition, the capability and skills of administrative and program staff to carry out the program.

For those applicants that have not received CDBG funding in the past, allocation of points up to the maximum of 20 points will be awarded, dependent upon thorough documentation of similar past performances submitted with the application.

TOTAL POINTS AVAILABLE 100 points

¹ High Priorities are emergency food and shelter for the homeless and at risk homeless, youth services, health services, crime awareness activities, fair housing counseling, and job training.



CITY OF WOODLAND
Community Development Block Grant (CDBG)
Application Rating and Ranking System
PUBLIC FACILITIES (CONSTRUCTION)

Texts underlined are the changes made to last year's Rating and Ranking System.

Threshold Criteria – Proposed programs or projects must be able to answer yes for only questions 1 – 4 in order to be eligible for CDBG funding and considered for rating and ranking process.

1. Does the program or project meet a national objective of the CDBG Program?
2. Is the proposed program or project an eligible CDBG activity?
3. If awarded CDBG funds within the last year, were quarterly reports and reimbursement requests complete and submitted in a timely manner?
4. Did applicant have any unresolved monitoring findings in the last year? (e.g. Davis Bacon violations)

I. Benefit to Low and Very Low Income Persons – (Total 10 Points)

Activities that benefit at least 51 percent low and very low income persons. (10 points)

Activities that meet either of the other two National Objectives (reduction/ elimination of slum/blight or urgent need). (5 points)

II. Activity Need and Justification – (Total 20 Points)

Need – 5 Points

The activity will be evaluated in terms of the documentation and justification that these construction improvements are needed and how the improvements benefit the community. Projects with excellent documentation and justification of for the project will be awarded the maximum of 5 points (Good – 5 pts, Average – 3 pts, and Poor – 0 pts)

Consolidated Plan Priority – 15 Points²

² High priorities are infrastructure improvements including water, sewer, and storm water; facilities for health care and youth centers; accessibility for the physically disabled (ADA Improvements); non-residential historic preservation in the Downtown; and business loans for economic development



Activities addressing a high, medium or low priority as identified in the Consolidated Plan will be awarded points as followed (15 Points = High, 10 Points = Medium, 5 Points = Low)

III. Reasonableness of Cost Estimates – (Total 15 Points)

The activity will be evaluated in terms of: 1) its implementation costs and funding request relative to its financial and project management resources and 2) source of construction estimates.

IV. Project Budget – (Total 15 Points)

Points will be awarded based on evidence of sufficient funding to complete the project. The applicant should explain if other funding sources were explored and why other funding sources could not be used on the project or could not be acquired.

V. Readiness – (Total 20 points)

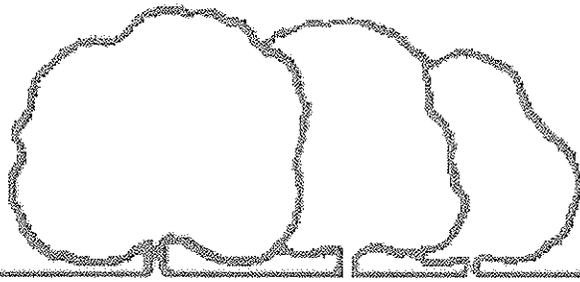
Points will be awarded to applicants based on documentation and information provided, showing that the resources, such as funding, site control, etc., needed to carry out the proposed project are available and ready. Maximum points will be given to activities that are ready to move forward quickly. Typically this means that the design and engineering work is underway or has been completed. This criterion takes into consideration factors that may accelerate or slow down the ability to implement the activity in a timely manner. The highest points will be given to construction projects that can be completed within 18 months.

VI. Experience and Organizational Capability – (Total 20 Points)

The experience of the applicant, including the length of time in business and experience in undertaking projects of similar complexity as the one for which funds are being requested will be evaluated. This includes the project management capability and skills of administrative and program staff to carry out the project and past performance on Woodland CDBG construction projects. Experience in managing other funding sources and leveraging federal dollars will be considered.

For those applicants that have not received CDBG funding in the past, allocation of points up to the maximum of 20 points will be awarded, dependent upon documentation of similar project management experience especially with federally –funded construction projects submitted with the application.

TOTAL POINTS AVAILABLE 100 points



City of Woodland

DRAFT
Consolidated Plan
Five Year Strategic Plan
Program Year 2010-2014



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I. INTRODUCTION

A. SUMMARY OF THE CONSOLIDATED PLAN PROCESS

The Consolidated Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD). HUD requires each state and local government receiving federal funds to prepare a coordinated strategy to address the community's needs in the areas of housing, homelessness, infrastructure and facilities, as well as economic development. This plan is both a five-year strategic planning document and a short-term investment plan for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with HIV/AIDS (HOPWA) entitlement programs. Although, the City of Woodland is only a recipient of CDBG funds, the Consolidated Plan addresses all community needs. The annual CDBG allocation cannot fund all community needs in the five-year period, but the Consolidated Plan provides a strategic approach to prioritizing community needs.

The Consolidated Plan outlines the City's intent to pursue the overall goals of HUD's community development and planning programs, including:

1. To provide decent and quality housing;
2. To establish and maintain a suitable living environment; and
3. To expand economic revitalization opportunities.

The Consolidated Plan serves the following functions:

1. A planning document for the City, based on a participatory process;
2. An application for federal funds under HUD's formula CDBG grant program;
3. A strategy for administering HUD programs; and
4. An action plan that provides a basis for assessing performance.

This document is a result of considerable discussion and suggestions from many different sources. The Redevelopment/Housing Division takes the lead for developing the Plan. The City receives comments in interaction with federal, state, and county agencies that serve the City of Woodland, including HUD, the State of California Department of Housing and Community Development, the Yolo County Housing Authority, and the County of Yolo Departments of Health and Social Services. Local non-profit organizations and community service providers from public and private sectors are also sources of valuable information.

The Plan incorporates relevant information and data from a variety of sources. The primary data was obtained from the following sources: 2000 U.S. Census and 2006-2008 Census American Community Survey; City of Woodland Housing Element 2008 Update; City of Woodland Capital Improvement Plan 2009-2018; Redevelopment Agency Implementation Plan 2010-2014; and the 2009 Continuum of Care Application for Yolo County.

The 2010-2014 Plan is organized into five (5) sections: **1) Introduction**, which describes the

consolidated plan process and the citizen participation process; **2) Housing and Community Development Needs Assessment**, which describes the characteristics of the population, income, household size and type and other community development needs; **3) Market Conditions and Housing Needs**, which describes housing conditions, affordability of housing, nature and extent of homelessness, the needs of special populations and other housing needs; **4) Housing and Community Development Five-Year Strategic Plan**, which describes the anticipated resources over five years to meet identified needs, the priorities for allocating resources based on the needs assessment, and outlines priority housing and community development strategies and programs to address priority needs and; **5) One-Year Action Plan**, which describes the actions the City plans to undertake in FY 2010-2011.

B. CITIZEN PARTICIPATION

This section describes specific actions taken to encourage citizen participation during the development of the City of Woodland's Five Year Consolidated Plan (the "Plan") (FY 2010-2014) and the 2010-2011 Annual Action Plan.

A critical component of the Consolidated Plan is the citizen participation process. Woodland has an ongoing citizen participation process that has been strong and vital over the years. It is a comprehensive process by which the City keeps its residents, community agencies, businesses, and all other interested parties informed about its community development efforts through the CDBG program. It is also the tool to gather a wide variety of input from the City's low- and moderate-income (L/M income) residents, as well as the City's public and private sectors. Citizen input is solicited and gathered at every step of the Plan process.

Low-income people, especially those living in low-income neighborhoods and areas where CDBG money might be spent, are encouraged to become involved through outreach and representation by various grantee and service agencies. The City encourages involvement of all people, including those that do not speak English and disabled people. All meetings are held in ADA accessible buildings and arrangements for non-English-speaking individuals are available. Residents of public and assisted housing are encouraged to become involved through outreach and representation by Yolo County Housing and other service agencies.

The annual funding process begins each year with an invitation to the non-profit organizations in the community to submit a grant application. The City also provides technical assistance to groups representing or assisting persons of L/M income in the development of proposals for funding assistance under the Consolidated Plan. The grant requests are carefully reviewed by City staff with a rating and ranking system (**Appendix M**). The applications are scored out of 100 points based on community's priority needs; benefit to L/M income persons; reasonableness of cost estimates; activity management; experience and organizational capability; readiness, and project budget. The scored applications are then ranked in order to determine the funding recommendations. The funding recommendations are then reviewed at two public meetings to receive comment.

The Citizen Participation Plan includes public hearings at different stages of plan update, funding, and or monitoring. One or more hearings are held prior to Plan development, and one or more hearings are held after the Plan has been prepared. There is also a 30-day comment period after the Plan is prepared to allow all residents to review the Plan and the CDBG draft funding recommendations. The draft Consolidated Plan is placed at the Library and the City Clerk's office and is available on the city's website (www.cityofwoodland.org). From the website a citizen may submit a comment or question regarding the Plan directly by email. A notice of the Plan's availability is also published in the newspaper.

The citizens of Woodland are informed about every stage of the Plan development and citizen participation process via legal noticing and public advertisements 14 days in advance in the local newspaper, as well as flier announcements placed at various social service agencies, churches, etc. in the community. All citizens, public agencies, and other interested parties are provided easy access to relevant information, including the opportunity to receive information, review, and submit comments on any proposed submission concerning the proposed activities (including the amount of assistance the jurisdiction expects to receive) and on the range of activities that may be undertaken (including the estimated amount that will benefit persons of low- and moderate-income).

The Citizen Participation Plan is required to set forth the City's anti-displacement mechanisms. The City has adopted the following statement in this regard:

- The City will take all reasonable steps to minimize the displacement of individuals, families, businesses, non-profit agencies, etc. as a result of projects assisted with CDBG funds.

The Citizen Participation Plan is also required to identify the City's complaint process for addressing complaints from citizens related to the Consolidated Plan, amendments, and the performance report. The City has adopted a complaint procedure which includes the following components:

- The City will provide a timely and substantive response to all written complaints.
- Upon receipt of a written comment, the City will prepare and forward a written response to the complaint within 15 working days where practicable.
- Copies of the complaint, the City's written response (including clarification and/or corrective action, as needed) and any other related documents will remain on file in the Community Development Department for a period of two years.
- All written complaints/comment should be addressed to:

Redevelopment Manager
Community Development Department
300 First Street
Woodland, CA 95656

With respect to this particular revision of the Plan for the 2010-2014 program period, there have been the following formal opportunities for citizen involvement:

The City has conducted an extensive priority needs assessment of the community's housing needs, economic development needs, public facilities and improvements needs, and public service needs. The needs assessment was conducted through various methods including surveys to service providers and residents, community meetings, public hearings, and 30-day comment periods for Con Plan revisions.

Resident surveys (**Appendix D**) and Service Provider surveys (**Appendix F**) were released on September 16, 2009 and were available until November 20, 2009. English and Spanish surveys were available online using SurveyMonkey.com; the link to the surveys were available on the City website and in emails to the CDBG Interested Individuals list serve. Citizens could also obtain a hard copy of the surveys on the city website, www.cityofwoodland.org, the City of Woodland Library, Community Development Department, and the Community and Senior Center. Surveys were also distributed to all Woodland Service Providers, who made them available to their clients, the Historic Woodland Downtown Association, the Catholic Church community, and surveys were delivered door-to-door to all 132 residents at Yolano Village (housing provided by Yolo County Housing.) The City received 184 survey responses (**Appendix E**).

Staff attended Yolo County Housing –Yolano Village resident meeting on November 3, 2009. Residents were asked to choose their top three most needed public services and residents were encouraged to give comments. A general community meeting was held on November 4, 2009 using the preliminary survey results. The public meeting was noticed on October 21, 2009 for a community meeting held on November 4, 2009 with City staff inviting citizen's comments on the survey results and the priority housing and community development needs in the City of Woodland. Attendees participated in a dot voting exercise. Each attendee was given three dots to place on the three most important community service and community facility, respectively. These two categories were targeted during the community meeting because the survey results did not give a clear indication of high, medium, and low priority.

On December 18, 2009 a notice was published announcing the availability of the Plan's Draft Needs Assessment for public comment. The Draft Needs Assessment was available for public comment for 30 days. Then, a public hearing notice was published on *January 5, 2010* for a public hearing to be held on *January 19, 2010* with City staff inviting citizen's comments on priority housing and community development needs in the City of Woodland, as part of the planning process for the 2010-2014 Consolidated Plan. Public comments are received at the public hearing and incorporated into the plan. Copies of the public hearing notices are

presented in **Appendix A**. A summary of citizen comments received during the entire Consolidated Plan process is presented in **Appendix B**.

For the 2010-2014 Consolidated Plan and 2010-2011 Action Plan, the City of Woodland adopted the documents separately in order to utilize the updated community development needs assessment in the scoring of the applications for funding.

C. LEAD AGENCY AND CONSULTATION PROCESS

Lead Agency

The Community Development Department of the City of Woodland is the lead agency in the development and implementation of the City's Consolidated Plan.

Consultation with Other Entities

The City of Woodland has been in contact with the following agencies during the development of the Consolidated Plan: State of California Department of Housing and Community Development, the Yolo County Housing Authority, County of Yolo Department of Employment and Social Services, and the Yolo County Continuum of Care. Local non-profit organizations and community service providers from public and private sectors have also been involved during the 2010-2014 Consolidated Plan and 2010-2011 Action Plan process. Emails were sent out to local non-profit agencies to invite them to participate in the Consolidated Plan process through surveys and community meetings. **Appendix C** includes notices to the community and local non-profit agencies regarding the surveys and community meetings.

II. HOUSING AND COMMUNITY DEVELOPMENT NEEDS ASSESSMENT

A. COMMUNITY DESCRIPTION

The City of Woodland is located 20 miles northwest of the State Capitol City of Sacramento. Woodland is the County seat for Yolo County. The State Department of Finance estimated the City's population at 56,399 as of January 1, 2009. It was incorporated in 1871 and is presently 14.5 square miles. It is a diverse community with a large industrial area, a commercial area that includes the largest shopping center in Yolo County, and residential areas that provide a variety of housing types. It is also the home of Woodland Community College.

According to Woodland's 2008 Economic and Demographic Profile, the major industry sector is Trade, Transportation and Utilities, which includes activities such as retail trade, wholesale trade, warehousing and distribution, truck transportation, and electricity services. Other large

employment sectors in Woodland include Educational & Health Services, and Manufacturing. This employment structure reflects Woodland’s role as a hub of manufacturing and distribution activities in the Sacramento Region due to its central location on Interstate 5, and its proximity to Sacramento International Airport (9 miles to the east). Woodland’s origin is in agriculture and although only 2 percent of employment is in the agriculture industry many of the manufacturing, distribution, and transportation type businesses support the agriculture industry in the county.

The commercial activity in Woodland falls into several categories: 1) the registered historic downtown which contains the original “Main Street” and a number of historical structures; 2) auto-oriented commercial uses along Main and East Streets, and adjacent to I-5; 3) several “big box” style retailers on the east end of Main Street and south of I-5 on Highway 102.

Woodland is a community of neighborhoods, with housing choices to suit a broad spectrum of needs and tastes. Many of the original 19th century Victorians, classical revival farmhouses, and Queen Anne-style homes remain in place today, particularly in the area south of downtown, lending a special charm to this community that takes considerable pride in its heritage. New suburban growth has taken place in Spring Lake with the construction of about 500 new homes with planned build-out at 4,000 units.

B. POPULATION, AGE, RACE AND ETHNICITY

Population

As shown in **Table 1**, population in the City of Woodland increased by about 14 percent from 2000 to 2009. The City is experiencing an annual population growth slightly less than the County’s growth.

TABLE 1 Population Trends City of Woodland and Yolo County				
Year	Population	Change	% Change	Simple Annual % change
CITY OF WOODLAND				
2000	49,151	N/A	N/A	N/A
2009 Estimate	56,399	7,248	14.7	1.6
YOLO COUNTY				
2000	168,660	N/A	N/A	N/A
2009 Estimate	200,709	32,049	19.0	2.1
Source: State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark</i>				

Race and Ethnicity

The 2000 Census reports that approximately 66.8 percent of the population of the City of Woodland is White, as seen in Table 2A. About 1.3 percent of the population is Black or African American and 3.8 percent is Asian. Another 1.4 percent is American Indian and Alaskan Native with 0.3 percent Native Hawaiian and other Pacific Islander. Approximately 39 percent of the population of the City is of Hispanic or Latino origin. The figures for Yolo County reflect comparable percentages with about 66.7 percent White, 2.0 percent Black or African American, 1.2 percent American Indian and Alaska Native and 0.3 percent Native Hawaiian and other Pacific Islander. The County had a higher percentage of Asians at 9.9 percent and a lower percentage of Hispanics at 25.9 percent.

When compared with the Census's American Community Survey (ACS) 2006-2008 estimates the racial and ethnic groups are generally the same percentages as the 2000 Census. Therefore, although the population of Woodland has increased since the 2000 Census by over 7,000 people the racial and ethnic group ratios have remained steady.

Race and ethnicity may impact housing needs and conditions. Cultural influences of races may reflect preference for specific types of housing. For example, some cultures place greater emphasis on maintaining an "extended family," potentially leading to an increased demand for larger single-family housing or to problems of overcrowding.

**Table 2
City and County Population by Race and Ethnicity: 2000 Census**

City of Woodland		Yolo County		
Number	Percent	Category	Number	Percent
32,851	66.8	White	114,129	67.7
631	1.3	Black or African American	3,425	2.0
718	1.4	American Indian and Alaska Native	1,953	1.2
1,851	3.8	Asian	16,614	9.9
136	0.3	Native Hawaiian and other Pacific Islander	507	0.3
10,566	21.5	Some other race	23,214	13.8
2,398	4.9	Two or more races	8,818	5.2
49,151	100.0	Total	168,660	100.0
19,084	38.8	Hispanic or Latino	43,707	25.9
30,067	61.2	Not Hispanic or Latino	124,953	74.1
49,151	100.00	TOTAL	168,660	100.0

Source: 2000 Census (SF1), Table P8

C. AREAS OF RACIAL/ETHNIC MINORITY CONCENTRATION

Figure 1 shows the distribution of minority persons throughout the City. The Black and Asian populations do not appear to be concentrated in any one area of the City. There are a number of census tracts in the City with a concentration of Hispanic, however, the highest area concentration of Hispanics is found in the central and eastern areas of the City.

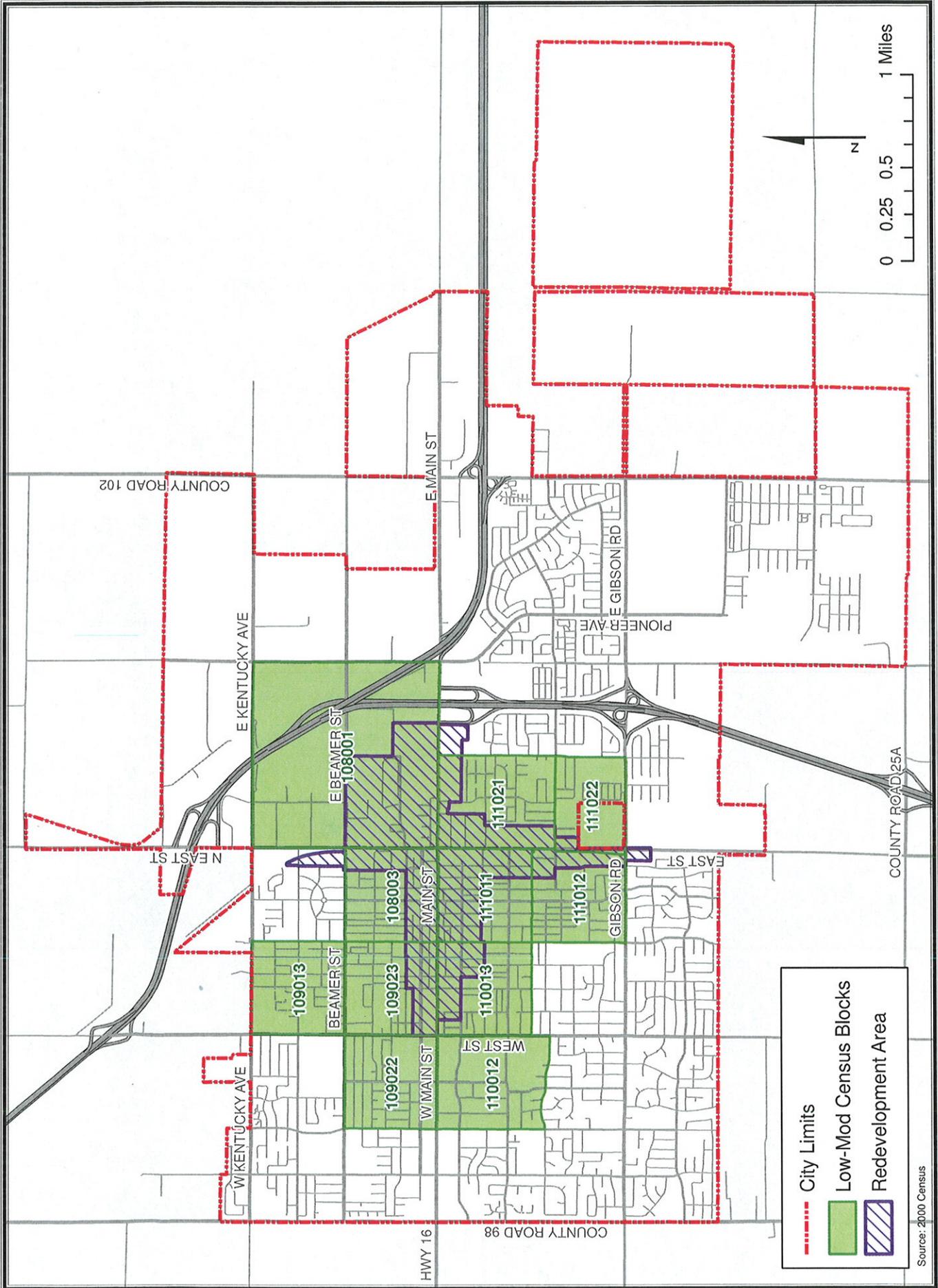


Figure 1: Low- and Moderate-Income Areas



Source: 2000 Census

D. AGE CHARACTERISTICS

Age is an important influence on housing demand because people of different age groups have different housing needs. It is generally assumed that younger persons prefer apartments, low to moderate cost condominiums and smaller single-family units. Adults with higher incomes and larger household sizes provide the major market for moderate to high-end apartments, condominiums and single-family homes. The senior population tends to either remain in place in single-family homes or to require low to moderate cost apartments and condominiums, group quarters and mobile homes.

According to the 2000 Census, adults (18 years and older) comprised of 70.3 percent of the City's population, while only 12.3 percent were people 62 years and older and 8.1 percent were children 5 years and younger. Since the 2000 Census these age groups have remained steady. According to the Census' ACS 2006-2008 estimate adults increased to 72.5 percent and those 62 years and older increased to 14.8 percent, while children 5 years and younger decreased to 7.2 percent. As Woodland's population continue to age, the percentage of seniors will increase.

E. HOUSEHOLD INCOME

Income is a major factor influencing the demand for housing and to a large extent reflects the affordability of housing in a city. According to the 2000 Census, the median household income in Woodland was \$44,449 and the median income of Yolo County was \$40,769. Per the Census' ACS 2006-2008 estimate, the median household income increased to \$54,645; approximately \$10,000 more than the 2000 Census. Yolo County's estimated median household income in 2008 was \$58,851; approximately \$4,000 higher than Woodland's 2008 median household income. Therefore, Woodland's median household income has decreased in comparison to Yolo County's.

F. AREAS OF LOW- AND MODERATE-INCOME FAMILIES AND/OR RACIAL/ETHNIC MINORITIES

Figure 2 shows the areas of low- and moderate-income concentration in Woodland, also referred to as the CDBG eligible areas. The "concentration" of low- and moderate-income households in the City of Woodland is the Census Tract Block Groups adjacent to Main Street both north and south from Cottonwood Street on the west to approximately State Highway 113 on the east. An "area of low/moderate-income concentration" is one in which over 50 percent of all residents in that Census Tract or Block Group are earning 80 percent or less of the area median income (AMI). Some of these same areas in the City also have a "concentration" of minority residents, as see in **Figure 3**.

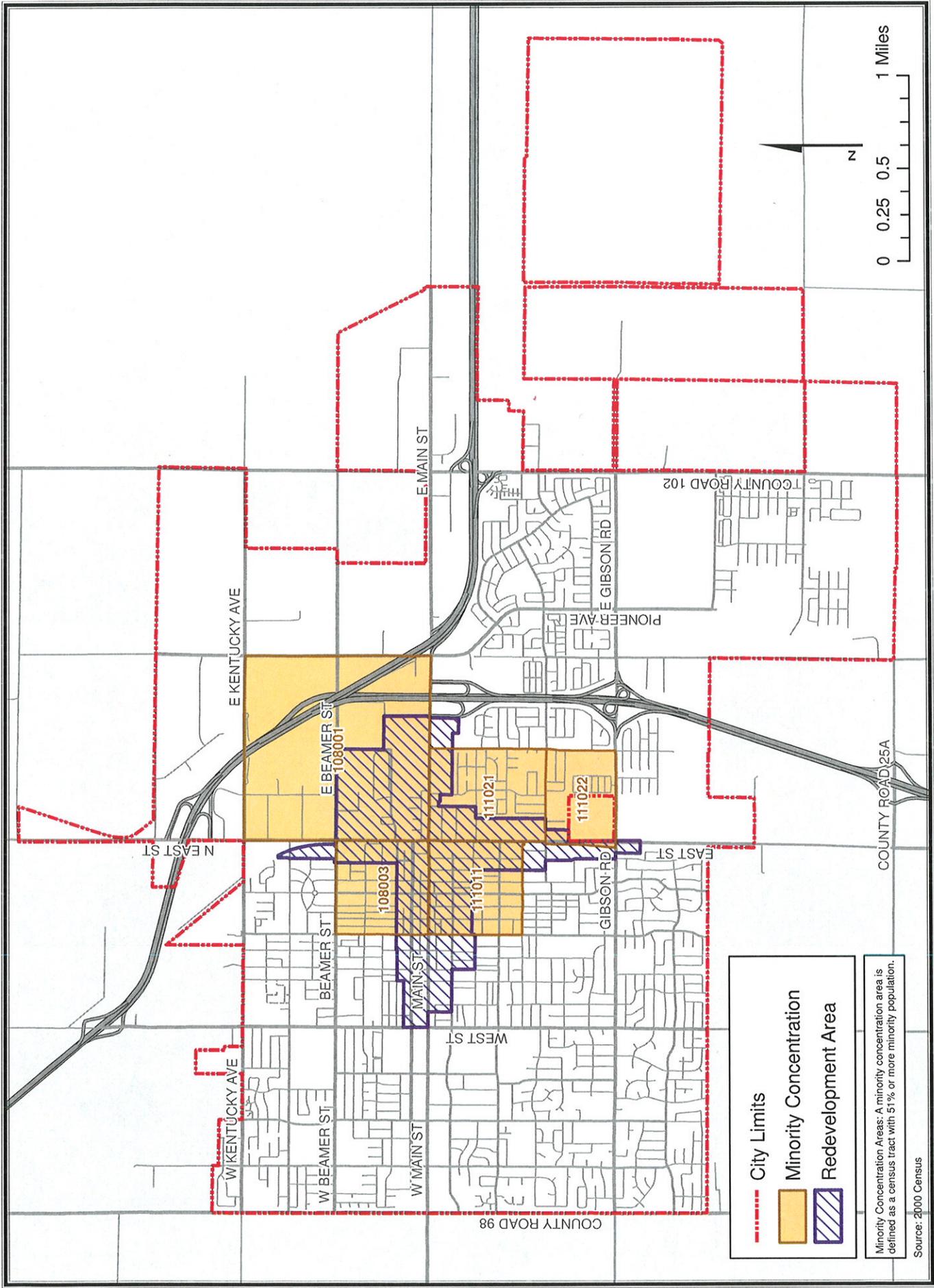
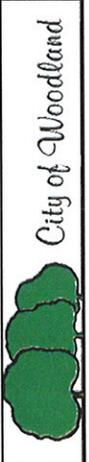


Figure 2: Areas of Minority Concentration



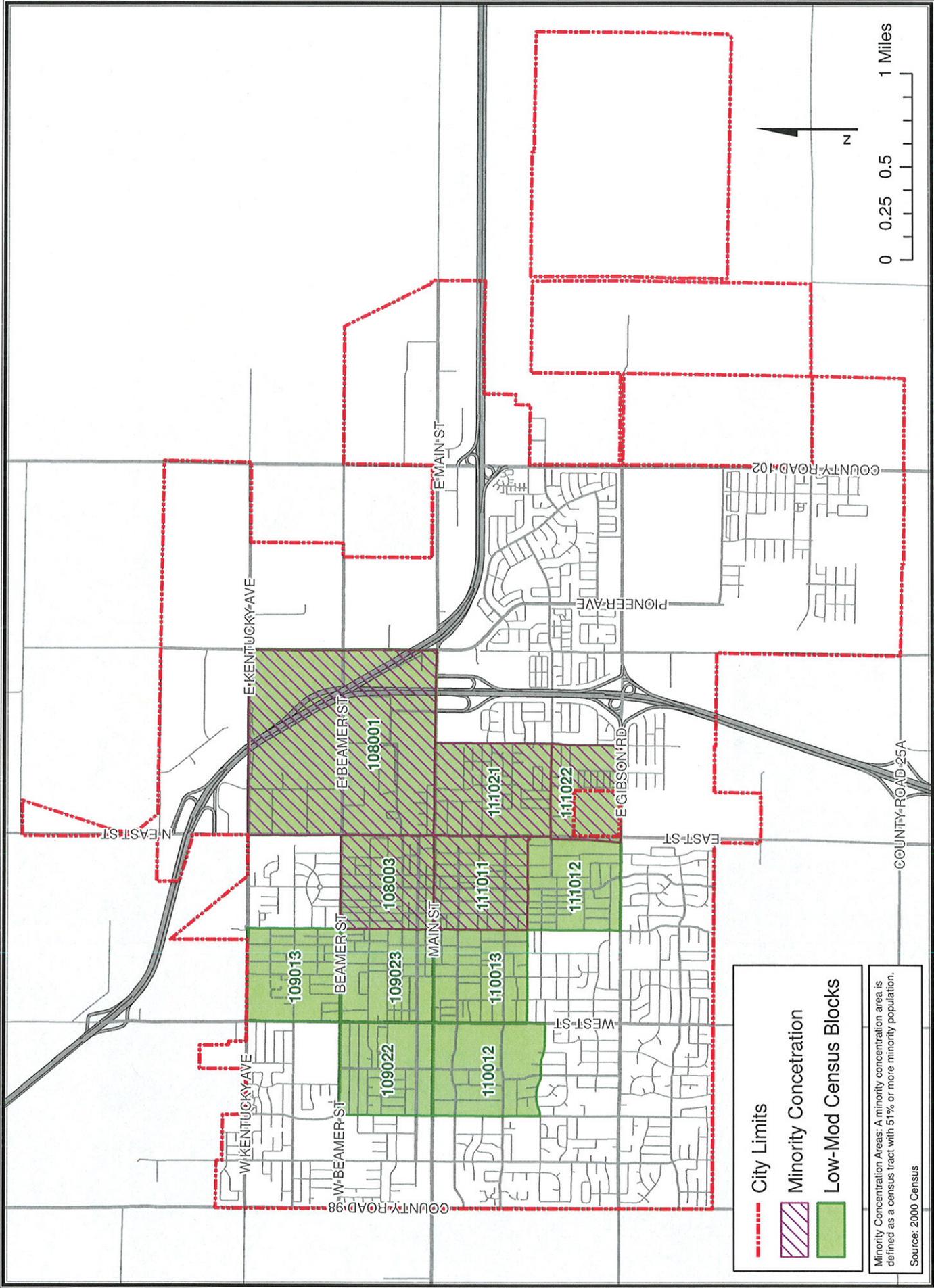


Figure 3: Low- and Moderate-Income and Minority Concentration Areas



G. HOUSEHOLD SIZE AND TYPE

The change in the number of households in a city is one of the prime determinants of the demand for housing. Household characteristics are important indicators of the type and size of housing needed in a city. Between 2000 and 2009, the number of households in the City increased by 13.8 percent, as seen in Table 3.

Table 3 Household Formation Trends			
Year	Households	Change	Percentage Change
City of Woodland			
2000	48,365	N/A	N/A
2009	55,021	6,656	13.8
Yolo County			
2000	161,145	N/A	N/A
2009	191,854	30,709	19.1
Source: State of California, Department of Finance, <i>E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark</i>			

According to the State Department of Finance, the average household size in Woodland decreased slightly from 2.887 persons per household in 2000 to 2.860 in 2009. The average household size for Yolo County also slightly decreased from 2.714 in 2000 to 2.694 persons per household in 2009.

Overall, the City of Woodland’s population has increased, providing more housing to households of consistent composition and attracting households with slightly higher incomes. Much of the City’s new growth has occurred in the Spring Lake Specific Plan Area. With this growth, the median household income has increased by approximately \$10,000 per household since 2000 and families living below the poverty line have decreased from 9.2 percent to 7 percent.

H. OTHER COMMUNITY DEVELOPMENT NEEDS

During the Consolidated Plan preparation process the City consulted with citizens and applicable departments within the City to identify other community development needs. A listing of priority needs is presented in **Appendix L**. This section describes and analyzes the City’s non-housing community development needs: public services, public facility and infrastructure, and economic development activities.

Public Services

The City of Woodland provides funding support for non-profit social service agencies. These agencies provide services to meet a variety of community needs in the City serving special

population needs including the elderly and low-income families and youth. During the Consolidated Plan process public services including emergency food and shelter for the homeless or those at risk of homelessness; services to assist youth that would result in crime prevention; and health services especially mental health services were identified as high priority needs.

Youth centers were also identified as a high priority community development need. Services including battered/abused spouses and children, mental health services, substance abuse services, senior services, and child care services were identified as medium priorities.

Public Facilities and Infrastructure Improvements

Infrastructure improvements including water and sewer improvements and accessibility improvements were identified as high priorities, while flood drainage was identified as a medium priority. Development of health facilities and youth centers were also identified as high priority community development needs. These programs and facilities would benefit the City's youth by diverting them from potential criminal activity, thereby increasing safety within the neighborhoods.

Economic Development

According to the 2000 U.S. Census, 64.9 percent of Woodland's population 16 years and over was in the labor force, which equates to a labor force of 23,385 persons. According to Woodland's 2008 Economic and Demographic Profile Woodland has a civilian labor force totaling close to 28,000 people. In 2008, estimates stated an unemployment rate of 8.8 percent in Woodland and 7.8 percent in Yolo County. However, due to the recent economic downturn these statistics are quickly changing. According to the California State Department of Employment the current unemployment rate in Yolo County is 12.2 percent. It can be assumed that Woodland's unemployment rate is similar. The Census' ACS 2006-2008 estimate reported the median household income at \$54,645. However, due to the recent surge in unemployment it is likely that the median household income has decreased. Through the Consolidated Plan process, employment training was identified as a high priority. Obtaining training in a different field and getting employed is crucial to stabilizing a household's income and housing.

III. MARKET CONDITIONS AND HOUSING NEEDS

A. HOUSING AVAILABILITY ANALYSIS

The 2009 City/County Population and Housing Estimates report from the California Department of Finance reported a total of 19,659 housing units in the City. Approximately 70 percent or 13,760 were single-family units, 26.5 percent (5,218) were multi-family units. Mobile homes,

trailers, and other housing units composed of 3.5 percent (681). There was a net increase of 2,538 housing units (14.8 percent) in the city from 2000 to 2009. This is approximately the same increase in housing units that occurred between 1990 and 2000.

B. TENURE

The ratio between homeowner and renter households can be affected by several factors, such as housing costs, housing type, housing availability, and preference. The percentage of homeownership in Woodland from 2000 to 2008 (estimates) increased 1.4 percent. Woodland has consistently had a higher homeownership rate than Yolo County, which was estimated to be 54.2 percent in 2008 (See **Table 4**).

One of the gauges of strong communities is the rate of homeownership. Although the City’s homeownership rate increased 1.4 percent, it did so at a time when homeownership rates in the United States were on the increase. The recent foreclosure crisis has greatly impacted the rate of homeownership and it is not yet reflected in the data. It can be expected that the number of homeowners will decrease in the next year. Although Woodland is a fairly established community, the new growth areas have experienced a higher possibility of foreclosure. There is an ongoing need to support homeownership within the community, as well as to ensure that there is a sufficient quantity of both single-family units for homeownership and affordable multi-family units available to residents.

	2000		2006-2008 estimate	
City of Woodland	Number of Households	Percent	Number of Households	Percent
Owner occupied	9,799	58.5	10,488	59.9
Renter occupied	6,952	41.5	7,032	40.1
Yolo County	Number of Households	Percent	Number of Households	Percent
Owner occupied	31,506	53.1	36,828	54.2
Renter occupied	27,869	46.9	31,143	45.8

Source: Census Bureau (2000 Census SF 3:H17); Census American Community Survey 2006-2008

C. VACANCY RATES

The residential vacancy rate is an indicator of the balance between housing supply and demand in the community. When the demand for housing exceeds the available supply, the vacancy rate will be low. A low vacancy rate drives the cost of housing upward and serves as a disincentive for property owners to perform needed maintenance. In a healthy market, the vacancy rate is usually between 1.0 and 3.0 percent for single-family dwellings and between 3.0 and 5.0 for multi-family dwellings. If the vacant units are distributed across a variety of housing

types, sizes, price ranges, and locations throughout the City, there should be an adequate selection of housing for all income levels.

According to the 2000 Census, the City of Woodland’s vacancy rate was 2.2 percent. For 2009, the California State Department of Finance estimated the current vacancy rate in Woodland at 2.16 percent; a small decrease from 2000 vacancy rate levels. This vacancy level is a sign of a healthy market. However, in the last year the country and especially California has experienced an unprecedented number of foreclosures. According to Realtytrac.com, Woodland currently has 662 homes in some process of foreclosure; 181 are available at auction and 221 are currently bank owned. With 13,760 single family homes in the City of Woodland (See Table 5) the number of homes in some process of foreclosure is only 0.05 percent; and the percentage of bank owned homes is 0.02 percent. Therefore Woodland has not been impacted by the foreclosure crisis like other communities in the Sacramento region however the presence of foreclosures does increase the vacancy rate and has caused a decrease in home prices. Vacancy rates in the rental market have been maintained at a healthy level. The affordable apartment complexes in Woodland have reported vacancy levels below 5 percent.

D. TYPE OF HOUSING UNITS

Table 5 indicates about 70 percent of the housing units in the City of Woodland in 2009 were single-family homes, with approximately 26.5 percent multi-family, and about 3.5 percent mobile homes and trailers. Over the last nine years, 1,861 new housing units constructed in the City were single-family homes. Multifamily housing increased by 677 housing units and mobile homes remained constant. With the City’s Inclusionary Housing ordinance the City is focused on providing quality, affordable housing for homeownership and rental.

Unit Type	2000		2009		Percent Change 2000-2009
	Number	Percent	Number	Percent	
Single-Family	11,899	69.5	13,760	70.0	0.5
Multi-Family	4,541	26.5	5,218	26.5	0
Mobile Home, Trailer and Other	681	4.0	681	3.5	-0.5
Totals	17,121	100.0	19,659	100.0	14.8

Source: State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001-2009, with 2000 Benchmark*

E. AFFORDABILITY AND HOUSING COST

A household is considered to be “overpaying” if its monthly housing cost or gross rent plus utilities exceeds 30 percent of a household’s gross income. HUD provides estimates of the amount of income people pay for housing based on the U.S. Census.

Table 6A (Housing Problems) and Table 6B (Affordability Mismatch)

An analysis of households with any type of housing problem (see **Table 6A**); including affordability (See **Table 6B**) appears on the following pages. These tables are known as the Comprehensive Housing Affordability Strategy (CHAS) dataset and represent housing issues based on 2000 census data. The CHAS tables are compiled by HUD and are a required element of the Consolidated Plan.

Table 6A identifies the number of low and moderate income renter and owner households identified in Census 2000 that are experiencing housing problems, as defined as paying more than 30 percent of income for rent or mortgage, and/or living in overcrowded conditions, and/or living in dwellings without complete kitchen or plumbing facilities. A total of 16,416 households are identified, with 30.7 percent paying more than 30 percent of their income for housing costs. Approximately 38.9 percent of all renters and 24.8 percent of all owner households spend more than 30 percent of their gross income on housing costs. Furthermore, according to the 2000 Census, 11.4 percent of all households in the City of Woodland spend more than 50 percent of their income for housing.

Table 6B identifies the number of rental and ownership units affordable to low and moderate income persons in 2000, based on rents and the value of housing established in 2000 Census.

The high rates of overpayment reflect considerably slower growth in income in comparison with rapidly increasing housing costs. However, what this chart does not reflect is the affect of the current foreclosure crisis, which has halted the drastic rise in housing costs and decreased the home sale price. While owners must cover a higher costs for owning a home, renters appear to be more heavily burdened with a higher percent paying more than 30 percent for housing costs.

TABLE 6A
Housing Problems Output for - All Households

Name of Jurisdiction:	Source of Data:		Data Current as of:												
	CHAS Data Book		2000												
Woodland (CDBG), California	Renters						Owners							Total	
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Total	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners	Total			
Household by Type, Income, & Housing Problem	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)				
1. Household Income <=50% MFI	580	1,031	435	588	2,634	421	254	130	66	871	3,505				
2. Household Income <=30% MFI	295	521	126	311	1,253	246	116	38	48	448	1,701				
3. % with any housing problems	70.2	87.9	100	85.9	84.4	74.8	84.5	73.7	70.8	76.8	82.4				
4. % Cost Burden >30%	70.2	84.1	96.8	85.9	82.5	74.8	67.2	47.4	70.8	70.1	79.2				
5. % Cost Burden >50%	54.9	66.8	81.7	81.4	69.1	60.2	60.3	26.3	33.3	54.5	65.3				
6. Household Income >30% to <=50% MFI	285	510	309	277	1,381	175	138	92	18	423	1,804				
7. % with any housing problems	71.2	86.5	90.6	84.1	83.8	37.7	79.7	95.7	100	66.7	79.8				
8. % Cost Burden >30%	71.2	75.7	61.8	84.1	73.4	37.7	62.3	69.6	100	55.3	69.1				
9. % Cost Burden >50%	16.8	19.4	17.5	10.8	16.7	13.7	44.9	43.5	55.6	32.2	20.3				
10. Household Income >50 to <=80% MFI	169	772	278	487	1,706	544	435	226	114	1,319	3,025				
11. % with any housing problems	40.2	53.5	88.1	50.9	57.1	27.2	79.3	84.5	66.7	57.6	57.3				
12. % Cost Burden >30%	28.4	25.3	24.5	44.8	31	27.2	66.2	50	66.7	47.4	38.1				
13. % Cost Burden >50%	14.2	0.5	0	0	1.6	11.4	17.9	25.2	49.1	19.2	9.3				
14. Household Income >80% MFI	197	1,215	491	591	2,494	1,515	4,096	967	814	7,392	9,886				
15. % with any housing problems	13.2	17	68.8	6.1	24.3	9.8	19.9	43.3	22.4	21.2	22				
16. % Cost Burden >30%	11.2	2.3	0.8	4.7	3.3	9.8	17.9	14.9	22.4	16.3	13				
17. % Cost Burden >50%	7.1	0	0	0	0.6	2.2	1.5	0	1	1.4	1.2				
18. Total Households	946	3,018	1,204	1,666	6,834	2,480	4,785	1,323	994	9,582	16,416				
19. % with any housing problems	53.3	50.3	82.1	47.1	55.5	22	28.6	54.9	31.2	30.8	41.1				
20. % Cost Burden >30	50.7	34.7	32	44.8	38.9	22	24.7	25.6	31.2	24.8	30.7				
21. % Cost Burden >50	26.2	14.9	13	17	16.7	10.8	5.6	8.1	9.1	7.7	11.4				

Definitions applicable to Table 6A are as follows:

Any housing problem: cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities

Elderly households: 1 or 2 person household, either person 62 years old or older.

Renter: Data do not include renters living on boats, RVs or vans. This excludes approximately 25,000 households nationwide.

Cost Burden: Cost burden is the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Source: 2000 U.S. Census and Department of Housing and Urban Development

TABLE 6B
SOCDS CHAS Data: Affordability Mismatch Output for All Households

Name of Jurisdiction:	Source of Data:		Data Current as of:						
	CHAS Data Book		2000						
Woodland(CDBG), California	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1 (A)	2 (B)	3+ (C)	Total (D)	0-1 (E)	2 (F)	3+ (G)	Total (H)	
1. Rent <= 30%									
# occupied units	272	150	75	497	N/A	N/A	N/A	N/A	
% occupants <=30%	66.2	39.3	13.3	50.1	N/A	N/A	N/A	N/A	
%built before 1970	40.1	62.7	54.7	49.1	N/A	N/A	N/A	N/A	
%some problem	38.2	26	24	32.4	N/A	N/A	N/A	N/A	
#vacant for rent	0	0	4	4	N/A	N/A	N/A	N/A	
2. Rent >30 to <=50%									
# occupied units	701	479	182	1,362	149	410	192	751	
%occupants <=50%	59.1	53	48.4	55.5	57	23.7	34.9	33.2	
%built before 1970	60.2	48.6	56	55.6	47	28	37.5	34.2	
% some problem	64.8	49.1	63.2	59	33.6	20.5	5.2	19.2	
#vacant for rent	43	10	0	53	#vacant for sale 4	0	10	14	
3. Rent >50 to <=80%									
# occupied units	1,703	1,585	1,013	4,301	42	91	1,255	1,388	
%occupants <=80%	73.3	56.3	33.7	57.7	42.9	19.8	35	34.2	
%built before 1970	32.4	23.3	37.8	30.3	81	67	60.4	61.5	
%some problem	74.9	46.1	37.4	55.4	23.8	4.4	0	1	
#vacant for rent	12	26	8	46	#vacant for sale 4	0	16	20	
4. Rent >80%									
# occupied units	352	88	285	725	458	935	6,104	7,497	
#vacant for rent	8	0	4	12	# vacant for sale 0	4	76	80	

Definitions applicable to Table 6B are as follows:

Rent 0-30% - These are units with current gross rents (rent and utilities) that are affordable to households with incomes at or below 30% of HUD Area Median Family Income as of 2000. Affordable is defined as gross rent less than or equal to 30% of a household's gross income.

Rent 30-50% - These are units with current gross rents that are affordable to households with incomes greater than 30% and less than or equal to 50% of HUD's Area Median Family Income.

Rent 50-80% - These are units with current gross rents that are affordable to households with incomes greater than 50% and less than or equal to 80% of HUD's Area Median Family Income.

Rent greater than 80% - These are units with current gross rents that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Value 0-50% - These are homes with current (2000) values affordable to households with incomes at or below 50% of HUD Area Median Family Income. Affordable is defined as annual owner costs less than or equal to 30% of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9% interest rate and national averages for annual utility costs, taxes and hazard and mortgage insurance, multiplying income times 2.9 represents the value of a home a person could afford to purchase.

Value 50-80% - These are homes with current values that are affordable to households with income greater than 50% and less than or equal to 80% of HUD Area Median Family Income.

Value greater than 80% - These are homes with current values that are affordable to households with incomes above 80% of HUD Area Median Family Income.

Source: 2000 U.S. Census and Department of Housing and Urban Development

Homeowners

According to the ACS 2006-2008 estimates, the median value of a single-family home in the City of Woodland is \$385,600. Woodland consistently has lower median housing values than Yolo County or nearby Davis (See **Table 7**). Listed below is a comparison of 2000 Census median housing values and estimated 2008 median housing values for single-family homes for the City and surrounding areas. The median value of a home has increased by 151.9% in Woodland and approximately 150% in the other surrounding cities and county. The significant rise in housing prices makes homeownership and affordability to households a challenge.

TABLE 7 HOUSING AFFORDABILITY- 2008 CITY OF WOODLAND			
Area	2000	2008 estimates	Percentage Change 2000-2008
Woodland	153,100	385,600	151.9
Yolo County	169,800	430,800	153.7
Sacramento	128,800	340,900	164.7
Davis	238,500	589,900	147.3

Source: 2000 Census (SF3) Dp-4. Profile of Selected Housing Characteristics; Census 2006-2008 American Community Survey

However, in the last year the foreclosure crisis has caused home values to decrease drastically, which cannot be accurately represented in census data. According to Trend Graphix, utilized by the real estate industry to track median sale prices Yolo County’s median single-family home prices have decreased by 38 percent between January 2007 and January 2009. Woodland alone has experience a 49.5 percent decrease in median home prices. While cities are dealing with the affect of foreclosures on the housing stock; the decrease in home values has made homeownership possible for many households who were unable to afford a home previously. Today, the median price sold of a single-family home is approximately \$228,000 as of November 2009 (Trend Graphix).

According to the ACS 2006-2008 estimate, median household income for Woodland was \$54,645. Although housing values have decreased drastically recently, the unemployment rate has also drastically increased, decreasing the median household income for those that have lost employment. The decline in home values is improving housing affordability, but for the households who have experienced a decline in income, homeownership is still out of reach.

Renters

According to the ACS 2006-2008 estimate, the median gross rent (rent plus utilities) in the City of Woodland was \$912, up 39.2 percent from the 2000 median gross rent of \$655. Using the HUD affordability standard of rent plus utilities being equal to 30 percent of gross income, the

2008 estimated gross rent was affordable to households earning approximately \$36,500 per year. This puts affordable rentals out of reach for many Woodland low-income residents.

According to the 2000 Census and CHAS Data, 2000, 41.4 percent of households with incomes less than 80 percent AMI were paying 30 percent or more of their household income on housing costs. Since 2000, the City of Woodland has developed 509 affordable housing units in partnership with affordable housing developers or with the help of its Inclusionary Housing Ordinance (6A). The increase in regulatory units has been made in an effort to decrease the housing burden on low to moderate income households.

F. OVERCROWDING

According to the ACS 2006-2008 estimate, 6.7 percent of all households in the City of Woodland were classified as “overcrowded,” defined as containing 1.01 persons or more per room. Overcrowding of housing in the City decreased since the 2000 Census, which reported 14.5 percent of all Woodland households as being overcrowded. This is a drastic decrease of 7.8 percent. The decrease in overcrowding can be contributed to two factors; approximately 200 affordable units have been added to Woodland’s housing stock since 2005 and the median income of households has increased. Despite the decrease, the percentage of overcrowding in the City is still higher than the rate for Yolo County at 4.7 percent.

G. HOUSING CONDITIONS

The City of Woodland’s 2008 Housing Element Update conducted a housing conditions survey. Of the parcels surveyed, staff rated most residential areas to be in good condition. The majority of the existing housing stock was considered to be in good to fair condition with about 24 percent of the houses with conditions ranging from poor to needs improvement. These conditions were based on criteria such as the foundation, siding, windows, roof, etc.

In addition according to the 2000 Census, nearly all Woodland housing units (99.6 percent) had complete plumbing facilities in 2000 as indicated in **Table 8** below. Overall, the majority of Woodland’s housing is in good condition.

H. AGE OF HOUSING STOCK

In most cases, the age of a community’s housing stock is a good indicator of the likely condition of the housing stock. According to the 2000 Census 1.5 percent of Woodland’s 2000 housing stock was a year or less old. The 2009 California Department of Finance estimate of 19,659 housing units in Woodland represents an increase of 2,558 units over the 2000 figure of 17,101 (see **Table 8**). These housing units added to the 2,719 housing units built from 1990 to 2000 represent a total of 5,277 units built from 1990 to 2009. Approximately 26.8 percent of

Woodland’s housing stock is 19 years old or less.

Table 8 Housing Stock Conditions, 2000		
Age of Structure		
Year Structure Built	All Housing Units	Category as Percentage of Total
1999 to March 2000	265	1.5
1995 to 1998	1,204	7.0
1990 to 1994	1,250	7.3
1980 to 1989	3,394	19.8
1970 to 1979	4,485	26.2
1960 to 1969	2,469	14.4
1940 to 1959	2,624	15.3
1939 or earlier	1,410	8.2
Total	17,101	100.0
Plumbing Facilities	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	17,101	99.6
Units Lacking Complete Plumbing Facilities	75	0.4
Total	17,176	100.0

I. ASSISTED HOUSING NEEDS

Public Housing

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). These units are located in the northeast portion of the City, north of Lemen Avenue. Yolano-Donnelly is generally fully occupied and averages more than 98 percent leased up. The wait list for this housing is currently open with 2,661 families on the wait list.

Housing Choice Voucher Program

Rental Assistance is available to Woodland residents through the Housing Choice Voucher Program (formerly known as “Section 8”) administered by Yolo County Housing. Rental assistance provides affordable rental housing opportunities to residents that are facing housing problems including cost burden (paying more than 30 percent of income for rent), overcrowded conditions, and/or living in substandard units. The CHAS data presented in **Table 6A** indicates that nearly twice as many renters (55.5 percent) compared to owners (30.8 percent) in the City face these housing problems. Renters are more likely to be paying more than 30 percent of their income on housing (38.9 percent) than owners (24.8 percent).

In the City of Woodland, 452 families are currently receiving Housing Choice Voucher Assistance from Yolo County Housing. The need for rental assistance in Woodland far exceeds the resources. Yolo County Housing reported that there are currently 1,641 families on the voucher program wait list. In addition, 626 families are waiting for regular project-based units and 138 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers, due to the extremely high demand for housing Yolo County Housing has had its regular wait list closed since 2007.

J. NATURE AND EXTENT OF HOMELESSNESS

Definition of Homelessness:

A person is considered homeless only when he/she is:

- Living in places not meant for human habitation
- Living in an emergency shelter
- Living in transitional housing for the homeless but originally came from the streets or an emergency shelter

When collecting data on the homeless HUD has established several categories in which to analyze the data. First, HUD distinguishes between sheltered and unsheltered homeless. The sheltered homeless refers to people living in emergency shelters, transitional housing, or living in motels with the assistance of emergency rent assistance vouchers. The unsheltered homeless refer to people living in places not meant for human habitation, such as the street, a car, or garage. Persons paying their own rent, regardless of overcrowding or lack of cooking facilities, are not considered homeless, but are categorized as persons “at risk” of homelessness.

Definition of Homeless Subpopulations

HUD defines several homeless subpopulations for sheltered homeless: chronically homeless, severely mentally ill, chronic substance abuse, veterans, persons with HIV/AIDS, victims of domestic violence, unaccompanied youth (under 18). This does not necessarily include all of the reasons for homelessness, but does include the causes most cited for persons becoming homeless. In addition to these definitions, a person could be come homeless through a natural disaster.

Chronically Homeless – A chronically homeless person is an unaccompanied homeless individual who has either been continually homeless for at least a year, or had had at least four episodes of homelessness in the past three years, and has a disabling conditions, including: diagnosable substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability such as the co-occurrence of two or more of these conditions.

Severely Mentally Ill – A serious and persistent mental or emotional impairment that

significantly limits a person's ability to live independently.

Chronic Substance Abuse – Serious and persistent alcohol or substance abuse that significantly limits a person's ability to live independently.

Veterans – Persons who have experienced warfare and worked in the military have been significantly affected by this experience. Many veterans experience mental illness, substance abuse, or cannot maintain a job or housing when they return from service. Studies show that a significant segment of the homeless population is veterans.

Persons with HIV/AIDS – Due to the progression of this disease, new medication notwithstanding, the housing goals may be different from other populations with special needs. Individuals with HIV/AIDS may be unable to work and may be dependent on Social Security. In addition, as the disease progresses, individuals with HIV/AIDS may need supportive housing once they are no longer able to live at home.

Victims of Domestic Violence – Victims of domestic violence is any individual man, woman or child who has experienced violence or physical abuse by a family or household member.

Unaccompanied Youth – Unaccompanied person (18 or younger) who is living in a shelter or unsheltered environment. A small percentage of the homeless population falls into this category.

Homeless in the City of Woodland and Yolo County

Homelessness in the City of Woodland is addressed through the Yolo County Homeless & Poverty Action Coalition (HPAC). The HPAC includes representatives from each of the County's four main cities (Woodland, Davis, West Sacramento, and Winters), Yolo County Department of Employment and Social Services and Department of Alcohol, Drugs, and Mental Health and nine non-profit agencies whose specific mission is to serve the homeless. Yolo County works collaboratively with the region to identify needs, gaps in service delivery and to provide funding to assist the homeless from shelter through transition to permanent housing. The organizations involved in the HPAC are included in the chart provided in **Appendix G**.

HUD requires Continuum of Cares (CoCs) to conduct a point-in-time homeless count to obtain a "statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations." The data also helps to track population trends and determine service needs in Yolo County. The HPAC leads the effort to complete homeless counts every two years.

2009 Homeless Survey

On January 29, 2009 HPAC conducted a point-in-time homeless count. It is important to recognize that this is a "snapshot" of homeless in Yolo County, reflecting those persons identified as homeless on the day of the count; it is not an absolute number.

In January 2009, Woodland had a total of 145 homeless individuals, sheltered and unsheltered. Out of 145, 32 were children under the age of 18 and there were 16 families with children. In comparison to the 2007 homeless count there was a decrease of 36 homeless individuals in Woodland. From 2007 to 2009 the unsheltered count for Woodland increased from 37 to 52 individuals and the sheltered count decreased from 144 to 93 individuals. The primary reason for the decrease in the number of sheltered individuals in Woodland was transitional housing programs at the Yolo Wayfarer Center were cut due to reductions in funding. In 2007 there were 111 sheltered individuals. The number of chronically homeless individuals (sheltered and unsheltered) decreased 61 percent from 64 individuals in 2007 to 25 individuals in 2009. **Table 9** shows the number of sheltered homeless individuals by homeless subpopulation. HUD does not require CoCs to collect unsheltered counts by homeless subpopulations, except for chronically homeless. There were 12 unsheltered chronically homeless individuals in Woodland at the time of the count.

Chronically Homeless Individuals (not in families)	13
Severely Mentally Ill	13
Chronic Substance Abuse	28
Veterans	3
Persons with HIV/AIDS	0
Victims of Domestic Violence	24
Unaccompanied Youth (Under 18)	0

Provided in **Table 10** is a Housing Gaps Analysis chart and a Homeless Population and Subpopulation chart compiled by the 2009 Homeless & Poverty Action Coalition. The housing gaps analysis identifies the number of beds available for various homeless programs including: Emergency Shelter, Transitional Housing and Permanent Supportive Housing for individuals and persons in families with children. Also provided is the number of units under development. The number of sheltered and unsheltered homeless persons in the County and homeless subpopulations are provided below.

Table 10

CONTINUUM OF CARE HOUSING GAPS ANALYSIS CHARTS AND HOMELESS POPULATION CHARTS

Continuum of Care: Housing Gaps Analysis Chart

		Current Inventory in 2009	Under Development in 2009	Unmet Need/ Gap
Individuals				
Beds	Emergency Shelter	55	0	436
	Transitional Housing	56	0	435
	Permanent Supportive Housing	113	0	378
	Safe Haven	0	0	491
	Total	224	0	267
Persons in Families with Children				
Beds	Emergency Shelter	34	0	457
	Transitional Housing	114	0	377
	Permanent Supportive Housing	13	0	478
	Total	161	0	330

Source: Yolo County Continuum of Care 2009 Homeless Count

** Total homeless individuals countywide from the 2009 Yolo County Homeless survey is 491. The unmet need for each of the bed options is therefore listed as a maximum of 491 less the current inventory of each type of shelter or housing.

Continuum of Care: Homeless Population and Subpopulation Chart

	SHELTERED		UNSHELTERED	TOTAL
	Emergency	Transitional		
1a. Households <i>with</i> Dependent Children	7 (N)	27(N)	7(N)	41
1b. Number of Persons in these Households	19(N)	91(N)	16(N)	126
2a. Households <i>without</i> Dependent Children	63(N)	29(N)	264(N)	356
2b. Number of Persons in these Households	63(N)	29(N)	273(N)	365
TOTAL (Number of Persons 1b + 2b)	82	120	289	491
Chronically Homeless Individuals	27(N)		123(N)	150
Severely Mentally Ill	28(N)			
Chronic Substance Abuse	49(N)			
Veterans	4(N)			
Persons with HIV/AIDS	0(N)			
Victims of Domestic Violence	43(N)			
Unaccompanied Youth (Under 18)	0(N)			

Source: Yolo County Continuum of Care 2009

N = Enumeration

Special Needs Populations

A significant number of the homeless fall into special needs populations that require special support services to address their needs, including those related to substance abuse and mental illness. Current government programs are inadequate in addressing many special needs, such as those related to poverty, mental health, disability, domestic violence, substance abuse, HIV/AIDS and the elderly. The Yolo County Continuum of Care provides services to those with special needs. A Non-Homeless Needs table is provided in **Appendix I**, which provides an estimate of the number of persons in special needs populations that are not homeless but may require housing or supportive services.

Poverty Status in the City of Woodland

In 2000, the U.S. Bureau of the Census indicated that 9.2 percent of families in the U.S. and 12.4 percent of individuals lived below poverty. HUD has cited poverty as one of the key causes of homelessness. While homelessness is not a known pervasive problem within the City of Woodland, there are families and individuals living below the poverty level who are by HUD's standards at risk for homelessness. According to the 2000 Census, 9.2 percent of families in the City of Woodland are living below the poverty level, and 11.9 percent of individuals in the City are living below the poverty level. The level of poverty in the City of Woodland for families and individuals are below that of the national poverty level. As reported in the 2000 Census profile for the City of Woodland there are 1,135 families and 5,787 individuals living below poverty level. According to the 2006-2008 ACS estimates the percentage of families and individuals estimated to be living below the poverty level in the City of Woodland decreased further to 7 and 9 percent respectively. As will be discussed below, programs through the Continuum provide services aimed at the prevention of homelessness for poverty-stricken families and individuals.

Continuum of Care Program

The Yolo County CoC has created a means for those concerned with the issues of homelessness to work with combined effort to address the needs of the homeless population within the community. The CoC's planning process to address homelessness is comprised of agencies and individuals representing homeless service providers, advocates, local faith based organizations, homeless and formerly homeless people, local government representatives and other concerned citizens. During the creation of the Ten-Year Plan to End Homelessness the CoC had over 80 agencies and individuals participate in the planning process.

HPAC meets monthly and as needed to plan and coordinate services. HPAC provides a mechanism for all agencies to support each other's efforts to meet the diversity of needs of the homeless population, providing an extensive network for information and referral in an effort to increase quality and decrease duplication of service. HPAC focuses on the holistic needs of

clients including: accessible and affordable housing; emergency services; mental health and substance abuse treatment; and supportive services.

The City of Woodland is committed to supporting a system of services and housing that moves the homeless off the streets toward a life of self-sufficiency. Below is a discussion of system of services and programs operated through the Continuum to promote self-sufficiency of homeless persons in the City of Woodland and Yolo County. The components of the continuum of care program include:

- Homelessness prevention
- Outreach
- Supportive services
- Emergency shelter
- Transitional shelter
- Permanent supportive housing (for homeless with special needs such as disabilities or mental illness)
- Permanent affordable housing

For a detailed listing of existing and planned programs and activities, refer to **Appendix I**.

Ten-Year Plan to End Homelessness

In partnership with the Yolo County Board of Supervisors and the Cities of Davis, West Sacramento, and Winters, City of Woodland staff has participated in the development of a Ten-Year Plan to End Homelessness in Yolo County throughout 2009. Local Ten-Year Plans to End Homelessness are encouraged by the U.S. Interagency Council on Homelessness and are result-oriented plans that incorporate cost-benefit analyses, prevention, housing and services innovations, and best practices.

Beginning in late 2008, city staffs, service providers, lenders, business owners, city council members, police officers, mental health professionals, and local citizens met to begin a year long discussion on issues causing homelessness in Yolo County. Those involved in the plan's development attended almost monthly meetings. The consultant, HomeBase, hired to facilitate community meetings and assist in the development of the plan, also made personalized visits to service providers to research the current homeless services provided in the community, current prevention measures and opportunities for collaboration among providers. The result of these efforts is a collaborative and strategic plan for addressing homeless in Yolo County titled *One at a Time: Ending and Preventing Homelessness for Yolo County Residents*. The plan is organized into four major categories: Prevention, Housing, Supportive Services, and Implementation. See **Appendix J** for a Summary of the Ten-Year Plan.

Prevention: The keys to homeless prevention are early intervention and access. The plan describes a strategy where a centralized, coordinated, countywide system of prevention

services is easily accessible to people at risk of homelessness. Prevention programs and activities include: emergency rental assistance, public assistance, legal assistance and education. This centralized and coordinated strategy will be supported for the first two years by the Homeless Prevention Rapid Re-housing (HPRP) funding from the Housing and Economic Recovery Act (HERA). Yolo County recently received \$1.6 million in HPRP funding to implement a system of resource centers in a geographically challenging county like Yolo.

Housing: Yolo County's Ten-Year plan focuses on providing housing to households or individuals at extremely low-income levels (0-30%AMI) with supportive services. There is a substantial amount of financing available for developers to build housing for low- and moderate-income households (50-80%AMI), but providing housing units significantly below those income levels are not financially feasible. Therefore, a public-private partnership will not even provide this type of housing. The plan focuses on identifying a new funding source (e.g. housing trust fund) that will create, develop, and provide a wide range of extremely affordable, permanent housing opportunities to maintain residential stability.

Supportive Services: To adequately provide supportive services the services must be easily accessible and must be linked with housing. The plan sets out to make transportation assistance available and increase the availability of mental health and substance abuse services.

Implementation: The first step is to develop the plan and strategy, the second is to effectively implement it. Without implementation, the overall goals of the plan cannot be met. The most important steps in implementing the plan is allocating resources to its implementation, this includes staff time and financing for housing, services, and operation; and developing a governmental structure that provides representation, power, and resources to effectively implement the community's efforts. For the first two years of the plan, Yolo County has already identified funding to support the prevention aspect of the plan.

Homeless Housing Programs

Providing housing for homeless people is an essential but very costly piece of the County's Continuum of Care Program. Funding is limited to address the homeless needs in the County. Housing programs for the homeless must be supported through a variety of funding programs at the federal, state and local levels. The Gaps Analysis provided above identifies the need for additional housing to serve the homeless in Yolo County. **Table 11** provides a Housing Activity chart that identifies by facility the current bed capacity for various housing programs including: Emergency Housing; Transitional Housing and Permanent Supportive Housing.

TABLE 11
Housing Activity Chart

Current Inventory in the City of Woodland			Bed Capacity	
Provider Name	Facility Name	Target Population	Individuals	Families with Children
			2009	2009
Emergency Shelter				
Yolo Wayfarer Center	Emergency Shelter	Single Males and Females & Households with Children	36	14
Transitional Housing				
Yolo Wayfarer Center	Singles Transitional Housing	Single Males and Females	28	0
Yolo Wayfarer Center	Family Transitional	Households with Children	0	48
Yolo Wayfarer Center	Sober Living Homes	Single Males	8	0
Permanent Supportive Housing				
Yolo Community Care Continuum	Supportive Housing Program	Single Males and Females	9	0
Community Housing Opportunity Corporation	Hotel Woodland (Single Room Occupancy)	Singles	10	0
Subtotal			91	62
Current Inventory in Yolo County (not Woodland)			Bed Capacity	
Emergency Shelter				
Davis Community Meals	Emergency Shelter	Single Males and Females	2	0
Families First	Yolo Crisis Nursery	Youth Males and Females	3	0
Sexual Assault and Domestic Violence Center	Wallace Vannucci Shelter	Single Females and Households with Children	5	20
Short Term Emergency Aid Committee	Motel vouchers and eviction prevention	Single Females and Households with Children	0	1
Interfaith Rotating Winter Shelter	Nomadic Shelter*	Single Males and Females; Households with Children	25	0
Turning Point Community Programs	Emergency Housing Programs	Single Males and Females	3	0
Yolo Community Care Continuum	Safe Harbor	Single Males and Females	6	0
Transitional Housing				
Davis Community Meals	Transitional Housing Placement Program	Single Males and Females	6	0
Davis Community Meals	Transitional Housing for Men and Women	Single Males and Females	14	0
Davis Community Meals	Family Transitional Housing (Scattered Site)	Households with Children	0	34
United Christian Center	Broderick Christian Center	Households with Children	0	32

Current Inventory in the City of Woodland			Bed Capacity	
Provider Name	Facility Name	Target Population	Individuals	Families with Children
			2009	2009
Permanent Supportive Housing				
Yolo Community Care Continuum	Homestead	Single Males and Females	21	0
Yolo Community Care Continuum	New Dimensions Supported Housing	Single Males and Females	28	0
Turning Point Community Programs	MHSA	Single Males and Females; Households with Children	33	3
Davis Community Meals	Cesar Chavez Plaza	Single Males and Females	22	0
Subtotal			168	90
Source: Yolo County 2009 Continuum of Care				

* Seasonal

K. LEAD-BASED PAINT

Since 1978, paint has been allowed to only contain a maximum lead count of 600 parts per million. Incidence of lead based paint correlates most directly to the age of the structure. HUD has adopted the following probabilities based upon national averages, as an approximate estimation (which do not reflect differences in geography, housing type and climate that affect the incidence of lead based paint) of the incidence of lead based paint based upon the age of the structure.

Year Built	Percent Incidence of Lead Based Paint
After 1980	----
1960-1979	62% ±10%
1940-1959	80%±10%
Before 1940	90%±10%

Based upon the above assumptions, the 2000 Census data, and the California Department of Finance housing unit estimates, the estimated number of units in the City of Woodland that may contain lead hazards is 7,679 or about 39 percent of the City's housing units. Any activities to be undertaken by the City concerning lead-based paint will comply with federal requirements to address the hazards of lead-based paint.

The Yolo County Health Department collects statistics, regarding the number of cases of children with elevated lead levels in the blood. A case of childhood lead poisoning is defined as one venous blood lead level (BLL) equal to or greater than 20 micrograms (mcg) per deciliter (dL), or two BLLs equal to or greater than 15 mcg per dL. The following information is provided for the City of Woodland:

Children with Blood Lead Level (BLL) of Concern	
Year	Number of Children with BLL over 15 mcg/dL
2005	1
2006	1
2007	1
2008	1
2009*	3
5-Year Total	7
*Semi-Annual 2009 Source: Yolo County Health Department	

L. BARRIERS TO AFFORDABLE HOUSING

There are a number of potential constraints beyond the local jurisdictions control to building housing that is affordable to low- and moderate-income households. In the City of Woodland these include:

1. Availability of financing
2. Land costs; and
3. Development costs

M. ANTI-DISPLACEMENT POLICY

The City of Woodland does not intend to undertake any activities in which an occupied housing unit or any business is demolished or converted to another use. If the City would undertake such an activity with funds provided under the CDBG program, the City would follow the federal regulations under 24 CFR 570.496(c)(1) and 24 CFR 570.606(c)(1) or their successors regarding relocation, relocation benefits and replacement of housing.

IV. HOUSING AND COMMUNITY DEVELOPMENT FIVE-YEAR STRATEGIC PLAN

The Strategic Plan brings resources and needs together in a coordinated five-year housing and community development strategy. The City's goals through the next five (5) years have been developed in consideration of the housing and community development needs assessment and priority housing and community development needs (see **Appendices H & L**) identified as part of the 2010-2014 Consolidated Plan process.

Each eligible CDBG activity is designated as High, Medium, or Low priority. For some activities

which the City of Woodland's CDBG program does not utilize, "No Such Need" was indicated. The priority level was determined by a combination of sources, including market data, collaboration with other agencies, resident surveys, and other City strategic plans. Based on HUD recommendations, High, Medium, and Low priorities are defined as:

HIGH PRIORITY: Activities to address this need will be funded by the City during the five (5) year period.

MEDIUM PRIORITY: If funds are available, activities to address this need will be funded by the City during the five (5) year period. Also, the City may use other sources of funds and take actions to locate other sources of funds.

LOW PRIORITY: It is not likely the City will fund activities to address this need during the five (5) year period. The City will consider certifications of consistency for other entities' applications of Federal assistance.

A. HOUSING AND COMMUNITY DEVELOPMENT RESOURCES

The City of Woodland has access to a variety of federal, state, and local resources to achieve its housing and community development priorities. Specific funding sources will be utilized based on the opportunities and constraints of each particular project or program.

CDBG Entitlement

The most reliable and consistent federal program for addressing housing and community development needs has been the annual CDBG Program funds. The City of Woodland anticipates receiving approximately \$580,000 of CDBG Program funds for fiscal year 2010-2011. CDBG funds can be used to address a wide range of activities including: housing acquisition, housing rehabilitation, public facilities and infrastructure improvements, public services and homeless assistance.

Program Income

The City of Woodland receives loan payoffs and other scheduled monthly payments on loans from its CDBG Housing Rehabilitation Program. In the last two years the CDBG program has received a substantial amount of loan payoffs due to titles being transferred. However, in the near future the CDBG program does not anticipate any substantial loan payoffs. Therefore, staff anticipates that approximately \$2,000 in program income will be generated through monthly loan repayments for the 2010-2011 fiscal year. Program income received is drawn down first; utilizing the funds on the next immediate reimbursement request from HUD.

Other Resources

Since 2004 the City has received \$3.34 million in funding from various State of California

programs, including HOME, CalHome, and BEGIN, to support the City's First-Time Homebuyer Program. However, due to the economic downturn access to these grant sources have become scarce and extremely competitive. The City does not expect to receive additional funding from these grant sources in the near future. To continue the First-Time Homebuyer Program the City has been utilizing its redevelopment housing set-aside funds.

In 2006 the City was awarded \$4 million in HOME funds to finance 44 very-low income units called Rochdale Grange. The project expects to begin construction in early 2010 with completion expected in early 2011. The project is located in the City's new growth area and will continue the City's commitment to affordable housing.

In 2009 the City received \$154,946 of CDBG Recovery funds from the American Recovery and Reinvestment Act. The funds will be used for meals at the Yolo Wayfarer Center, foreclosure prevention, vocation assistance, first-time homebuyer loans, and ADA improvements. The City annually applies for a renewal from the Supportive Housing Program (SHP) to fund homeless assistance at the Yolo Wayfarer Center. Through Yolo County, the Homeless Coordinator and Yolo Wayfarer Center annually apply for funding for homeless assistance and service provider programs. The State also has a number of programs that provide resources to assist the need of low and moderate-income individuals.

At the local level, the City can utilize redevelopment funds and defer development fees to help towards new construction for those in need of housing. The City of Woodland has made a commitment to work with a non-profit housing developer to use CDBG Section 108 loan for the acquisition of a mobile home park, Casa del Sol. The Casa del Sol project is nearing completion after almost ten years of work. The City has also utilized its housing monitoring fees to fund the Homeless Coordination Project with the cities and county governments within Yolo County.

City staff has been very active and diligent about applying for grant funding. When opportunities arise the City will pursue additional resources.

B. PRIORITY HOUSING NEEDS AND STRATEGIES

Housing

The Market Conditions and Housing Needs analysis indicates there is a continued need in the City of Woodland to support opportunities for low- and moderate-income housing and the preservation of housing, as well as to support housing opportunities for homeless and special needs populations. According to the 2000 Census, approximately 30.7 percent of the City's households are paying more than 30 percent of their income for housing costs, and 11.4 percent of all households spend more than 50 percent of their income for housing. The City's older housing stock, which includes 40-year old housing that comprises over 23 percent of the housing stock, may be in need of some kind of improvement or rehabilitation.

The 2009 homeless count coordinated by HPAC identified 145 homeless individuals and children in Woodland. The number of unsheltered homeless increased, while the number of sheltered homeless individuals and families decreased. There is a need for reliable and steady programs to address homelessness.

Appendix K provides a summary table of the City's priority housing needs. Identified below are the housing goals and strategies to be adopted over the next five years to meet housing needs in the City.

- Promote the development of affordable housing in the City to meet the needs of very-low and low to moderate-income households as outlined in the Housing Element of the General Plan and Redevelopment Agency 5-year Implementation Housing Component.
- Revise the City's Inclusionary Housing Ordinance (6A) and Spring Lake Affordable Housing Ordinance to improve the Inclusionary Housing Ordinance Program and increase homeownership for low-income households.
- Support the preservation, maintenance and improvement of existing housing and the replacement of unsafe or dilapidated housing.
- Provide fair housing services to ensure that persons regardless of race, creed, color, national origin, religion, sex, family status, age, or handicap/disability have an equal opportunity to secure decent housing and are treated fairly in dealing with landlords, real estate brokers and lenders.

STRATEGY: Utilize the City's Inclusionary Housing Ordinance and First-time Homebuyer Program to promote the development of affordable ownership and rental housing

Goal: The City will work to develop at least 75 Multi-family and/or single-family affordable housing units over the next five years and revise the Inclusionary Housing Ordinance to increase homeownership opportunities.

Expected Outcome: Increase the number of affordable units in the City and reduce the number of owner and renter households who are housing cost burdened.

STRATEGY: Maintain and Improve Affordable Housing Monitoring program for rent-restricted units.

Goal: The City will continue to annually monitor the current inventory of more than 1,131 affordable multifamily rental units/apartments and senior designated housing units.

Expected Outcome: Maintain the number of affordable and senior units in the City and reduce the number of renter households who are housing cost burdened.

STRATEGY: Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms including Federal Tax Exemption Bonds, Mortgage Revenue Bonds, Low Income Housing Tax Credits, Section 108, Redevelopment Agency Set Aside Tax Increment financing, State of California HOME funds, other new grant programs as they become available, and private financing.

Goal: The City will work to develop or rehabilitate 100 affordable housing units over the next five years.

Expected Outcome: Increase and maintain the number of affordable units in the City and reduce the number of owner and renter households who are living in substandard housing.

STRATEGY: Preserve the City's existing housing stock for owner-occupied low- and moderate-income single-family residential units through the CDBG and other State funded Residential Rehabilitation Loan and Grant programs.

Goal: Rehabilitate 5 units over the next five years.

Expected Outcome: Reduce the number of substandard housing units in the City thereby increasing the viability of the housing stock and improving the quality of residential neighborhoods.

STRATEGY: Continue to contract with a Fair Housing Agency to provide a variety of fair housing services including landlord tenant counseling and fair housing education.

Goal: Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach during the five years of the Plan.

Expected Outcome: Reduce fair housing discrimination and improve landlords' and owners' understanding of their fair housing obligations.

Homelessness

- Continue to support programs to address the need for emergency and transitional housing.
- Continue to support programs to transition homeless persons to permanent housing.
- Continue to support programs for the prevention of homelessness.

STRATEGY: Work with the County Homeless Coordinator and County Homeless Coalition to identify housing programs, support services and homeless prevention programs to address the needs of the homeless.

Goal: Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordinator Project.

Expected Outcome: Provide housing and support services in an effort to reduce the negative impact of homelessness on the community and continue to collaborate with the county and cities within Yolo.

STRATEGY: Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness.

Goal: Assist approximately 1,000 Woodland residents during the five years of the Plan.

Expected Outcome: Provide housing and support services in an effort to reduce the number of unsheltered homeless.

C. PRIORITY COMMUNITY DEVELOPMENT NEEDS

Other community development needs may include activities such as public facilities and infrastructure improvements, public services and economic development activities. To develop the City of Woodland's 2010-2014 Consolidated Plan Community Development Needs Assessment the City compiled data from various sources including Census data, input from the City of Woodland's Public Works and Engineering Departments, resident surveys, community meeting comments and discussions, and Yolo County's Community Services Block Grant Action Plan.

Public facilities improvements for health facilities and youth centers were ranked as high community development priorities. Infrastructure improvements for water and sewer improvement and accessibility improvements were high priorities and infrastructure improvements for flood drainage was identified as a medium priority. Employment Training and economic development were ranked as high priorities.

High priority public services were emergency food and shelter for the homeless or those at risk of homelessness, crime prevention, youth services, and health services, especially for the mentally ill.

Appendix L provides a summary table of the City's priority non-housing community development needs. Provided below are strategies to address priority community development needs.

Public Facilities and Infrastructure (High Priorities)

- Infrastructure improvements including water, sewer, and storm water improvements.

- Facilities for health care and youth centers.
- Accessibility for the physically disabled particularly through ADA improvements.

STRATEGY: Work with the Public Works Department to identify urgent water, sewer, or storm water improvements in low- and moderate-income neighborhoods.

Goal: Complete one infrastructure improvement project over the next five-year period.

Expected Outcome: Infrastructure upgrades provided will improve the quality of life and safety within low- and moderate-income neighborhoods.

STRATEGY: Construction or rehabilitation of public facilities providing health and youth services.

Goal: Construct public facility improvements at a minimum of three such facilities during the next five years.

Expected Outcome: The development of or improvement of health and youth centers in the City will benefit low- and moderate-income residents in the availability of health services and prevent crime and substance abuse among youth.

STRATEGY: Continue the City's activities and efforts to remove materials and architectural barriers that restrict the mobility and accessibility of elderly and handicapped persons to public facilities within the City.

Goal: Complete five public improvement projects over the next five years to remove architectural barriers.

Expected Outcome: Improved access to public facilities in the City for mobility-impaired individuals.

Public Services (High Priorities)

- Emergency food and shelter for the homeless and at risk homeless, youth services, health services, crime awareness activities, and fair housing counseling (See Priority Housing Needs Strategies).
- Job training, placement and other types of employment services.

STRATEGY: The City will continue to fund agencies that provide assistance to the homeless population.

Goal: Provide emergency food, shelter and mental health services to over 5,000 homeless

individuals or those “at-risk” of homelessness over the next five years.

Expected Outcome: Provide housing and support services in an effort to address the reason for homelessness and reduce the number of unsheltered homeless.

STRATEGY: The City will, with the assistance of local agencies, continue to support youth programs to primarily very low-, low- and moderate-income youth and families as a means of improving the quality of life and prevent youth from engaging in criminal activity or substance abuse.

Goal: Assist approximately 50 Woodland residents annually during the five years of the Plan.

Expected Outcome: Enhance the lives of low- and moderate-income persons through added youth programs that would otherwise be unavailable.

STRATEGY: The City will, with the assistance of local agencies, continue to support health services to primarily very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill.

Goal: Assist approximately 300 Woodland residents annually during the five years of the Plan.

Expected Outcome: Improve the quality of life for low- and moderate-income persons through added health programs or services that would otherwise be unavailable.

STRATEGY: The City will partner with local agencies to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.

Goal: Participate on the Workforce Investment Board (WIB).

Expected Outcome: Provide employment training opportunities in an effort to stabilize low- and moderate-income households’ incomes and ability to maintain housing.

STRATEGY: Explore the possibility of establishing a Neighborhood Revitalization Area to maintain and improve a low- and moderate income neighborhood in Woodland through code enforcement, graffiti removal, and crime awareness services.

Goal: Establish a Neighborhood Revitalization Area if it is found to be feasible.

Expected Outcome: Improve the quality of life in a low- and moderate income neighborhood in a strategic collaborative effort.

Economic Development

- Partner with private commercial developers to develop/redevelop existing vacant or underutilized commercial sites in CDBG eligible areas.
- Address priority non-residential historic preservation needs in the Historic Downtown area.
- Provision of business loans to for-profit entities to carry out economic development, such as growing the industry or business in the City of Woodland.

STRATEGY: Provide assistance to developers via CDBG Section 108, CDBG, and Redevelopment Agency Tax Increment financing as appropriate to support economic development objectives.

Goal: Provide financial assistance to two development projects and/or business assistance over the next five years.

Expected Outcome: The commercial improvements will serve to revitalize the economic viability as measured by increased sales tax and property tax revenues and job creation within the CDBG eligible low- and moderate-income downtown area and targeted redevelopment project area.

STRATEGY: Preserve and improve the City's existing historic commercial buildings through the Façade Improvement Program to retain or attract businesses in the downtown area.

Goal: Rehabilitate two units over the next five years.

Expected Outcome: Reduce the number of substandard commercial units and increase the number of historically preserved structures in the City. Revitalize the economic viability as measured by increased sales tax revenues within the downtown area.

STRATEGY: Provide financial assistance to for-profit entities/business to carry out an economic development project, such as expansion of the business. An appropriate member of the business must have completed the Entrepreneurial Business Development class at Woodland Community College and/or developed an acceptable business plan.

Goal: Provide financial assistance to two businesses to either start-up or expand the business over the next five years.

Expected Outcome: Provide more low- and moderate-income jobs and reduce the jobs-housing imbalance.

D. EFFORTS TO REMOVE BARRIERS TO AFFORDABLE HOUSING

The City of Woodland has developed several programs to help remove barriers to creating affordable housing. The City continues to implement an inclusionary ordinance, and has made available the option for developers to apply for a density bonus. The City also continues to upgrade and preserve its affordable housing stock. The City will utilize Redevelopment Agency Set-Aside funds and State and Federal grants for these activities. Furthermore, the City will continue its partnership with various community-based organizations and non-profit entities to maintain and increase affordable housing.

E. LEAD-BASED PAINT

The City of Woodland has taken action to evaluate and reduce lead-based paint hazards including securing funding to assess lead hazard risks in CDBG-funded facilities and remediating lead hazards in CDBG-funded facilities.

The City will take the following actions to reduce lead-based paint hazards:

- Require all CDBG-funded construction projects to comply with HUD lead-based paint hazard reduction requirements.
- Provide technical assistance to people undertaking home improvement projects to avoid exposure to lead-based paint hazards.

F. ANTI-POVERTY STRATEGY

Poverty is defined by total income for a family or unrelated individual that falls below the relevant poverty threshold by family size and composition. For example, in 2000 the poverty level for one person was \$8,794 and for two persons with one child \$11,869.

As discussed in the needs assessment, 9.2 percent of families in the City of Woodland are living below the poverty level, and 11.9 percent of individuals in the City are living below the poverty level. Of the 5,787 individuals living below the poverty level, 3,671 were adults and 2,116 were less than 18 years of age. In addition, 358 seniors were estimated to be below the poverty line.

The following are often cited as major factors that cause poverty:

- Lack of education
- Lack of marketable job skills
- General unemployment
- Low wages
- Lack of affordable child care
- Substance abuse
- Lack of reliable transportation

Due to the recent economic downturn and foreclosure crisis, high unemployment and foreclosures are greatly impacting households' incomes and shelter. These are additional factors to consider when discussing the cause of poverty.

The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community. The City will continue to pursue the following programs and activities to improve local economic conditions and assist residents:

- The City of Woodland Redevelopment Agency will continue programs for economic revitalization in the City's redevelopment project area including the Historic Downtown Core to encourage appropriate commercial development (creation and attraction).
- Support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency.
- Minimize homelessness in the City of Woodland by improving referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies which offer programs to increase self-sufficiency; and continuing to support the Yolo County Homeless Coordination Project to organize and draw funding to Yolo County for homeless services and shelter.

A good indicator of the City's strategies being effective is that as stated earlier the percentage of families and individuals estimated to be living below the poverty line in Woodland has decreased to 7 and 9 percent, respectively (U.S. Census: 2006-2008 ACS). This is a 2.2 and 2.9 percent decrease respectively from the 2000 Census.

G. INSTITUTIONAL STRUCTURE

Two key positions implementing housing programs in the City of Woodland are the Community Development Director and the Executive Director of Yolo County Housing (formerly known as the "Housing Authority")

Community Development Director/City Manager

The City of Woodland Community Development Director is the Housing Officer for the City (or since that position has been eliminated it is the City Manager). The Director recommends and implements housing policy and regulations established in the Housing Element and the General Plan and in the City's Affordable Housing Ordinance.

Yolo County Housing (YCH) Executive Director

The Executive Director for YCH recommends and implements housing policy established by the YCH Board of Commissioners. The Executive Director is also responsible for implementing

federal programs dealing with housing.

Other important positions involved with the provision of housing and housing services include:

County Homeless Coordinator

The County Homeless Coordinator directs the Yolo County Homeless Coordination Project. The goal of the project is to maximize internal and external resources for the provision of services to the homeless population of the County. These services include housing, counseling, substance abuse treatment, life skills training and referrals to employment training. The Coordinator also directs collaborative grant applications and develops reports on current and upcoming grant resources.

County Environmental Health Officer

The County Environmental Health Officer determines and advises the city if housing units are fit for occupancy.

The City of Woodland will continue to coordinate its activities with Yolo County agencies, including YCH, County Homeless Coordinator and County Environmental Health Officer. The City will also continue to meet with other housing providers and private and governmental health, mental health, and non-profit service agencies to address the needs of low and moderate-income Woodland residents; homeless individuals and families; and households “at-risk” of homelessness.

The following are potential gaps in the institutional structure that will be approached over the next five (5) year period.

Gaps in Service Delivery

Identify need for housing and other resources available to individuals and households whose needs may not be met within the current program framework:

- Review opportunities to make housing more affordable for low and moderate income people;
- Review the needs of low- and moderate-income households for supportive services;
- Work with various agencies for an effective referral system to eliminate gaps in access to services for homeless.

H. INTEGRATED APPROACH/VISIONS AND REGIONAL CONNECTIONS

The City has integrated several programs and plans with its Consolidated Plan to ensure that all aspects of City government and related agencies (e.g. non-profit providers, Redevelopment

Agency and others) work together on a uniform vision for the benefit of the residents of the City of Woodland. The Consolidated Plan has drawn from a number of the City's existing plans and reports including the City of Woodland Housing Element Update March, 2009; City of Woodland Capital Improvement Plan 2009-2018; and Redevelopment Agency Implementation Plan 2010-2014.

In addition, resources and programs through the Yolo County Continuum of Care and through regional work with non-profit organizations serve to assist the homeless, those at risk of homelessness and others within the community, as detailed in the Consolidated Plan section on Nature and Extent of Homelessness.

Organizational Structure

The Woodland City Council is responsible for funding award, policy creation and oversight of the programs. City staff is responsible for draft funding allocations and general geographic distribution of the City's CDBG and other housing funds, management of the CDBG budget, administration of CDBG programs, administration of RDA Housing Set-Aside funds, and development, implementation and/or monitoring of other housing programs. The Redevelopment and Housing Division is responsible for implementation of the CDBG Program.

Continuum of Care

The City of Woodland participates in the countywide Homeless Coordination Project, which provides services to the homeless in Yolo County. The Project consists of two components: Homeless Coordination Services, and Cold Weather Shelter. Homeless Coordination Services provides a countywide coordinator to work with the City and non-profit service providers to:

- improve and expand services to homeless and very low-income people in Woodland;
- increase funding for local agencies serving the homeless and very low-income;
- increase the efficiency with which grant funds are obtained and managed by these agencies; and
- improve the health of non-profit agencies serving the homeless.

I. FAIR HOUSING

As a recipient of CDBG funds, the City of Woodland is required to develop a fair housing program to implement specific actions and procedures to prevent, reduce or eliminate housing discrimination and other barriers to fair housing choice. "Fair housing choice" is defined as "the ability of persons, regardless of race, color, religion sex, handicap, familial status or national origin of similar income levels to have available to them the same housing choice.

As part of the certification to affirmatively further fair housing, the City of Woodland must maintain an Analysis of Impediments to Fair Housing Choice and take appropriate actions to overcome the effects of any impediments identified through that analysis. The Analysis of Impediments involves an assessment of how these laws, regulations, policies and procedures affect the location, availability, and accessibility of housing, and how conditions, both private and public, affect fair housing choice.

Staff is currently updating the Analysis of Impediments to Fair Housing Choice and it will be completed prior to submitting the Consolidated Plan to HUD on May 15, 2010.

The City of Woodland actively works to eliminate housing discrimination. The City maintains a contract with Legal Services of Northern California to provide Fair Housing services through the Fair Housing Hotline Project. This program provides free information and advice on Fair Housing issues, case intake and complaint processing, and fair housing counseling investigation of alleged fair housing violations. Other services include fair housing education and outreach activities for rental property owners, manager and consumers. During April, Fair Housing Month, the City in partnership with Yolo County Housing and Legal Services of Northern California holds a Fair Housing Workshop for housing providers and consumers.

V. ONE-YEAR ANNUAL ACTION PLAN, 2010-2011

The one-year annual Action Plan for program year 2010-2011 is being prepared for City Council approval on April 20, 2010

APPENDIX A
Public Notices

This space is for the County Clerk's Filing Stamp

PROOF OF PUBLICATION

(2015:5 C.C.P.)

STATE OF CALIFORNIA

County of Yolo

The Daily Democrat

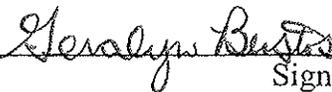
A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and to in any supplement thereof on the following dates to-wit:

October 21st, 2009

All in the years 2009

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date at: Woodland
California, this 21st, day of October, 2009


Signature

PROOF OF PUBLICATION

Proof of Publication of

CITY OF WOODLAND

NOTICE OF PUBLIC MEETING

TO OBTAIN COMMENTS ON PRIORITY NEEDS FOR THE CITY OF WOODLAND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

Notice is hereby given that the City of Woodland's Community Development Block Grant (CDBG) Program will hold a public meeting to obtain the public's comments on priority community needs for the City of Woodland's CDBG program on Wednesday, November 4, 2009 at 6:00 PM, in the City Council Chambers, City Hall, 300 First Street.

The purpose of the federal CDBG Program is to undertake eligible activities that will carry out the primary objectives of Title 1 of the Housing and Community Development Act of 1974, as amended. These objectives are designed to provide decent housing, a suitable living environment, and to expand economic opportunities primarily for persons of low and moderate income or eliminate slum and blight. Low and moderate income is defined as persons making 80% or less of the area median income in Woodland.

All interested parties are invited to attend the meeting and

PUBLIC NOTICE

express their opinions on the community's priority needs. Any questions concerning the meeting can be addressed to Devon Horne, Redevelopment/Housing Analyst at (530) 661-5837 or devon.horne@cityofwoodland.org.

AVISO PÚBLICO

PARA OBTENER COMENTARIOS SOBRE LA PRIORIDAD DE NECESIDADES PARA EL PROGRAMA DE DESARROLLO DE LA COMUNIDAD DE LA CIUDAD DE WOODLAND (COMMUNITY DEVELOPMENT BLOCK GRANT - CDBG)

El aviso se da por este medio que el Programa de Desarrollo de la Comunidad de la Ciudad de Woodland (CDBG) tendrá una reunión pública para obtener comentarios del público sobre las necesidades de la comunidad. La reunión está programada para el miércoles, 4 de noviembre de 2009 a las 6:00 PM en la Sala del Consejo de la Ciudad, localizada en el 300 First St., en Woodland, California.

El objetivo del programa federal

CDBG es llevar a cabo actividades elegibles que llevarán a cabo los objetivos principales del Título 1 de la ley de Vivienda y Desarrollo Comunitario del 1974, en su versión modificada. Estos objetivos están diseñados para proporcionar viviendas adecuadas, un ambiente de vivienda adecuado, y para ampliar las oportunidades económicas principalmente para las personas de ingresos bajos y moderados, o para eliminar los barrios marginales. Ingresos bajos y moderados son definidos como personas que ganan el 80% o menos de los ingresos medianos de la área de Woodland.

Todas personas interesadas están invitadas a asistir a la reunión y expresar sus opiniones sobre las necesidades de la comunidad. Cualquier pregunta relativa a la reunión puede ser dirigida a Devon Horne, Analista de Desarrollo/Viviendas al (530) 661-5837 o a devon.horne@cityofwoodland.org.

PROOF OF PUBLICATION
(2015:5 C.C.P.)

STATE OF CALIFORNIA
County of Yolo

The Daily Democrat

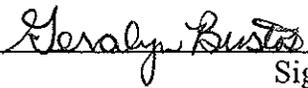
A newspaper of general circulation, printed and published daily in the City of Woodland, County of Yolo, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Yolo, State of California, under the date of June 30, 1952, and in accordance with the provisions of Title 1, Division 7, of the government Code of the State of California; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil) has been published in each regular and entire issue of said newspaper and to in any supplement thereof on the following dates to-wit:

December 18th, 2009

All in the years 2009

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date at: Woodland
California, this 18th, day of December, 2009


Signature

PROOF OF

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Proof of Publication of
City of Woodland

**PUBLIC NOTICE
CITY OF
WOODLAND
COMMUNITY
DEVELOPMENT
BLOCK GRANT
2010-2014
CONSOLIDATED
PLAN**

Notice is hereby given that the City of Woodland has prepared a draft 2010-2014 Consolidated Plan for submission to the U.S. Department of Housing and Urban Development. The Consolidated Plan is a five-year strategic plan which identifies the city's overall housing and community development needs and provides a strategy to address those needs. The plan also establishes a short-term investment plan that outlines the intended use of Community Development Block Grant (CDBG).

The public is invited to review the draft 2010-2014 Consolidated Plan. CDBG funding may be used for a wide variety of community development projects to provide decent housing, a suitable living environment, and expand economic opportunities for lower income residents. Public comments received by the City on the 2010-2014 Consolidated Plan will be incorporated into the final Plan as approved by the City Council. Notice is hereby given that the

PUBLIC NOTICE

30-day review period for the Consolidated Plan begins on December 18, 2009 and ends on January 19, 2010. Comments may be delivered or mailed to the City of Woodland Community Development Department, 520 Court Street, Woodland, CA 95695. Copies of the draft 2010-2014 Consolidated Plan will be available at the City Clerk's office, Woodland Community Development Department, and Woodland Public Library during regular business hours and at www.cityofwoodland.org. For further information regarding the 2010-2014 Consolidated Plan, contact Devon Horne, Redevelopment/Housing Analyst at (530) 661-5837.

**AVISO PÚBLICO
CIUDAD DE
WOODLAND
PLAN
CONSOLIDADO
DEL PROGRAMA
PARA EL
DESARROLLO DE
LA COMUNIDAD DE
LA CIUDAD DE
WOODLAND 2010-
2014 (COMMUNITY
DEVELOPMENT
BLOCK GRANT)**

El aviso se da por este medio que la ciudad de Woodland

ha preparado un plan consolidado del año 2010-2014 para presentar a el Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos. El plan consolidado es un plan estratégico de cinco años que identifica y estrategia el objetivo total de las necesidades de la ciudad y del departamento de Desarrollo de la Comunidad. El plan tambien establece un plan de inversion a plazo corto que resume la intencion de uso del Programa para el Desarrollo de la Comunidad de la ciudad de Woodland (Community Development Block Grant - CDBG).

Se invita al público que repase el plan consolidado del año 2010-2014 de la ciudad de Woodland. El financiamiento de CDBG se puede utilizar para una variedad amplia de proyectos del desarrollo de la comunidad, para proveer viviendas decentes, un ambiente de vivienda adecuado, y para amplificar las oportunidades económicas para residentes de bajos ingresos. Los comentarios publicos recibidos por la ciudad sobre el plan consolidado del año 2010-2014 serán incorporados en el plan final según lo

aprobado por el consejo de la Ciudad. El aviso se da por este medio que el periodo de revisión de 30 días para el plan consolidado comienza el día 18 de diciembre del 2009 y termina el día 19 de enero del 2010. Los comentarios pueden ser entregados o enviados al Departamento del Desarrollo de la ciudad de Woodland localizado en el 520 Court Street, en Woodland, CA 95695. Copias del plan consolidado del año 2010-2014 de la ciudad de Woodland estarán disponibles en la oficina de la Secretaria Administrativa de la ciudad, el Departamento del Desarrollo de la Comunidad, y la biblioteca pública durante horas de oficina regulares y por la pagina de Internet www.cityofwoodland.org. Favor de comunicarse con Devon Horne, Analista de Desarrollo/Viviendas al (530) 661-5837 para información adicional con respecto al plan consolidado del año 2010-2014.

APPENDIX B
Summary of Citizen Comments

Summary of Citizen Comments

November 4, 2009 – General Community Meeting
Citizen Comments

1. Health Services are chronically under funded
2. Homeless Prevention Rapid Rehousing (HPRP), Supportive Housing Program (SHP): sufficiently fund emergency needs for the homeless
3. The attendees tonight do not represent the homeless community
4. Mental Health is the primary issue. If it is not addressed it could result in other issues, such as substance abuse or battered/abused spouses and children.
5. Funds should be targeted at services that can prevent other problems/issues before they evolve.
6. Emergency Food/Clothing/Shelter services are underrepresented at this community meeting. Funding and donations for these services are currently down
7. Educational Assistance, funds for classes and licenses, should be represented as an activity
8. Activities that parents and children can do together are important
9. Utilize the church community for food donations and to spread the word
10. Subrecipients should be required to return surveys annually on the needs in our community as a requirement of their funding.

APPENDIX C
Letter to Social Service Providers

The City of Woodland is embarking on a new housing and community development plan and we need your help!

We are surveying residents to identify the greatest needs in Woodland that warrant the use of public funds. Please help us by completing the brief survey attached. [To take the resident survey online click here.](#)

La versión en español de esta encuesta para residentes estará disponible entre unos días. [Para completar la encuesta, por favor oprime aquí.](#)

If you would like to fill out a paper survey they are available at the Community Development Department, 520 Court Street between 8am and 11am Monday through Friday; the Woodland Public Library (250 First Street); the Woodland Community and Senior Center (2001 East Street); or a printed version is available on the City of Woodland website, CDBG homepage, www.cityofwoodland.org.

As a recipient of Community Development Block Grant (CDBG) funds the Department of Housing and Urban Development (HUD) requires the City of Woodland to adopt a new Five-Year Consolidated Plan, which identifies a jurisdiction's overall housing and community development needs and provides a strategy to address those needs. This plan is both a five-year strategic planning document and it establishes a short-term investment plan that outlines the intended use of CDBG funds.

The Consolidated Plan must be submitted to HUD by May 2010, but the development of the plan is a lengthy process and it requires a lot of input from Woodland residents and local service providers. In the coming months, the City will be gathering data, resident surveys, service provider surveys, and holding public meetings to eventually develop the 2010-2014 Consolidated Plan. Please help the City of Woodland develop the 2010 -2014 Consolidated Plan by lending your input.

Upcoming public meeting will be announced through the Enewsletter, Daily Democrat, and email list serves. If you would like to be alerted by email of future public meetings please email Devon Horne, Redevelopment/Housing Analyst, at devon.horne@cityofwoodland.org.

If you have any questions or comments please contact Devon Horne at (530) 661-5837 or devon.horne@cityofwoodland.org.

Thank you for your involvement with this exciting community process.

Date: October 30, 2009

Subject: Community Meeting 11/4/09 - Community Development and Housing Plan

The City of Woodland's Community Development Block Grant (CDBG) program will be holding a **community meeting for the 2010-2014 Consolidated Plan** next **Wednesday, November 4th at 6:00pm** at City Hall, 300 First Street, in the City Council Chambers.

Over the last two months, over 150 Woodland residents have completed a City survey asking residents to identify the greatest needs in Woodland that warrant the use of public funds. The needs were identified as high, medium, or low priority or no such need. This meeting will be to discuss the results of these surveys, develop strategies in which to meet the community needs, and goals the CDBG program could achieve within a 5-year period.

As a recipient of CDBG funds the Department of Housing and Urban Development (HUD) requires the City of Woodland to adopt a new Five-Year Consolidated Plan, which identifies a jurisdiction's overall housing and community development needs and provides a strategy to address those needs. This plan is both a five-year strategic planning document and it establishes a short-term investment plan that outlines the intended use of CDBG funds. CDBG funds can be used for various activities such as public services (i.e. food, counseling, senior services), construction of community facilities (i.e. parks, youth centers, and homeless facilities), economic development and housing activities; the funds must assist low to moderate income households or individuals, or reduce or eliminate blight.

Who Should Attend?

Woodland residents; Woodland business owners; Woodland service providers

Why Should I Attend?

You should attend this meeting if you wish to lend your input to this process. If there is a need in the Woodland community that you feel does not have sufficient funding or enough services for the demand, come to support your opinion. Remember, the Consolidated Plan will guide spending of these public funds for the next five years.

If you would like to fill out a resident survey they will be available at the community meeting or they are available at the City of Woodland website, CDBG homepage, www.cityofwoodland.org. If you have any questions or comments please contact Devon Horne at (530) 661-5837 or devon.horne@cityofwoodland.org.

A Spanish interpreter will be available.

Please forward this email on to other interested Woodland residents. Thank you. And I hope to see you there.

Housing and Community Development Plan Community Meeting, November 4, 2009

Over the last month and a half Woodland residents have completed a City survey asking residents to identify the greatest needs in Woodland that warrant the use of public funds. To date, the City has received almost 150 survey responses. The surveys will be used to create a Needs Assessment for the 2010-2014 Consolidated Plan. As a recipient of Community Development Block Grant (CDBG) funds the Department of Housing and Urban Development (HUD) requires the City of Woodland to adopt a new Five-Year Consolidated Plan, which identifies a jurisdiction's overall housing and community development needs and provides a strategy to address those needs. This plan is both a five-year strategic planning document and it establishes a short-term investment plan that outlines the intended use of CDBG funds. CDBG funds can be used for various activities such as public services (i.e. food, counseling, senior services), construction of community facilities (i.e. parks, youth centers, and homeless facilities), economic development and housing activities; the funds must assist low to moderate income households or individuals, or reduce or eliminate blight.

To determine the community development and housing needs in our community and prepare strategies to meet these needs the City's CDBG Program will be holding a community meeting on November 4, 2009 at 6 PM in the City Council Chambers, 300 First Street, Woodland.

Who Should Attend?

Woodland residents; Woodland business owners; Woodland service providers.

Why Should I Attend?

You should attend this meeting if you wish to lend your input to this process. If there is a need in the Woodland community that you feel does not have sufficient funding or enough services for the demand, come to support your opinion. Remember, the Consolidated Plan will guide spending of these public funds for the next five years.

If you would like to fill out a resident survey they are available at the Community Development Department, 520 Court Street between 8am and 11am Monday through Friday; the Woodland Public Library (250 First Street); the Woodland Community and Senior Center (2001 East Street); or a printed and online version is available on the City of Woodland website, CDBG homepage, www.cityofwoodland.org.

The Consolidated Plan must be submitted to HUD by May 2010, but the development of the plan is a lengthy process and it requires a lot of public input. The Consolidated Plan is developed with census data, resident surveys, service provider surveys, public meetings, and public comments. Please help the City of Woodland develop the 2010-2014 Consolidated Plan by lending your input.

If you have any questions or comments please contact Devon Horne at (530) 661-5837 or devon.horne@cityofwoodland.org.

Thank you for your involvement with this exciting community process.

APPENDIX D
Resident Survey

RESIDENT SURVEY



City of Woodland's Consolidated Plan for 2010-14

The City of Woodland is embarking on a new housing and community development plan.
We need your input!

Return the completed survey, in person or by mail, to:
 Community Development Department, City of Woodland
 ATTN: Devon Horne
 300 First Street, Woodland, CA 95695

Or online at www.cityofwoodland.org

Please call (530) 661-5837, if you have any questions.

PLEASE ANSWER THE FOLLOWING QUESTIONS

The City of Woodland has limited public funds to use on community services and projects. Using the table below please rank the needs in your community that warrant public funds. Remember, we have limited funding. Check "1" = High Priority, "2" = Medium Priority, "3" = Low Priority, or "4" = No Such Need.

Rank the needs in your community

Priority

	1	2	3	4
Housing				
Homeownership Assistance (down payment, low-interest loans)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Rent or Utility Payments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Major Home Improvement Assistance (structural, electrical, plumbing)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Minor Home Improvement Assistance (paint, doors and windows, roof)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Efficiency Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Facilities	1	2	3	4
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreational Facilities (i.e. playgrounds)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Facilities (not operating costs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

More on the Back...

City of Woodland Resident Survey

<u>Rank the needs in your community</u>	1	2	3	4
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Services	1	2	3	4
Crime Awareness/Prevention (neighborhood watch)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fair Housing/Legal Services (discrimination complaints, tenant/landlord mediation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior Services (meals-on-wheels, in-home care, shared housing)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation (dial-a-ride)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Services (recreation activities, counseling, mentoring)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Battered/Abused Spouses and Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing Counseling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Improvements	1	2	3	4
Water/Sewer Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drainage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Handicap Access (ramps, railings, widened doors)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks (paving, widening)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Improvements (repaving, curbs and gutters)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Beautification (street furniture, tree planting)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Economic Development	1	2	3	4
Small loans to businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitate Old Commercial/Industrial Buildings (Historic Preservation)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitate Historic Residential buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Facilities and Services	1	2	3	4
Emergency Food & Clothing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Emergency Shelters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mental Health Services for the Homeless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Treatment for the Homeless	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transitional Housing (up to 2 years' stay with support services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

More on the Back...

City of Woodland Resident Survey

In order to ensure our survey results are representative of our community, **please take the time to answer these additional questions about yourself. All responses are confidential and will only be used for statistical information.**

I am a:	<input type="checkbox"/> Renter	<input type="checkbox"/> Homeowner
I am:	<input type="checkbox"/> 62 years or older	<input type="checkbox"/> Disabled

1. Race: (check one)

- American Indian or Alaska Native
- Black or African American
- White
- Asian *and* White
- American Indian or Alaska Native *and* Black or African American
- Other
- Asian
- Native Hawaiian or Other Pacific Islander
- American Indian or Alaska Native *and* White
- Black or African American *and* White

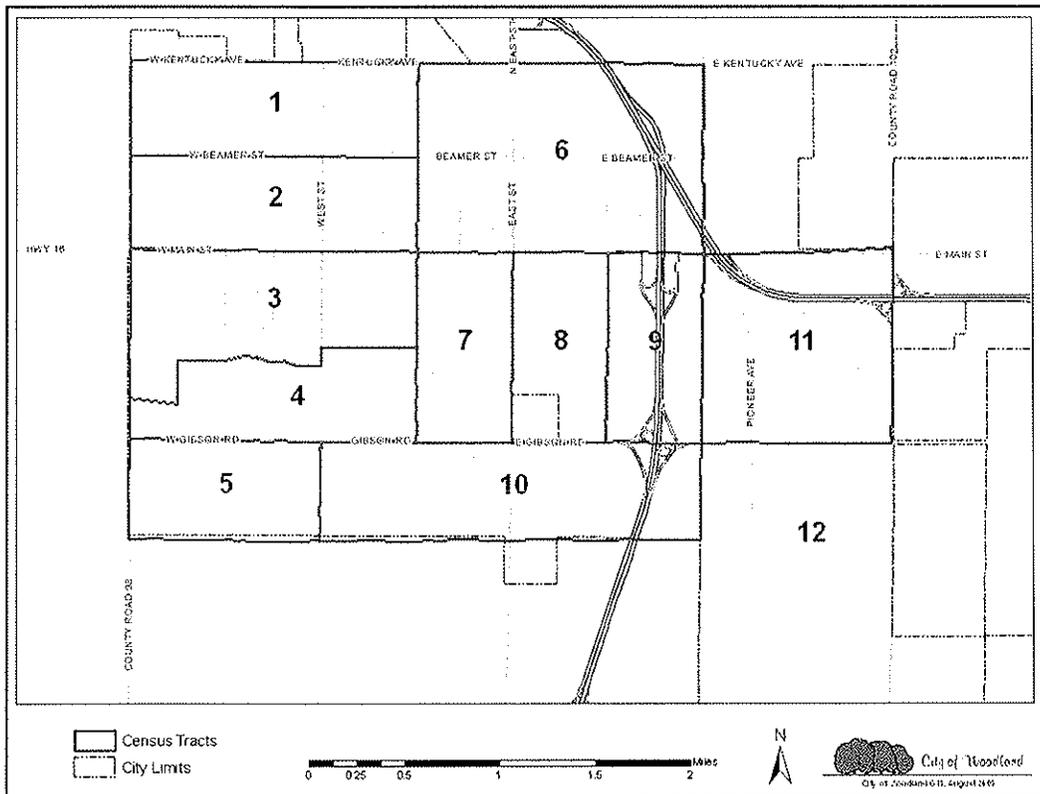
2. Ethnicity (check one)

- Hispanic
- Not Hispanic

3. Location

Using the map and numbered boxes below please find the area in which you live and the number that corresponds to your location. Write this number in the space provided.

Box: # _____



If there is a specific issue that should be addressed in your neighborhood please send comments to devon.horne@cityofwoodland.org.

ENCUESTA PARA RESIDENTES



Plan Consolidado para el Periodo 2010-14 de La Ciudad de Woodland

La Ciudad de Woodland está embarcando en un nuevo plan de vivienda y desarrollo para la comunidad.

¡Necesitamos de su opinión!

Devuelva la encuesta completa, en persona o por correo, a la siguiente dirección:

Community Development Department, City of Woodland
ATTN: Devon Horne
300 First Street, Woodland, CA 95695

O por nuestro sitio de web: www.cityofwoodland.org

Si tienen preguntas, por favor llame al (530) 661-5837.

POR FAVOR CONTESTE LAS SIGUIENTES PREGUNTAS

La Ciudad de Woodland tiene fondos limitados para uso en servicios comunitarios y proyectos. Utilizando la tabla de abajo, por favor ponga en orden las necesidades en su comunidad que requieren fondos públicos.

Recuerde que tenemos fondos limitados. Marque el "1" = Alta Prioridad, "2" = Prioridad Mediana, "3" = Prioridad Baja, o "4" = No Hay Necesidad.

Ponga en orden las necesidades de su comunidad

Prioridad

	1	2	3	4
Vivienda				
Asistencia con compra de vivienda (pago de entra, prestamos de bajo interés)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pagos de vivienda en casos de emergencia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia con remodelaciones grandes de hogar (estructural, electricidad, plomería)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Asistencia con remodelaciones pequeñas de hogar (pintura, puertas, ventanas, y techo)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cambios o remodelaciones para eficiencia de energía	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comodidades Comunitarias	1	2	3	4
Centros Comunitarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parques y servicios recreativos (por ejemplo un campo deportivo)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edificios para personas sin hogar (no incluyendo gastos de funcionamiento)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Edificios de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Más Atrás...

Encuesta para Residentes de la Ciudad de Woodland

<u>Ponga en orden las necesidades de su comunidad</u>	1	2	3	4
Centros para gente mayor de edad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de cuidado infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros para jóvenes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios Comunitarios	1	2	3	4
Conocimiento/prevenición de crimen (vigilancia de vecindario)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivienda justa/servicios legales (discriminación, quejas, mediación de inquilino/propietario)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para gente mayor de edad ("meals-on-wheels" -programa de nutrición, cuidado en casa, vivienda compartida)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportación ("dial-a-ride")	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios para jóvenes (actividades recreativas, consejería, tutoría)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abuso de alcohol y drogas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maltrato/abuso de pareja y niños	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de salud mental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de cuidado infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Consejería de vivienda	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desarrollo Publico	1	2	3	4
Servicios de agua/alcantarilla	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sistema de Drenaje	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acceso para personas incapacitadas (rampas, barandillas, entradas más amplias)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Banquetas (pavimentar, ampliar)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reparo de calles (repavimentar, orilla de la banqueta y canales)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Embellecimiento de calles (muebles de exterior, plantación de árboles)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Desarrollo Económico	1	2	3	4
Prestamos pequeños para negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitación de Edificios comerciales viejos/ Edificios industriales viejos (preservación histórica)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rehabilitación de edificios residenciales históricos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entrenamiento para empleo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Comodidades y Servicios para Personas sin Hogar	1	2	3	4
Alimentos y ropa de emergencia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refugios de emergencia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de salud mental para personas sin hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abuso de alcohol y drogas para personas sin hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vivienda de transición (estancia de hasta 2 años con los servicios de apoyo)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Encuesta para Residentes de la Ciudad de Woodland

Para garantizar que nuestros resultados de la encuesta son representantes de nuestra comunidad, **por favor tome unos minutos y conteste estas preguntas adicionales acerca de usted. Todas las respuestas son confidenciales y sólo se utilizarán para obtener información estadística.**

Soy:	<input type="checkbox"/> Inquilino	<input type="checkbox"/> Dueño de casa
Soy:	<input type="checkbox"/> Perona de 62 años o más	<input type="checkbox"/> Persona incapacitada

1. Raza: (marque una)

- Indio Norteamericano o Nativo de Alaska
- Negro o Africano Norteamericano
- Caucásico
- Asiático y Caucásico
- Indio Norteamericano o Nativo de Alaska y Caucásico
- Indio Norteamericano o Nativo de Alaska y Negro o Africano Norteamericano
- Asiático
- Hawaiano Nativo o Otro Isleño Pacífico
- Negro o Africano Norteamericano y Caucásico
- Otra raza

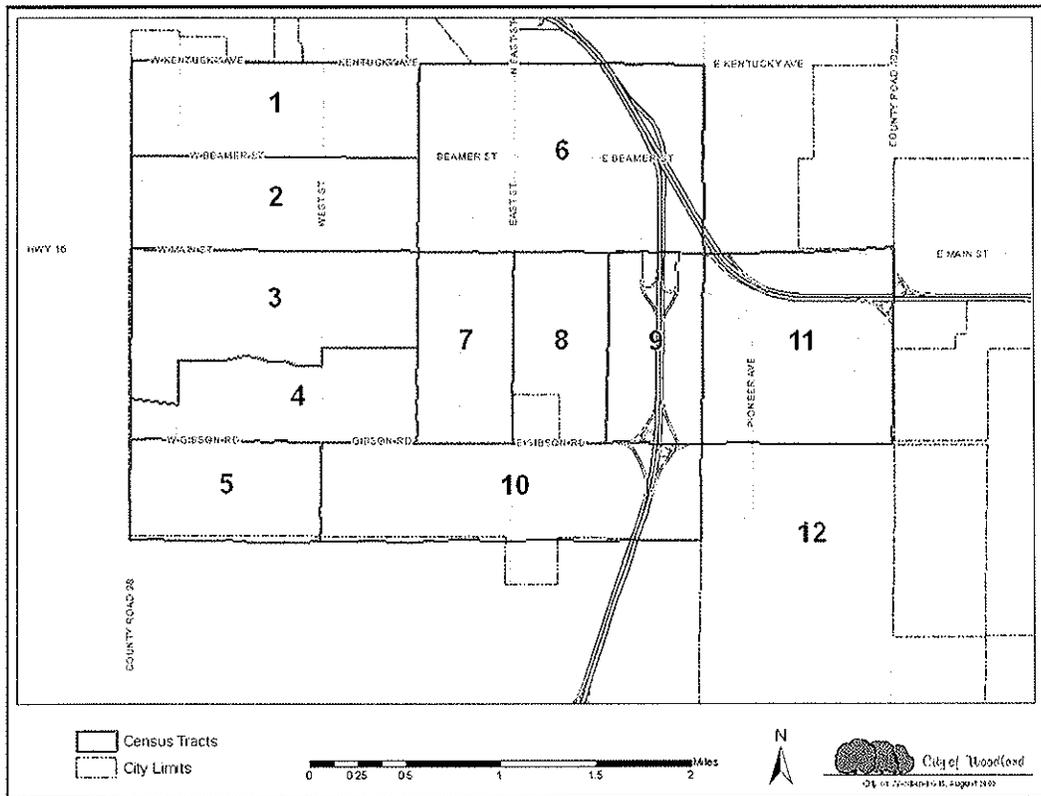
2. Etnia (marque una)

- Latino
- No Latino

3. Locación

Utilizando el mapa y las cajas numeradas de abajo, por favor encuentre la zona en que usted vive y el número que corresponde a su ubicación. Escriba este número en el espacio proporcionado.

Caja: # _____



Si hay un tema específico que debe ser tratado en su vecindario por favor envíe comentarios a devon.horne@cityofwoodland.org.

APPENDIX E
Resident Survey Results

RESIDENT SURVEY

City Survey Results – 184 responses

The survey below includes the average rankings of Housing, Community Services, Public Improvements, Economic Development, and Homeless Facilities and Services needs for all City residents. In tabulating the response, a “No Such Need” was given a score of 0, a “Low Priority Need” was given a score of 1, a “Medium Priority Need” was given a score of 2, and a “High Priority Need” was given a score of 3. The number of respondents calculates an average score for each need category. The higher (and closer to 3) represents the more in need.



City of Woodland’s Consolidated Plan for 2010-14

The City of Woodland is embarking on a new housing and community development plan.
We need your input!

PLEASE ANSWER THE FOLLOWING QUESTIONS

The City of Woodland has limited public funds to use on community services and projects. Using the table below please rank the needs in your community that warrant public funds. Remember, we have limited funding.

Rank the needs in your community

Housing	Priority			
	H	M	L	N
Homeownership Assistance (down payment, low-interest loans)	1.73			
Emergency Rent or Utility Payments	1.80			
Major Home Improvement Assistance (structural, electrical, plumbing)	1.57			
Minor Home Improvement Assistance (paint, doors and windows, roof)	1.36			
Energy Efficiency Improvements	1.93			
Community Facilities	H	M	L	N
Community Centers	1.74			
Parks and Recreational Facilities (i.e. playgrounds)	1.99			
Homeless Facilities (not operating costs)	2.08			
Health Facilities	2.35			
Senior Centers	1.74			
Child Care Centers	2.02			
Youth Centers	2.27			
Community Services	H	M	L	N
Crime Awareness/Prevention (neighborhood watch)	2.34			
Fair Housing/Legal Services (discrimination complaints, tenant/landlord mediation)	1.79			

More on the Back...

City of Woodland Resident Survey

Rank the needs in your community	H	M	L	N
Senior Services (meals-on-wheels, in-home care, shared housing)	2.14			
Transportation (dial-a-ride)	1.88			
Youth Services (recreation activities, counseling, mentoring)	2.43			
Substance Abuse Services	2.02			
Battered/Abused Spouses and Children	2.26			
Mental Health Services	2.17			
Health Services	2.33			
Child Care Services	2.08			
Housing Counseling	1.62			
Public Improvements	H	M	L	N
Water/Sewer Improvements	2.04			
Drainage	1.93			
Handicap Access (ramps, railings, widened doors)	1.85			
Sidewalks (paving, widening)	1.70			
Street Improvements (repaving, curbs and gutters)	1.81			
Street Beautification (street furniture, tree planting)	1.46			
Economic Development	H	M	L	N
Small loans to businesses	1.79			
Rehabilitate Old Commercial/Industrial Buildings (Historic Preservation)	1.73			
Rehabilitate Historic Residential buildings	1.52			
Employment Training	2.10			
Homeless Facilities and Services	H	M	L	N
Emergency Food & Clothing	2.34			
Emergency Shelters	2.34			
Mental Health Services for the Homeless	2.20			
Substance Abuse Treatment for the Homeless	2.17			
Transitional Housing (up to 2 years' stay with support services)	2.11			

In order to ensure our survey results are representative of our community, **please take the time to answer these additional questions about yourself. All responses are confidential and will only be used for statistical information.**

I am a:	81 Renter	72 Homeowner	31 No Answer
I am:	7 62 years or older	18 Disabled	160 Neither/No Answer

1. Race: (check one)

- | | |
|--|--|
| 3 American Indian or Alaska Native | 4 Asian |
| 11 Black or African American | 0 Native Hawaiian or Other Pacific Islander |
| 124 White | 2 American Indian or Alaska Native <i>and</i> White |
| 1 Asian <i>and</i> White | 3 Black or African American <i>and</i> White |
| 1 American Indian or Alaska Native <i>and</i> Black or African American | |
| 22 Other | 13 No Answer |

2. Ethnicity (check one)

42 Hispanic

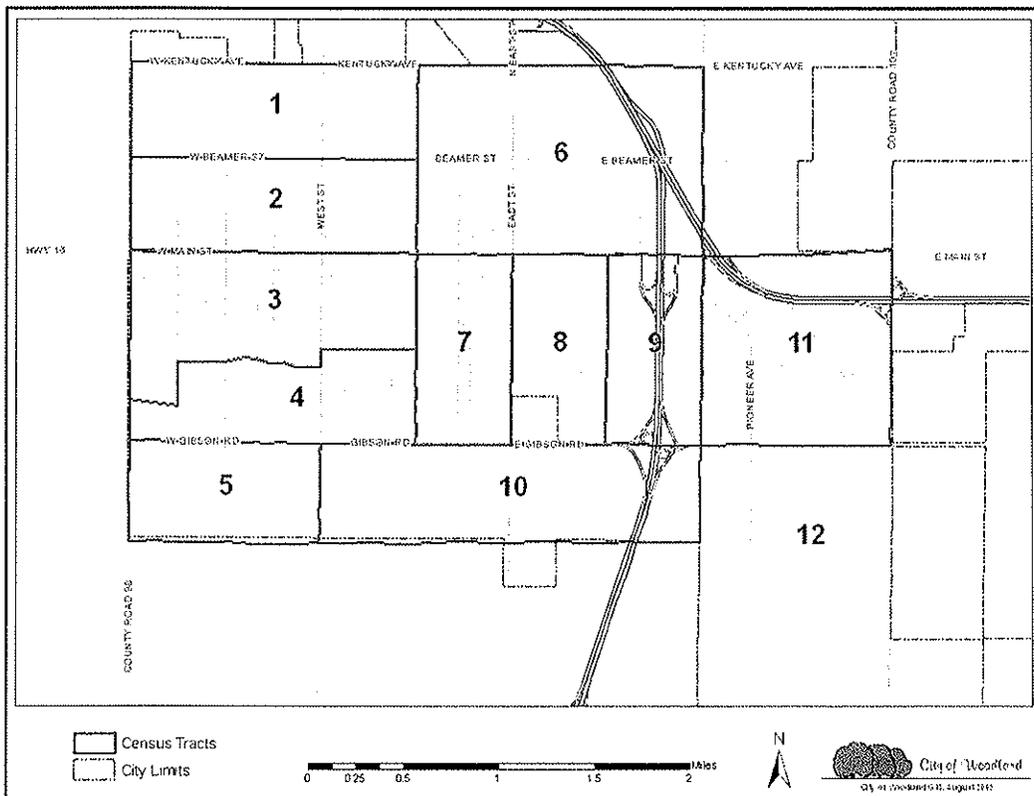
115 Not Hispanic

3. Location

Using the map and numbered boxes below please find the area in which you live and the number that corresponds to your location. Write this number in the space provided.

Box: #

- | | |
|---|----|
| 1 | 7 |
| 2 | 8 |
| 3 | 9 |
| 4 | 10 |
| 5 | 11 |
| 6 | 12 |



If there is a specific issue that should be addressed in your neighborhood please send comments to devon.horne@cityofwoodland.org.

APPENDIX F
Service Provider Survey

SERVICE PROVIDER SURVEY



City of Woodland's Consolidated Plan for 2010-2014

The City of Woodland is embarking on a new housing and community development plan. We need your input to understand the critical needs and identify existing gaps in services in order to prioritize funding. In addition, we would also like to gain an understanding of your agency, the services your agency provides, and the clientele you serve. Please take a few minutes to complete this survey.

Agency Information:

Agency: _____
 Contact Name: _____
 Address: _____
 City: _____ Zip: _____
 Telephone: _____ Email: _____

Clientele (check all that apply):

Youth Persons with Disabilities Low Income Families
 Senior Victims of Domestic Violence Substance Abusers
 Homeless Other (specify) _____

Services You Provide (check all that apply):

Community Services	
Crime Awareness/Prevention (neighborhood watch)	<input type="checkbox"/>
Fair Housing/Legal Services (discrimination complaints, tenant/landlord mediation)	<input type="checkbox"/>
Senior Services (meals-on-wheels, in-home care, shared housing)	<input type="checkbox"/>
Transportation (dial-a-ride)	<input type="checkbox"/>
Youth Services (recreation activities, counseling, mentoring)	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>
Battered/Abused Spouses and Children	<input type="checkbox"/>
Mental Health Services	<input type="checkbox"/>
Health Services	<input type="checkbox"/>
Child Care Services	<input type="checkbox"/>
Housing Counseling	<input type="checkbox"/>
Economic Development	
Small loans to businesses	<input type="checkbox"/>

More on the back...

Employment Training	<input type="checkbox"/>
Homeless Facilities and Services	
Emergency Food & Clothing	<input type="checkbox"/>
Emergency Shelters	<input type="checkbox"/>
Mental Health Services for the Homeless	<input type="checkbox"/>
Substance Abuse Treatment for the Homeless	<input type="checkbox"/>
Transitional Housing (up to 2 years' stay with support services)	<input type="checkbox"/>
Housing	
Homeownership Assistance (down payment, low-interest loans)	<input type="checkbox"/>
Subsistence Payments	<input type="checkbox"/>
OTHER: _____	<input type="checkbox"/>

Geographic Area Served: _____

Critical Needs and Gaps in Services in Woodland

Please list the critical needs of your Woodland clients:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

Are there services that your agency is not currently providing in Woodland but would like to do so if funding is available?

Additional concerns/suggestions:

Return the completed survey, in person or by mail, to:
 Community Development Department, City of Woodland, ATTN: Devon Horne
 300 First Street, Woodland, CA 95695

By Friday, October 9th by 5:00PM

Please call (530) 661-5837, if you have any questions.

APPENDIX G
Homeless and Poverty Action Coalition Members

Yolo County Homeless and Poverty Action Coalition (HPAC)

Members:

Community Housing Opportunities Corp.
Davis Community Meals
Food Bank of Yolo County
Sexual Assault and Domestic Violence Center
Short Term Emergency Aid Committee
Unit Christian Centers
Yolo Community Care Continuum
Yolo Crisis Nursery
Yolo Wayfarer Christian Mission
Yolo County Department of Employment and Social Services
Yolo County Department of Alcohol, Drugs, and Mental Health
City of Davis
City of West Sacramento
City of Winters
City of Woodland

APPENDIX H
Non-Homeless Special Needs Table
(HUD Reference Table 2A cont)

APPENDIX I
Continuum of Care List of Programs

Yolo County Homeless and Poverty Action Coalition (HPAC)
Services for Homeless and Low-Income Individuals and Families
 (This is not intended for direct client distribution or to be an all inclusive list of services in Yolo County)

Service Type	Program Description
Free Meal Programs	<p>Broderick Christian Center 110 Sixth Street, West Sacramento Monday – Friday 10:00 a.m.</p> <p>Davis Community Church (Snack Lunch) 412 C Street, Davis Monday – Friday 11:30 a.m. to 12:30 p.m.</p> <p>Davis Community Meals St. Martin’s Episcopal Church Hall 640 Hawthorne Lane, Davis Tuesday & Thursday 5:45 to 6:30 p.m. Saturday 11:30 a.m. to 12:15 p.m.</p> <p>Food not Bombs Central Park Fifth and C Streets, Davis Sunday 11:30 a.m. to 12:30 p.m.</p> <p>Grace in Action Grace House 441 D Street, Davis Mon., Tues., & Thurs. 12:00 to 2:00 p.m.</p> <p>Yolo Wayfarer Center 207 Fourth Street, Woodland Monday – Sunday 5:00 to 6:00 p.m.</p> <p>Elderly Nutrition Program (Meals on Wheels) – 530.662.7035 Provides seniors (60 years of age and older and their spouses, regardless of age) a nutritious hot noon meal, Monday-Friday in six communities in Yolo County. Call specific site for reservations at least 24 hours in advance. Limited transportation available. A home-delivery service for homebound, frail or disabled seniors is also available.</p> <ul style="list-style-type: none"> • Davis Senior Center, 646 A Street – 530.757.5696 • Esparto – 530.662.7035 • Knights Landing Harbor Apartments, 9320 Mill Street • West Sacramento Senior Center, 664 Cummins Way – 916.373.5819 • Winters Community Center, 201 Railroad Avenue – 530.795.4241 • Woodland Senior Center, 2001 East Street – 530.661.5890
Food Closet/ Distribution Programs	<p>Broderick Christian Center – 916.372.0200 Provides one food basket per month to residents of West Sacramento. Distribution is at 110 Sixth Street and takes place on Wednesdays at 11:00 a.m.</p> <p>Food Bank of Yolo County – 530.668.0690 Provides grocery distribution on Fridays from 7:00 to 8:00 a.m. Distribution is at the agency’s warehouse, 1244 Fortna Avenue, Woodland and is on a lottery basis.</p> <p>Short Term Emergency Aid Committee – 530.758.5444 Provides families and individuals in Davis with five days worth of emergency food (three meals per person per day). One visit per month limit. Call with referrals.</p> <p>Yolo Wayfarer Center – 530.661.1218 Provides grocery distribution to eligible individuals Monday – Thursday at 207 Fourth Street, Woodland. Call for details as program changes based on availability of resources and staff. Walk-ins are okay. Every effort is made to accommodate emergency situations.</p>

<p>Food Closet/ Distribution Programs Cont.</p>	<p>First Baptist Food Closet 512 First St., Winters 530.795.2821 Wednesday 10:00 a.m. – 12:00 p.m. One 3-day supply of food per month</p> <p>Pierce Food Closet 2113 Manchester St., West Sacramento 916.371.6343 Thursday 1:00 – 3:00 p.m.</p> <p>Pole Line Rd. Baptist Church 770 Pole Line Rd., Davis 530.753.4315 Mon., Tues., & Fri. 9:00 a.m. – 12:00 p.m. Walk-ins okay</p> <p>Western Yolo Food Closet 26479 Grafton St., Esparto 530.787.3586 M – F 8:00 a.m. to 5:00 p.m.</p>	<p>Manna House Food Pantry Sixth & Mill St., Knights Landing 530.666.5669 1st & 3rd Thursday 3:30 – 5:00 p.m.</p> <p>First Southern Baptist of West Sacramento 2124 Michigan Blvd., West Sacramento 916.371.2111 Call with referrals for 3-day food supply</p> <p>Holy Cross Food Locker 1321 Anna St., West Sacramento 916.373.3318 M/W/F 4:00 – 5:00 p.m. DESS referral required</p> <p>Woodland Volunteer Food Closet 509 College St., Woodland 530.662.7020 M – F 3:15 – 4:30 p.m. Call with referrals for 3-day, 1-time supply</p>
<p>Clothes Closets</p>	<p>Short Term Emergency Aid Committee – 530.758.5444 Provides free clothing to needy families and vulnerable individuals in Yolo County. Also has a <i>Suit Up for Success</i> program that provides up to three complete outfits for individuals seeking employment with three more provided with first paystub. Agency referral required.</p> <p>Yolo Family Resource Center – 530.406.7221 Provides a clothes closet for children ages 0-5 and a career clothes lending closet for women. Latino community given priority.</p> <p>Yolo Wayfarer Center – 530.661.1218 Provides clothing vouchers for those in need. Program staff is available Monday through Friday from 1:00 to 4:00 p.m.</p>	
<p>Transportation</p>	<p>Broderick Christian Center – 916.372.0200 Provides transportation to and from individual and work programs for customers of community and county agencies. One bus is wheelchair accessible. Medical transport services also available for a fee.</p>	
<p>Child Development Programs</p>	<p>Broderick Christian Center – 916.372.0200 Provides early child development services to working or training low-income families in Yolo County on weekdays from 7:30 a.m. to 5:30 p.m. Apply in person at 110 Sixth Street, West Sacramento or by phone at 916.372.0200 ext.104.</p> <p>Yolo Crisis Nursery – 530.758.6680 or toll-free 877.543.7752 (877.KIDSPLACE) Provides free emergency day respite care for Yolo County children, birth through five years of age, in a home-like setting. Services are voluntary and confidential. Call for details (24 hours). CA Licenses: 573609767, 573609766</p>	

<p>Prevention</p>	<p>Salvation Army – 530.661.0346 REACH (Relief for Energy Assistance through Community Help) Provides partial payments of household energy bills for low-income people who have no alternative form of assistance available to help them resolve their energy emergency.</p> <p>Short Term Emergency Aid Committee – 530.758.5444 Agency referral required for all services. Assistance provided to Yolo County individuals and families at or below the federal poverty level.</p> <p>Eviction Prevention Provides rent payments for very-low income families with emergencies to keep them from being evicted from their homes.</p> <p>First Month Rent Provides funds to help Yolo County residents overcome the financial difficulty of paying first month's rent to move into permanent housing.</p> <p>Helping Hand Program (Miscellaneous Needs Program) Provides assistance to help individuals and families to pay for essential daily expenses (e.g. legal documents, DMV, birth certificates, etc.).</p> <p>Utility Assistance Provides assistance to maintain or restore utilities for families and vulnerable individuals who are suffering a temporary economic hardship.</p> <p>Education Assistance Program Provides students with up to \$200 per semester (\$600 max.) for books and materials (subject to fund availability).</p> <p>Yolo Family Resource Center – 530.406.7221 Utility Assistance Program Provides utility payments for very-low income families and vulnerable individuals who are suffering a temporary economic hardship. Agency's focus population is the Latino community.</p>
<p>Day Shelter/ Resource Centers</p>	<p>Provide access to phones, showers, mail, laundry, resources and referrals, etc.</p> <p>Broderick Christian Center at 110 Sixth Street in West Sacramento.</p> <p>Davis Community Meals at 1111 H Street in Davis.</p> <p>RISE, Inc. at 16858 Yolo Ave. in Esparto. No shelter services (e.g. showers, laundry). Serves the Capay Valley, Esparto, & Madison.</p> <p>Yolo Family Resource Center at 409 Lincoln Ave. in Woodland. No shelter services (e.g. showers, laundry). Latino community given priority.</p> <p>Yolo Wayfarer Center at 207 Fourth Street in Woodland.</p>
<p>Emergency Shelter</p>	<p>Davis Community Meals – 530.753.9204 Provides beds for single adult men and women for up to 7 days, 3 times per year. Beds provided on a first-come, first-served basis at 1111 H Street, Davis between 5:45 and 9:00 p.m. Additional Cold Weather Shelter beds are available from November – March on a first-come, first-served basis.</p>

<p>Emergency Shelter Cont.</p>	<p>Sexual Assault and Domestic Violence Center – 530.661.6336 Provides emergency shelter and supportive services for victims of sexual assault and domestic violence.</p> <p>Short Term Emergency Aid Committee – 530.758.5444 Provides motel vouchers for Yolo County residents in need of temporary shelter. Customers must have an agency referral to receive services.</p> <p>Yolo Crisis Nursery – 530.758.6680 or toll-free 877.543.7752 (877.KIDSPLACE) Provides a safe haven for Yolo County children less than 6 years of age, while parents/caregivers experiencing high levels of stress or significant hardship are provided with support and resources to resolve the crises and/or cope with the stress. Children may stay up to 30 days. Services are voluntary and confidential. Call to self-refer (24 hours). CA Licenses: 577001738</p> <p>Yolo Wayfarer Center – 530.661.1218 Provides the county’s Cold Weather Shelter from mid-November – mid-March. The shelter is open the remainder of the year for Woodland residents. Check-in begins at 6:00 p.m. at 207 Fourth Street, Woodland.</p>
<p>Transitional Housing</p>	<p>Broderick Christian Center – 916.372.0200 Provides family transitional housing and supportive services through a case-management approach with life skills classes.</p> <p>Davis Community Meals – 530.753.9204 Provides transitional housing for families and single adult individuals. Includes supportive services through a case-management approach.</p> <p>Yolo Wayfarer Center – 530.661.1218 Provides transitional housing for families and single adult individuals. Includes supportive services through a case-management approach. Family orientation on Tuesdays at 9:00 a.m. at Woodland Methodist Church, 212 Second St. in the Lamp Room (child care provided).</p>
<p>Permanent Supportive Housing</p>	<p>Community Housing Opportunities Corp. – 530.757.4452 Provides permanent supportive housing opportunities for very low-, low-, and moderate-income households. Call for locations and program details.</p> <p>Davis Community Meals – 530.756.4934 Cesar Chavez Apartments Provides 52 affordable single bedroom apartment units, including 19 units of permanent supportive housing for special needs families and individuals in Yolo County.</p> <p>Yolo Community Care Continuum – 530.758.2160 Provides permanent supportive housing and short-term residential treatment for individuals with mental illness. Also offers day rehabilitation and support and referral services. Call for details. Some programs may require a referral from the County Department of Alcohol, Drug, and Mental Health Services.</p>
<p>Permanent Affordable Housing</p>	<p>Community Housing Opportunities Corporation – 530.757.4452 Provides permanent housing opportunities for very low-, low-, and moderate-income households, including seniors. A Resident Services Program also provides residents with supportive services aimed at promoting self-sufficiency, personal growth, and community involvement.</p>

<p>Permanent Affordable Housing Cont.</p>	<p>Davis Community Meals – 530.756.4934 Cesar Chavez Apartments Provides 52 affordable single bedroom apartment units, including 19 units of permanent supportive housing for special needs families and individuals in Yolo County.</p> <p>Habitat for Humanity – 530.668.4301 Provides funds and recruits volunteers to build and rehabilitate houses for the lowest possible cost. Houses are then sold to very low-income households earning less than 50% of the median income for the county. Prospective homeowners put in 500 hours of 'sweat equity' working on their own home. Habitat then sells them the house at low cost via a 0% interest mortgage held by Habitat. Mortgage payments are recycled to support future construction projects.</p> <p>Yolo County Housing Authority – 530.662.5428 or 916.444.8982 Provides subsidized housing opportunities for families, elderly or persons with disabilities. Administers year-round and 6-month migrant farm-worker housing program. Housing referrals in Yolo County. Home ownership opportunities. Applicants must be income eligible households of two or more related persons or single people who are 62 years or older, handicapped, or permanently disabled.</p> <p>Yolo Mutual Housing Association – 530.297.1032 Provides affordable housing based on the mutual housing model. This model offers residents key roles in decisions that affect their quality of life and financial stability through participation in resident councils.</p>
<p>Drug Treatment</p>	<p>Cache Creek Lodge, Inc. – 530.662.5727 Offers a 30-day to six-month co-ed residential alcohol and drug treatment program, as well as, an intensive day, outpatient, anger management, ongoing family, aftercare, transitional housing, and short track outpatient programs.</p> <p>John H. Jones (CommuniCare Health Centers) – 530.668.2400 or 916.371.1966 Clinics in West Sacramento and Woodland offer outpatient programs and services to aid individuals and families with substance abuse recovery, including a program for pregnant and post partem women with a child development component, Outpatient Substance Abuse Recovery Program (OSARP), Steps toward Active Recovery (STAR), Youth for Recovery Program, Dual Diagnosis Program, Teen Clinic, HIV/AIDS case management, confidential HIV testing, and Home Visiting.</p> <p>Yolo County Dept. of Alcohol, Drug & Mental Health – 530.666.8655 Beamer Street Alcohol Drug Detox & Treatment Facility is a comprehensive, multifaceted treatment program that offers a wide range of services. Program length may vary from 72 hours to 28 days. It provides an educational experience for adult men and women who wish to develop and maintain a sober lifestyle. While living in a home-like atmosphere, residents learn the skills that enable them to take responsibility for their own lives. At the same time, they develop personal plans for recovery and support systems needed for maintaining sobriety. Residents learn about the effects of alcohol and drug abuse on all aspects of their lives by participating in an intensive series of group meetings and one-on-one sessions with staff. The program also includes Alcoholics Anonymous and Narcotics Anonymous meetings.</p>

Drug Treatment	<p>Yolo Wayfarer Center – 530.662.2699</p> <p>Walter’s House</p> <p>A faith based residential program providing hope for a changed life in a beautiful facility situated in historic downtown Woodland. Walter’s House provides residential substance abuse treatment and specializes in the homeless population. Includes 30, 60, or 90-day intensive recovery programs followed by transitional housing support to resume self-sufficiency.</p>
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APPENDIX J
Ten-Year Plan to End Homelessness

Draft Summary of **One at a Time:** **Ending and Preventing Homelessness for Yolo County Residents,** **2010-2020**

PREVENTION: Prevent Homelessness Through Early, Comprehensive Assistance To Those At-Risk

- ✓ Adopt Countywide policies that support a healthy community and provide early homelessness prevention support.
- ✓ Institute a Countywide, centralized, coordinated system of prevention services that enhances access for people at risk of homelessness.
- ✓ Eliminate discharges into homelessness by public institutions, including foster care, hospitals, mental health facilities, substance abuse treatment facilities, and prisons and jails.

HOUSING: Provide A Wide Range of Opportunities and Services to Help People Access Permanent Extremely Affordable Housing

- ✓ Build Countywide support and identify financial support for extremely affordable housing (for people with 0-30% of Area Median Income (AMI)) and linked supportive services.
- ✓ Create, develop and provide a wide range of extremely affordable (0-30% AMI), permanent housing opportunities for people who are homeless or at-risk throughout the County, including housing linked with supportive services to facilitate ongoing residential stability, health, and maximum self-sufficiency.
- ✓ Facilitate and streamline access to housing and housing-related supportive services by people who are homeless or at-risk.
- ✓ Ensure a sufficient supply of interim housing, including emergency and transitional housing, to meet the need Countywide.

SUPPORTIVE SERVICES: Provide Comprehensive, Integrated Services to Help People Access and Maintain Housing and Maximize Their Self-Sufficiency

- ✓ Enhance system level integration of service provision in order to improve efficiency, accountability, access and quality of care.
- ✓ Provide consumers with comprehensive, integrated services linked to housing to assist them in maintaining residential stability and overcoming barriers to housing.
- ✓ Increase availability and access to mental health and substance abuse services.
- ✓ Facilitate access to living wage employment by expanding employment assistance services and job training opportunities.
- ✓ Enhance access to benefits programs and mainstream resources.
- ✓ Make transportation assistance available to improve access to services and employment opportunities.

IMPLEMENTATION: Effectively Administer, Coordinate and Finance Implementation of the County's Ten-Year Plan and its Efforts to Prevent and End Homelessness

- ✓ Establish a Countywide administrative and governing body structure with the legitimacy, representation, power, and resources to effectively and efficiently direct the community's efforts to prevent and end homelessness.
- ✓ Allocate resources to support a staff to implement this Plan to end and prevent homelessness.
- ✓ Designate preventing and reducing homelessness in Yolo County as a joint priority for all relevant County and City agencies.
- ✓ Identify, allocate, coordinate, and secure funding to support Plan implementation and operation of the homeless housing and service system.
- ✓ Maximize use of the Homeless Management Information System (HMIS) to collect and analyze data on homelessness and program outcomes and to facilitate inter-agency case management and information sharing and to increase efficiency.

APPENDIX K
Priority Housing Needs Table
(HUD Reference – Table 2A)

Priority Housing Needs Table	5-Year Quantities														Current # of Households	Current % of Households	Priority Need	Plan to Fund?	Fund Source			
	Year 1		Year 2		Year 3		Year 4		Year 5		Multi-Year											
	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual										
Household Income 0-30%	Owner	All other Hsholds	Number of Households																			
			Cost Burden >30%	311	85.9%																	
				267																		
		Small Related	Number of Households	116	100.0%																	
			Cost Burden >30%	78	67.2%																	
	Large Related	Number of Households	38	100.0%																		
		Cost Burden >30%	18	47.4%																		
	Renter	All other Hsholds	Number of Households	48	100.0%																	
			Cost Burden >30%	34	70.8%																	
Large Related		Number of Households	126	100.0%																		
		Cost Burden >30%	122	96.8%																		
Small Related	Number of Households	521	100.0%																			
	Cost Burden >30%	438	84.1%																			
Elderly	Number of Households	295	100.0%																			
	Cost Burden >30%	207	70.2%																			

				5-Year Quantities												Current # of Households	Current % of Households	Priority Need	Plan to Fund?	Fund Source	
				Year 1		Year 2		Year 3		Year 4		Year 5		Multi-Year							
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
Household Income 31-50%	Renter	Elderly	Number of Households																		
			Cost Burden >30%	100.0%	285																
		Small Related	Number of Households	100.0%	510																
			Cost Burden >30%	75.7%	386																
		Large Related	Number of Households	100.0%	309																
			Cost Burden >30%	61.8%	191																
	All other Hsholds	Number of Households	100.0%	277																	
		Cost Burden >30%	84.1%	233																	
	Total Households assisted																				
	Owner	Elderly	Number of Households	100.0%	175																
			Cost Burden >30%	37.7%	66																
		Small Related	Number of Households	100.0%	138																
Cost Burden >30%			62.3%	86																	
Large Related		Number of Households	100.0%	92																	
		Cost Burden >30%	69.6%	64																	
All other Hsholds	Number of Households	100.0%	18																		
	Cost Burden >30%	100.0%	18																		
Total Households assisted																					

				5-Year Quantities												Current # of Households	Current % of Households	Priority Need	Plan to Fund?	Fund Source	
				Year 1		Year 2		Year 3		Year 4		Year 5		Multi-Year							
				Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual						
Household Income 51-80%	Renter	Elderly	Number of Households	100.0%	169																
			Cost Burden >30%	28.4%	48																
		Small Related	Number of Households	100.0%	772																
			Cost Burden >30%	25.3%	195																
		Large Related	Number of Households	100.0%	278																
			Cost Burden >30%	24.5%	68																
	All other Hsholds	Number of Households	100.0%	487																	
		Cost Burden >30%	44.8%	218																	
	Total Households assisted																			50	
	Owner	Elderly	Number of Households	100.0%	544																
			Cost Burden >30%	27.2%	148																
		Small Related	Number of Households	100.0%	435																
Cost Burden >30%			66.2%	288																	
Large Related		Number of Households	100.0%	226																	
		Cost Burden >30%	50.0%	113																	
Total Households assisted																			25		

Priority Housing Need Table (cont)		5-Year Quantities														Priority Need	Plan to Fund?	Fund Source
		Year 1		Year 2		Year 3		Year 4		Year 5		Multi-Year						
Gap		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual			
Homeless*	Individuals**	267																
	Families**	330																
* Homeless individuals and families assisted with transitional and permanent housing																		
** See Table 10; # of households represent # of beds in the Continuum of Care (entire County) needed to meet the unmet need																		
CDBG	Acquisition of existing rental units	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Production of new rental units	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Rehabilitation of existing rental units	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Rental assistance	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Acquisition of existing owner units	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Production of new owner units	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
	Rehabilitation of existing owner units	1	1	1	1	1	1	1	1	1	1	1	1	5	H	Y	CDBG	
Homeownership assistance	0	1	0	0	0	0	0	0	0	0	0	0	0	H	Y	CDBG/ other		

APPENDIX L
Community Development Needs Table
(HUD Reference –Table 2B)

Housing and Community Development Activities		Need	Current	Gap	Priority Need: H, M, L, N *	Est. imated Allocations for Total 5-Year Period	Plan to Fund? Y/N	Fund Source
01 Acquisition of Real Property					L			
02 Disposition					L			
Public Facilities	03 Public Facilities and Improvements (General, including accessibility)	10	0	10	H	\$250,000	Y	CDBG
	03A Senior Centers				M			
	03B Handicapped Centers				L			
	03C Homeless Facilities (not operating costs)				M			
	03D Youth Centers	0	0	0	H	\$75,000		CDBG
	03E Neighborhood Facilities				M			
	03F Parks, Recreational Facilities				M			
	03G Parking Facilities				L			
	03H Solid Waste Disposal Improvements				L			
	03I Flood Drainage Improvements				M			
	03J Water/Sewer Improvements	0	0	0	H	\$50,000		CDBG
	03K Street Improvements				M			
	03L Sidewalks				L			
	03M Child Care Centers				M			
	03N Tree Planting				L			
	03O Fire Station/Equipment				L			
	03P Health Facilities	0	0	0	H	\$100,000		CDBG
	03Q Abused an Neglected Children Facilities				M			
03R Asbestos Removal				L				
03S Facilites for AIDS Patients (not operating costs)				L				
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0	H	\$20,000	Y	CDBG	
04 Clearance and Demolition					L			
04A Cleanup of Contaminated Sites					L			
Public Services	05 Public Services (Other: Emergency Food & Shelter)	5,000	0	5,000	H	\$150,000	Y	CDBG
	05A Senior Services				M			
	05B Handicapped Services							
	05C Legal Services				L			
	05D Youth Services	100	0	100	H	\$40,000	Y	CDBG
	05E Transportation Services				L			
05F Substance Abuse Services				M				

05G Battered and Abused Spouses				M			
05H Employment Training	10	0	10	H	\$10,000	Y	
05I Crime Awareness				H	\$10,000	Y	
05J Fair Housing Activities (Subject to Pub. Serv. Cap)	500	0	500	H	\$50,000	Y	CDBG
05K Tenant/Landlord Counseling				L			
05L Child Care Services				M			
05M Health Services	100	0	100	H	\$40,000	Y	
05N Abused and Neglected Children				M			
05O Mental Health Services				M			
05P Screening for Lead Based Pain/Lead Hazards				L			
05Q Subsistence Payments				M			
05R Homeownership Assistance (not direct)				L			
05S Rental Housing Subsidies				L			
05T Security Deposits				L			
05U Housing Counseling				L			
06 Interim Assistance				L			
07 Urban Renewal Completion				L			
08 Relocation				L			
09 Loss of Rental Income				L			
10 Removal of Architectural Barriers (This matrix code should not be used anymore)							
11 Privately Owned Utilities				L			
12 Construction of Housing				M			
13 Direct Homeownership Assistance				M			
14A Rehab; Single Unit Residential	5	0	5	H	\$200,000	Y	CDBG or other
14B Rehab; Multi-Unit Residential				L			
14C Public Housing Modernization				N			
14D Rehab; Other Publicly-Owned Residential Buildings				N			
14E Rehab; Publicly or Privately-Owned Commercial/Industrial				L			
14F Energy Efficiency Improvements				M			
14G Acquisition for Rehabilitation				L			
14H Rehabilitation Administration	5	0	5	H	\$30,000	Y	CDBG or other
14I Lead Based Paint/Hazards Test/Abatement				M			
15 Code Enforcement				M			

16A Residential Historic Preservation				L		
16B Non-Residential Historic Preservation				M		
17A CI Land Acquisition/Disposition				L		
17B CI Infrastructure Development				L		
17C CI Building Acquisition, Construction, Rehabilitation				L		
17D Other Commercial/Industrial Improvements				L		
18A ED Direct Financial Assistance to For-Profits	2	0	2	H	\$20,000Y	CDBG
18B ED Technical Assistance				L		
18C Micro-enterprise Assistance				M		
19A CDBG Funding of HOME Admin				N		
19B CDBG Funding of HOME CHDO Operating Costs				N		
19C CDBG Non-profit Organization Capacity Building				N		
19D CDBG Assistance to Institutes of Higher Education				L		
19E CDBG Operation and Repair of Foreclosed Property				L		
19F Planned Payments of Section. 108 Loans				N		
19G Unplanned Repayments of Sec. 108 Loans				N		
19H State CDBG Technical Assistance to Grantees				N		
20 Planning (CDBG Entitlement Communities Grantees)						
21A General Program Administration				M		
21B Indirect Costs				M		
21C Public Information				N		
21D Fair Housing Activities (subject to Admin cap)				N		
21E Submissions or Applications for Federal Programs				N		
21H CDBG Funding of HOME Admin				N		
21I CDBG Funding of HOME CHDO Operating Costs				N		
22 Unprogrammed Funds						

* H = High Priority, M = Medium Priority, L = Low Priority, N = No Such Need

Appendix M
Application Rating and Ranking System

CDBG Rating and Ranking System

The highest ranked proposals will be funded; see attached proposed rating and ranking sheet.

1. Rate and Rank applications based on the attached revised Rating and Ranking System. The highest ranked proposal will be funded; see attached proposed rating and ranking sheet.
2. For Public Service Applications only: establish a Professional Review Team, including two Redevelopment/Housing staff members, and one outside expert, to review, rate and rank application requests to establish an unbiased review process. The outside expert could be an individual from the Community Services Block Grant Program with expertise in grant application processing (outside of Redevelopment Division)
3. Establish a minimum of \$6,000 and maximum amount of \$15,000 per funding request, under the category of **Public Services**, (this funding category is limited to 15% of our annual grant allocation and has averaged \$85,000 annually).
4. At City's option, may only fund a special population, (Homeless, Seniors, Victims of Domestic Violence, Youth, etc.). The City Council could choose to exercise this option depending on the current needs and economic conditions in the community
5. Require 40% of the public service allocation to directly benefit food and shelter programs.
6. Require applicants to leverage requested grant amount. Higher points would be awarded to applicants who can demonstrate leveraging of CDBG dollars.
7. Encourage collaboration with other local agencies. Collaboration means efforts to prevent duplication of services and enhance efficiency. Bonus points will be awarded to applications that demonstrate collaboration.



CITY OF WOODLAND
Community Development Block Grant (CDBG)
Application Rating and Ranking System
PUBLIC SERVICE

Texts underlined are the changes made to last year's Rating and Ranking System.

Threshold Criteria – Proposed programs or projects must be able to answer yes for only questions 1 – 5 in order to be eligible for CDBG funding and considered for rating and ranking process.

1. Does the program or project meet a national objective of the CDBG Program?
 2. Is the proposed program or project an eligible CDBG activity?
 3. Has applicant met timely expenditures of CDBG funding in prior year funding allocation? (New applicants are exempt.) Meaning all public service funds were expended by the end of the grant contract, June 30th.
 4. If awarded CDBG funds within the last year, were quarterly reports and reimbursement requests complete and submitted in a timely manner?
 5. Did applicant have any unresolved monitoring findings in the last year? (i.e. no income verification)
-

I. Benefit to Low and Very Low Income Persons – (Total 10 Points)

Activities that benefit at least 51 percent low and very low income persons. (10 points)

Activities that meet either of the other two National Objectives (reduction/ elimination of slum/blight or urgent need). (5 points)

II. Activity Need and Justification – (Total 25 Points)

Need – 5 Points

The activity will be evaluated in terms of the documentation and justification of the unmet need in the community. Activities with excellent documentation and justification of the unmet need in the community will be awarded the maximum of 5 points (Good – 5 pts, Average – 3 pts, and Poor – 0 pts) In addition activities that serve the very lowest income levels will be given high consideration.

Consolidated Plan Priority – 20 Points



Activities addressing a high, medium or low priority as identified in the Consolidated Plan will be awarded points as followed (20 Points = High, 10 Points = Medium, 5 Points = Low)

III. Reasonableness of Cost Estimates – (Total 5 Points)

The activity will be evaluated in terms of: 1) its impact on the identified need, 2) its implementation costs and funding request relative to its financial and human resources. Evaluation will include the cost incurred per person per unit and the justification for a particular level of funding.

IV. Project Budget – (Total 20 Points)

Points will be awarded based on evidence of sufficient funding to complete the program and applicant's ability to leverage the requested grant amount.

V. Activity Management– (Total 20 Points)

Points will be awarded to applicants based on documentation and information provided, showing that the resources needed to manage the proposed activity are available and ready, and that the commitment for operation and maintenance, where applicable, has been certified. This includes use of computer systems or other systems which track grant funding and the client results for the program which funds are being requested.

VI. Experience and Organizational Capability – (Total 20 Points)

The experience of the applicant, including the length of time in business and experience in undertaking programs/projects of similar complexity as the one for which funds are being requested will be evaluated. In addition, the capability and skills of administrative and program staff to carry out the program.

For those applicants that have not received CDBG funding in the past, allocation of points up to the maximum of 20 points will be awarded, dependent upon thorough documentation of similar past performances submitted with the application.

TOTAL POINTS AVAILABLE 100 points



CITY OF WOODLAND
Community Development Block Grant (CDBG)
Application Rating and Ranking System
PUBLIC FACILITIES (CONSTRUCTION)

Texts underlined are the changes made to last year's Rating and Ranking System.

Threshold Criteria – Proposed programs or projects must be able to answer yes for only questions 1 – 4 in order to be eligible for CDBG funding and considered for rating and ranking process.

1. Does the program or project meet a national objective of the CDBG Program?
 2. Is the proposed program or project an eligible CDBG activity?
 3. If awarded CDBG funds within the last year, were quarterly reports and reimbursement requests complete and submitted in a timely manner?
 4. Did applicant have any unresolved monitoring findings in the last year? (e.g. Davis Bacon violations)
-

I. Benefit to Low and Very Low Income Persons – (Total 10 Points)

Activities that benefit at least 51 percent low and very low income persons. (10 points)

Activities that meet either of the other two National Objectives (reduction/ elimination of slum/blight or urgent need). (5 points)

II. Activity Need and Justification – (Total 20 Points)

Need – 5 Points

The activity will be evaluated in terms of the documentation and justification that these construction improvements are needed and how the improvements benefit the community. Projects with excellent documentation and justification of for the project will be awarded the maximum of 5 points (Good – 5 pts, Average – 3 pts, and Poor – 0 pts)

Consolidated Plan Priority – 15 Points

Activities addressing a high, medium or low priority as identified in the Consolidated Plan will be awarded points as followed (15 Points = High, 10 Points = Medium, 5 Points = Low)

III. Reasonableness of Cost Estimates – (Total 15 Points)



The activity will be evaluated in terms of: 1) its implementation costs and funding request relative to its financial and project management resources and 2) source of construction estimates.

IV. Project Budget – (Total 15 Points)

Points will be awarded based on evidence of sufficient funding to complete the project. The applicant should explain if other funding sources were explored and why other funding sources could not be used on the project or could not be acquired.

V. Readiness – (Total 20 points)

Points will be awarded to applicants based on documentation and information provided, showing that the resources, such as funding, site control, etc., needed to carry out the proposed project are available and ready. Maximum points will be given to activities that are ready to move forward quickly. Typically this means that the design and engineering work is underway or has been completed. This criterion takes into consideration factors that may accelerate or slow down the ability to implement the activity in a timely manner. The highest points will be given to construction projects that can be completed within 18 months.

VI. Experience and Organizational Capability – (Total 20 Points)

The experience of the applicant, including the length of time in business and experience in undertaking projects of similar complexity as the one for which funds are being requested will be evaluated. This includes the project management capability and skills of administrative and program staff to carry out the project and past performance on Woodland CDBG construction projects. Experience in managing other funding sources and leveraging federal dollars will be considered.

For those applicants that have not received CDBG funding in the past, allocation of points up to the maximum of 20 points will be awarded, dependent upon documentation of similar project management experience especially with federally –funded construction projects submitted with the application.

TOTAL POINTS AVAILABLE 100 points

APPENDIX N
HUD Certifications

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) , (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).