

Executive Summary

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

1. Introduction

The Consolidated Plan is a five-year planning document required by the U.S. Department of Housing and Urban Development (HUD). 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) entitlement program. 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.

Outreach efforts for the Consolidated Plan include five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

The Plan incorporates relevant information and data from a variety of sources. The primary data was obtained from the following sources: 2010 U.S. Census and 2008-2012 Census American Community Survey; City of Woodland Housing Element 2013 Update; City of Woodland Capital Improvement Plan 2009-2018; and the 2014 Continuum of Care Application for Yolo County.

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

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

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2. To establish and maintain a suitable living environment; and
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The Consolidated Plan serves the following functions:

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2. An application for federal funds under HUD's formula CDBG grant program;
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4. An action plan that provides a basis for assessing performance.

3. Evaluation of past performance

The City to a large extent has been able to achieve measurable results for public service programs funded with CDBG funds. In particular, success efforts were obtain for food and shelter programs and fair housing counseling. For the food and shelter programs the CDBG funds were leveraged with other funding sources (other government grants, private sector grants, and fundraising). Subrecipients receiving CDBG funds for public service programs were able to expend funds on a timely basis with a few exceptions. In three instances public service projects had to be cancelled and the CDBG funds were re-programmed for other eligible activities.

The City has been successful in achieving measurable results with its CDBG-funded construction projects. The notable achievements have occurred with ADA improvements and rehabilitation of affordable housing facilities. However, a number of projects have not been completed in a timely manner. To address this City staff has increased its role in providing technical assistance and is now preparing construction contracts and related attachments for non-City construction projects. In addition, staff is providing guidance for the bid process.

4. Summary of citizen participation process and consultation process

Outreach efforts for the Consolidated Plan include five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; circulating a separate survey to Woodland service providers; and discussing City Council priorities during a meeting of the City Council. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

The Plan incorporates relevant information and data from a variety of sources. The primary data was obtained from the following sources: 2010 U.S. Census and 2008-2012 Census American Community Survey; City of Woodland Housing Element 2013 Update; City of Woodland Capital Improvement Plan 2009-2018; and the 2014 Continuum of Care Application for Yolo County.

5. Summary of public comments

Resident surveys in English and Spanish were made available to residents to gather data regarding the areas in which the community has the greatest need. Emphasis was placed on the participation of low-income and otherwise disadvantaged individuals as well as those living in multi-family affordable housing developments. A total of 170 surveys were completed. Residents were asked to prioritize community needs for future funding. Some of the community needs rated as high priorities included community centers, parks and recreational facilities, youth centers, employment training, and emergency food and shelter for the homeless.

The surveys also provided residents with an opportunity to comment on other community issues. All of the surveys (50+) received from residents of public housing cited the need for additional recreational amenities in their neighborhood including a handball court, recreation building, swimming pool, soccer field or improvements to an existing soccer field, and playground. These are similar to the comments expressed by residents at the January 20, 2015 Yolo County Housing Quarterly Resident meeting. City staff attended the meeting to discuss the Consolidated Plan process and obtain input from residents on priority needs. The residents at the meeting emphasized the need to provide activities for children so they are engaged and less likely to get in trouble.

Other comments conveyed through the surveys included installing lighting at the Gibson Road entrance to the Leisureville Mobile Home Park which serves senior citizen households; reducing the amount of traffic noise affecting Leisureville with the construction of a sound wall, and finding an alternative route for agricultural trucks; speeding up the Housing Choice Voucher (Section 8) process; funding blight management for businesses operated in residential areas; constructing an elementary school in the Spring Lake Specific Plan Area; providing shade structures over playground equipment at Klenhard Park (southeast area of Woodland); and restoring Woodland's small town atmosphere which has been undermined by what one resident described as urban sprawl, traffic jams, and rent that has gone out of sight.

Community Meetings (January 12, 20, 21, 26, and 28, 2015) – Attendance at the meetings was limited. An attendee representing a CDBG-funded service provider expressed interest in having the City maintain its current policy of expending a minimum of 40 percent of its CDBG public service funds on food and shelter programs.

January 20, 2015 Yolo County Housing Quarterly Resident Meeting (held for Yolano and Donnelly public housing developments) – City staff reviewed the CDBG program with residents from the Yolano and Donnelly developments, the Consolidated Plan process, the Consolidated Plan resident survey, and the sales tax Measure J funding available for youth programs. Residents expressed interest in seeing the following improvements for Yolano and Donnelly: construction of a handball court, purchasing nets and posts so youth can play soccer, installation of a fence to secure an area frequented by the homeless, and the addition of improvements to the Donnelly playground. One resident noted that Yolo County Housing operates its own youth soccer league and some families need assistance with the player registration fees. Residents emphasized the need to provide recreation and other opportunities for youth. City staff discussed the CDBG funding being used for the design of the future recreation/education/boxing club facility adjacent to the Yolano and Donnelly developments. Finally, staff encouraged residents to have their children participate in the recreation programs supported by Measure J and noted that scholarship opportunities are available for qualified households.

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

Not applicable - the City did not decline comments or views submitted during the Consolidated Plan process.

7. Summary

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

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2. To establish and maintain a suitable living environment; and
3. To expand economic revitalization opportunities.

The Plan incorporates relevant information and data from a variety of sources. The primary data was obtained from the following sources: 2010 U.S. Census and 2008-2012 Census American Community Survey; City of Woodland Housing Element 2013 Update; City of Woodland Capital Improvement Plan 2009-2018; and the 2014 Continuum of Care Application for Yolo County.

Outreach efforts included five public meetings, City staff attendance at a quarterly meeting of public housing residents, the use of a resident survey, and the use of a service provider survey.

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	WOODLAND	
CDBG Administrator		

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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City of Woodland
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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Housing

- Develop at least 75 multifamily and/or single family affordable housing units over the next five years.
- Continue to annually monitor the inventory of affordable multifamily rental units/apartments and senior designated housing units.
- Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms in order to increase and maintain the number of affordable units and reduce the number of owner and renter households who reside in substandard housing.
- Rehabilitate 5 units over the next 5 years in order to reduce the number of substandard housing units, thereby increasing the viability of the housing stock and improving the quality of residential neighborhoods.
- Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach over the next 5 years in order to reduce fair housing discrimination and improve landlords' and owners' understanding of their fair housing obligations.

Homelessness

- Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in Homeless Coordination Project.
- Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and person threatened with homelessness. Assist approximately 1,000 Woodland residents over the next 5 years in an effort to reduce the number of unsheltered homeless.

Other Community Development Needs

- Complete five public improvement projects over the next five years to remove architectural barriers and improve access to public facilities in the City for mobility-impaired individuals.
- Construct or rehabilitate a minimum of two public facilities providing youth services during the next 5 years to benefit low- and moderate-income residents and prevent crime and substance abuse among youth.

Public Services

- Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those "at-risk" of homelessness over the next 5 years in an effort to address the reason for homelessness and reduce the number of unsheltered homeless.
- Continue to support youth programs with the assistance of local agencies to primarily benefit 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. Assist approximately 50 Woodland residents annually over the next 5 years.
- Continue to support health services with the assistance of local agencies to primarily benefit very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill. Assist approximately 300 Woodland residents annually over the next 5 years to improve the quality of life for low- and

moderate-income persons with added health programs or services that would otherwise be unavailable.

- Partner with local agencies through participation on the Workforce Investment Board to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.
- Establish a Neighborhood Revitalization Area if found to be feasible in order to improve the quality of life in a low- and moderate income neighborhood in a strategic collaborative effort.

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

- Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms in order to increase and maintain the number of affordable units and reduce the number of owner and renter households who reside in substandard housing.
- Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in Homeless Coordination Project. The participants in the Project consist of the Countywide Homeless Coordinator, Yolo County, and the Yolo County cities of Davis, Winters, West Sacramento, and Woodland.
- Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and person threatened with homelessness. Assist approximately 1,000 Woodland residents over the next 5 years in an effort to reduce the number of unsheltered homeless. Continue to support youth programs with the assistance of local agencies to primarily benefit 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. Assist approximately 50 Woodland residents annually over the next 5 years.
- Continue to support health services with the assistance of local agencies to primarily benefit very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill. Assist approximately 300 Woodland residents annually over the next 5 years to improve the quality of life for low- and moderate-income persons with added health programs or services that would otherwise be unavailable.
- Partner with local agencies through participation on the Workforce Investment Board to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.

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

The Countywide Homeless Coordinator who has leadership and advisory roles with the Yolo County Continuum of Care and Continuum of Care members Yolo County Housing (public housing, affordable multifamily, and affordable senior housing), The Center for Families (one-stop access point and clearinghouse of community services and health education), Legal Services of Northern California (fair housing counseling), Fourth & Hope (emergency shelter, permanent supportive housing, and transitional housing), and Yolo Community Care Continuum (housing and supportive services for mentally ill adults) were consulted during the Consolidated Plan process. The City will continue its partnership with Fourth

and Hope as the grantee for Federal Continuum of Care funds for permanent supportive housing and transitional housing programs operated by Fourth & Hope to serve homeless or formerly homeless individuals, families, and veterans. In addition, the City will continue its participation in the Countywide Homeless Coordination Project that funds a countywide homeless coordinator and the cold weather shelter operated by Fourth & Hope in Woodland. The participants in the Countywide Homeless Coordination Project are Yolo County and the cities of Davis, West Sacramento, Winters, and Woodland.

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

The City is a member of and participates in the Yolo County Continuum of Care. The City participates in discussions and decisions at Continuum of Care meetings regarding ESG funding applications. Separately, the Woodland City Council has approved Certifications of Local Approval required for ESG funding applications submitted by Woodland-based service provider organizations. However, the City has not consulted with the Continuum of Care on developing performance standards and evaluating outcomes, and developing funding, policies, and procedures for the administration of HMIS.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Yolo Family Resource Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Yolo Crisis Nursery (24/7 care for children when their families are experiencing extreme hardship or crisis) - Staff contacted the Yolo Crisis Nursery (YCN) by phone and subsequently emailed a Consolidated Plan service provider survey. YCN cited subsidized child care services for low income families as a critical need for its Woodland clients and noted that there are more families in need than there are available slots through Yolo County child care subsidy services. YCN also included low income housing as a critical need. Anticipated outcomes/areas for improved coordination - Planned Parenthood Mar Monte (Teen Success program which facilitates group sessions for two hours weekly over the course of a year to provide a supportive environment for teen months to discuss issues facing adolescent parents and set and achieve short- and long-term goals for teens instead of having more children) - Staff emailed a Consolidated Plan service provider survey to Planned Parenthood Mar Monte (PPMM). PPMM listed housing assistance, transportation, post-secondary education scholarships, and childcare services as critical needs for its Woodland clients. Friends of the Mission (affordable housing for formerly homeless individuals and families in coordination with Fourth & Hope) - Staff emailed a Consolidated Plan service provider survey to Friends of the Mission (FOM). FOM cited affordable permanent supportive housing for singles and families as a critical need for its Woodland clients. Northern California Children's Therapy Center (multidisciplinary program of continuing physical, occupational and speech and language therapy for infants, toddlers, and children through adolescent age) - Staff emailed the Northern California Children's Therapy Center (NCCTC) a Consolidated Plan service provider survey. NCCTC listed access to early intervention and education from birth to age 3, identification of red flags in early childhood development and referral for development assessment, access to quality therapeutic services after the age of 3, recreational and social activities for children with special needs and their families, and access to affordable and appropriate child care for children with special</p>
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	<p>needs. Center for Families (serves as a community services hub by providing a one-stop access point and clearinghouse of community services and health education) – Staff emailed a Consolidated Plan service provider survey and the Center for Families cited affordable housing for low income households, re-housing assistance to help homeless to move into permanent housing, youth programs, economic development assistance for low income individuals and families, and transportation as critical needs for its Woodland clients. Elderly Nutrition Program (home delivered meals to low income senior citizens) – A representative of the Elderly Nutrition Program attended one of the public meetings held for the Consolidated Plan and reiterated the need to provide services to low income senior residents. Woodland Volunteer Food Closet (emergency groceries) – Staff emailed a Consolidated Plan service provider survey to the Woodland Volunteer Food Closet. The Food Closet listed the need to feed families and individuals who have no ability to do so on their own, living wage jobs, and mental health services as critical needs of their clients.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

The City did not directly consult Yolo County. However, the City's elected officials and staff serve with Yolo County elected officials and staff on a number of committees or other bodies that deal with affordable housing, homelessness, mental health, health care, and employment issues. These include the Ten-Year Plan to End Homelessness Commission, Homeless and Poverty Action Coalition, the Yolo County Continuum of Care, the Housing Commission for Yolo County Housing, and the Workforce Investment Board. As a result, the City's participation in these committees and other bodies provides opportunities to collaborate and coordinate with Yolo County as well as the other cities in Yolo County on affordable housing, homelessness, mental health, health care, and employment issues.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Yolo County Continuum of Care	The following Strategic Plan goals overlap with the goals of the Continuum of Care: 1) 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. 2) The City will work to develop or rehabilitate 100 affordable housing units over the next five years. 3) Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordination Project. 4) Assist approximately 1,000 Woodland residents during the five years of the Plan (by continuing to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness). 5) 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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Woodland Housing Element	City of Woodland	<p>The following Strategic Plan goals overlap with the goals of the 2013- 2021 Housing Element for the City of Woodland:1) 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. 2)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. 3) The City will work to develop or rehabilitate 100 affordable housing units over the next five years. 4) Rehabilitate 5 units over the next five years (for owner-occupied units).5) Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach during the five years of the Plan.6) Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordination Project. 7) Assist approximately 1,000 Woodland residents during the five years of the Plan (by funding agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness).</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Ten-Year Plan to End Homelessness	Ten-Year Plan Commission (Yolo County and cities of county)	The following Strategic Plan goals overlap with the goals of the Ten-Year Plan to End Homelessness (in Yolo County):1) 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. 2) The City will work to develop or rehabilitate 100 affordable housing units over the next five years. 3)Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Homeless Coordination Project. 4) Assist approximately 1,000 Woodland residents during the five years of the Plan (by continuing to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homelessness).5) 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 (by continuing to fund agencies that provide assistance to the homeless population).6) Participate on the Workforce Investment Board (WIB) (in order to 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).

Table 3 – Other local / regional / federal planning efforts

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

The City will continue its participation in the Countywide Homeless Coordination Project that funds a countywide homeless coordinator and provides funding for the cold weather shelter operated by Fourth & Hope in Woodland. The participants in the Countywide Homeless Coordination Project are Yolo County and the cities of Davis, West Sacramento, Winters, and Woodland.

Narrative (optional):

The following is additional information on the City's Consolidated Plan (ConPlan) consultation efforts.

Health-care facilities – The City provided CommuniCare Health Centers and St. John’s Retirement Village/Stollwood Convalescent Hospital with the ConPlan service provider survey and a schedule of the ConPlan community meetings. CommuniCare operates the Hansen Family Health Center in Woodland which provides primary health care including mental health services for low income, uninsured youth and adults and St. John’s is the only nonprofit in Woodland that provides four levels of care including

skilled nursing to senior citizens. CommuniCare and St. John's did not complete the survey or attend the meetings; however, both organizations submitted CDBG applications for Fiscal Year 2015-16.

Mental health facilities – The City provided the Yolo Family Service Agency (YFSA) with the ConPlan service provider survey and a schedule of the ConPlan community meetings. YFSA provides preventive and therapeutic mental health care to low individuals and families at its facility in Woodland. YFSA did not complete the survey or attend the meetings; however, YFSA submitted a CDBG application for Fiscal Year 2015-16.

Foster care and other youth facilities – The City provided Woodland Youth Services (WYS), Yolo County CASA (Court-Appointed Special Advocates), and Yolo Crisis Nursery (YCN) with the ConPlan survey and a schedule of the ConPlan community meetings. WYS operates two facilities (Shelter Home for boys and Crossroads House for teenaged girls) in Woodland that care for victims of abuse, neglect, and abandonment. CASA trains adult to serve as court-appointed volunteers who advocate on behalf of abused children and at-risk youth. YCN is located in Davis and provides Yolo County parents with a place to leave their children, ages 0 - 5, during times of severe stress for up to 30 days in order to prevent child abuse. YCN completed the survey. WYS and CASA did not complete the survey or attend the meetings; however, CASA submitted a CDBG application for Fiscal Year 2015-16.

Business and Civic Leaders – At the November 18, 2014 City Council meeting we asked our City Council for input including funding priorities on the 2015 – 19 Consolidated Plan.

State and local health and child welfare agencies, including health department data on the addresses of housing units in which children have been identified as lead-poisoned – We contacted the Yolo County Health Department for data on Woodland children with higher blood lead levels (BLLs). Yolo County referred the City to the California Department of Public Health, Childhood Lead Poisoning Prevention Branch which provided the City the data for the period of 2009 – 2013.

Public Housing Authority – The City provided Yolo County Housing (YCH) which serves as the public housing authority for Yolo County and operates two public housing developments (Yolano Village and Donnelly Circle located in Woodland) with the ConPlan service provider survey and a schedule of the ConPlan community meetings. YCH did not complete the survey or attend the meetings. However, YCH submitted a CDBG application for Fiscal Year 2015-16 and invited City staff to attend the January 20, 2015 Yolo County Housing Quarterly Resident Meeting. Staff attended the meeting to discuss the ConPlan and receive input from public housing residents. Subsequently, YCH facilitated the completion of 57 ConPlan Resident Surveys in English and Spanish that were submitted to the City.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Outreach efforts for the Consolidated Plan include five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (for the Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

Resident surveys in English and Spanish and service provider surveys were released on December 5, 2014 and were available through January 2015. Surveys were available on the City website and the Facebook page for the Community Services Department. 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 made available through a number of Woodland Service Providers, who made the resident surveys available to their clients. A notice was published in the Woodland Daily Democrat newspaper on December 27, 2014, January 6, 2015, and January 16, 2015 to notify the public of five community meetings to obtain public input on priority community needs for the Consolidated Plan. The meetings were held on January 12, 20, 21, 26, and 28 at the Woodland Community and Senior Center and at the Woodland City Hall. On February 13, 2015 a notice was published in the Daily Democrat to announce the availability of the Draft Consolidated Plan for public comment during a 30-day period (February 16 – March 16, 2015). Then, a notice was published in the April 9, 2015 edition of the Daily Democrat to notify the public that a public hearing on the Consolidated Plan would be held before the Woodland City Council on May 5, 2015. The City Council continued the public hearing to the May 19, 2015 City Council meeting. Public comments received during the citizen participation process are incorporated into the Consolidated Plan.

While the public comments received during the citizen participation process covered a number of areas and issues, the impact of these comments figured prominently in designating youth centers; parks, recreational facilities; public services (emergency food and shelter); and youth services as high priorities for the City's Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL if applicable)
1	Surveys for residents	Minorities Non-English Speaking – Specify other language: English Residents of Public and Assisted Housing	The City received 170 survey responses (English and Spanish versions).	Residents were asked to prioritize community needs for future CDBG funding. Some of the community needs rated as high included community centers, parks and recreational facilities, youth centers, employment training, and emergency food and shelter for the homeless. Besides the assessment of community needs, the surveys provided residents with an opportunity to comment on other community issues. All of the surveys (50+) received from residents of the Yolano and Donnelly developments (public housing) cited the need for additional recreational amenities in their neighborhoods including a handball court, recreation building, swimming pool, soccer field or improvements to an existing soccer field, and playground. These are similar to the comments expressed by residents at the January 20, 2015 Yolo County Housing Quarterly Resident meeting. City staff attended the meeting to discuss the Consolidated Plan process and obtain input from residents on	All comments submitted through surveys and other means were accepted. However, in some instances comments submitted cannot be addressed through the CDBG program. For example, one resident commented on the need to speed up the construction of an elementary school in the Spring Lake Specific Plan Area of Woodland.	

				<p>priority needs. The residents at the meeting emphasized the need to provide activities for children so they are engaged and less likely to get in trouble. Other comments conveyed through the surveys included installing lighting at the Gibson Road entrance to the Leisureville Mobile Home Park which serves senior citizen households; reducing the amount of traffic noise affecting Leisureville through the construction of a sound wall, and finding an alternative route for agricultural trucks; speeding up the Housing Choice Voucher (Section 8) process; funding blight management for businesses operated in residential areas; constructing an elementary school in the Spring Lake Specific Plan Area; providing shade structures over playground equipment at Klenhard Park which is located in the southeast area of Woodland; and restoring Woodland's small town atmosphere which has been undermined by what one resident described as urban sprawl, traffic jams, and rent that has gone out of sight.</p>		
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Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Public Services

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 were identified as high priority community needs. Employment training, crime awareness, and fair housing activities were also identified as high priority needs.

Medium priority needs included senior services, services for battered and abused spouses, services for abused and neglected children, mental health services, and subsistence payments.

Public Facilities and Infrastructure Improvements

Infrastructure improvements including accessibility improvements, youth centers, and parks/recreational facilities were identified as high priority community needs. Youth centers and parks/recreational facilities would benefit the City's youth by diverting them from potential criminal activity, thereby increasing safety within neighborhoods. Homeless facilities, water/sewer improvements, and health facilities were identified as medium priorities.

Economic Development

Micro-enterprise assistance was identified as a medium priority for the Consolidated Plan period.

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

Summary of Housing Needs

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 2010 CHAS data, approximately 40.7 percent of the City's households are paying more than 30 percent of their income for housing costs, and 11.7 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 2015 homeless count coordinated by HPAC (Yolo County Homeless and Poverty Action Coalition) identified 192 homeless individuals and children in Woodland. The number of sheltered homeless decreased, while the number of unsheltered homeless individuals and families increased. There is a need for reliable and steady programs to address homelessness.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	49,151	55,229	12%
Households	16,726	19,363	16%
Median Income	\$44,449.00	\$56,859.00	28%

Table 4 - Housing Needs Assessment Demographics

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

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,120	2,780	3,505	2,125	8,835
Small Family Households *	555	1,105	1,410	1,000	5,205
Large Family Households *	205	335	700	260	745
Household contains at least one person 62-74 years of age	300	380	460	385	1,425
Household contains at least one person age 75 or older	490	500	615	170	670
Households with one or more children 6 years old or younger *	395	730	1,020	364	1,155
* the highest income category for these family types is >80% HAMFI					

Table 5 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	150	25	0	15	190	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	65	55	10	150	0	0	25	40	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	210	260	60	650	0	80	120	15	215
Housing cost burden greater than 50% of income (and none of the above problems)	830	355	135	50	1,370	310	305	330	190	1,135
Housing cost burden greater than 30% of income (and none of the above problems)	140	880	670	165	1,855	120	135	480	315	1,050

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	75	0	0	0	75	0	0	0	0	0

Table 6 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,115	655	455	135	2,360	310	390	475	245	1,420
Having none of four housing problems	330	1,235	1,425	1,000	3,990	285	505	1,150	745	2,685
Household has negative income, but none of the other housing problems	75	0	0	0	75	0	0	0	0	0

Table 7 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	435	755	465	1,655	70	175	360	605
Large Related	160	210	125	495	45	25	275	345
Elderly	245	225	120	590	235	180	140	555
Other	370	320	200	890	80	95	115	290
Total need by income	1,210	1,510	910	3,630	430	475	890	1,795

Table 8 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	380	245	85	710	50	160	145	355
Large Related	160	75	0	235	45	25	40	110
Elderly	195	65	10	270	135	70	95	300
Other	335	80	40	455	80	70	85	235
Total need by income	1,070	465	135	1,670	310	325	365	1,000

Table 9 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	135	265	295	40	735	0	65	80	40	185
Multiple, unrelated family households	30	10	15	25	80	0	15	65	15	95
Other, non-family households	30	0	4	0	34	0	0	0	0	0
Total need by income	195	275	314	65	849	0	80	145	55	280

Table 10 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

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

Table 11 – Crowding Information – 2/2

Data Source: 2007-2011 CHAS

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

Based on data provided by the Sacramento Area Council of Governments there are 1,914 owner-occupied single family households and 2,183 rental single family households. However, the City does not have information on the number of single person households requiring housing assistance.

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

The City does not have data on the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking. However, some limited data is available on victims of domestic violence, dating violence, sexual assault and stalking. Of the 192 persons counted in Woodland as homeless during the January 25, 2015 homeless count conducted by the Yolo County Homeless and Poverty Action Coalition, 25 persons identified themselves as having been in abusive relationships. This number of persons may exceed 25 since 54 persons were unsure whether they had been in abusive relationships. Empower Yolo which operates the only homeless shelter for victims of domestic violence, sexual assault, stalking, and trafficking in Yolo County provided a total of 12,456 bed nights at its shelter during calendar year 2014. While the number of bed nights does not represent unduplicated clients since Empower Yolo offers up to a 14 week stay, there is clearly a housing assistance need for victims of domestic violence, dating violence, sexual assault and stalking.

What are the most common housing problems?

One of the most common housing problems is the number of lower-income rental households who are paying more than 30 percent of their gross monthly income on household costs. 2007 - 2011 CHAS data shows that 3,630 rental households (small related, large related, elderly, and other households) earning 0 - 80 percent of adjusted median income (AMI) spend more than 30 percent of their gross monthly income on housing costs. A third of these households are in the lowest income category, 0 - 30 percent AMI.

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

While the City does not have definitive data to document this, it appears that the immigrant population/households are most affected by these problems in Woodland.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The City has limited information in this area. Nonetheless, City staff receive phone calls from time to time from low-income families who reside in rental housing developments without housing affordability restrictions. These families tend to be female-headed and are concerned with their rental costs and are inquiring about affordable housing opportunities. The Yolo Family Resource Center (YFRC), which is based in Woodland, last received Emergency Solutions Grant funding for its rapid re-housing assistance program in approximately 2013. As a result, funding for rapid re-housing assistance is not being provided in Woodland at this time.

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

In 2013, the American Community Survey (ACS) indicated that 11.6 percent of families in the U.S. and 15.8 percent of individuals lived below the poverty level. 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 2013 ACS, 9.7 percent of families in the City of Woodland are living below the poverty level, and 12.7 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 2013 ACS profile for the City of Woodland there are 1,135 families and 5,787 individuals living below poverty level. However, reductions in work hours, job losses, the loss of child care, increases in rent, and the onset of illnesses may leave many of these families and individuals vulnerable to losing their housing and becoming homeless.

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

2007 - 2011 CHAS data shows that 3,630 rental households (small related, large related, elderly, and other households) earning 0 - 80 percent of adjusted median income (AMI) spend more than 30 percent of their gross monthly income on housing costs. A third of these households are in the lowest income category, 0 - 30 percent AMI. These households, particularly the ones at the lower end of the income spectrum, are the most vulnerable to losing their housing when rent levels continue to rise and are combined with a reduction in work hours, job losses, the loss of child care, and the onset of illnesses.

Discussion

The 3,630 lower-income rental households who are spending more than 30 percent of their gross monthly income on housing costs would benefit from greater cost certainty that can be provided through the availability of additional affordable housing projects and the availability of additional Housing Choice Vouchers. In March 2015 Mutual Housing California opened its 62-unit affordable housing project in the Spring Lake area of Woodland. A total of 61 units are available for lower-income households. The City provided financial assistance through local funds for the development and the project site has space for an additional 39 affordable units. The City may provide financial assistance for the additional units, but the timing of construction is predicated mostly on the availability of competitive funding sources such as tax credits that are often limited.

In the City of Woodland, 475 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 2,980 families on the voucher program wait list. In addition, 3,953 families are waiting for regular project-based units and 440 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 May 2011. The number of families on the voucher program wait list has more than doubled since 2009 and the number of families waiting for complexes with supportive services has increased by 218 percent (302 additional families since 2009).

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

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

Introduction

Other than Black/African American households, no other racial or ethnic groups earning 0 - 100 percent of area median income have disproportionately greater need.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,685	360	75
White	795	250	65
Black / African American	65	0	0
Asian	105	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	650	100	10

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,055	725	0
White	880	345	0
Black / African American	120	10	0
Asian	35	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	985	325	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,080	1,425	0
White	760	900	0
Black / African American	40	0	0
Asian	125	20	0
American Indian, Alaska Native	25	10	0
Pacific Islander	0	0	0
Hispanic	1,120	455	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	855	1,265	0
White	285	595	0
Black / African American	0	4	0
Asian	30	70	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	20	0
Hispanic	520	545	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

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

Discussion

While 3.4 percent of Black/African American households earning 0 - 100 percent of area median income have one or more of four housing problems, the Black/African American population as a whole is 1.5 percent of Woodland's population according to the 2010 Census. It should be noted that Woodland's total Black/African American population is 855 persons according to the 2010 Census.

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

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

Introduction

Other than Black/African American households, no other racial or ethnic groups earning 0 - 100 percent of area median income have a disproportionately greater need.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,425	620	75
White	660	385	65
Black / African American	50	15	0
Asian	85	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	560	190	10

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,040	1,740	0
White	385	840	0
Black / African American	110	25	0
Asian	20	15	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	500	810	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	930	2,575	0
White	220	1,440	0
Black / African American	35	10	0
Asian	65	80	0
American Indian, Alaska Native	10	25	0
Pacific Islander	0	0	0
Hispanic	590	980	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	380	1,745	0
White	105	775	0
Black / African American	0	4	0
Asian	15	85	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	20	0
Hispanic	240	825	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

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

Discussion

While 5.2 percent of Black/African American households earning 0 - 100 percent of area median income have one or more of four housing problems, the Black/African American population as a whole is 1.5 percent of Woodland's population according to the 2010 Census. It should be noted that Woodland's Black/African American population is 855 persons according to the 2010 Census.

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

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

Introduction:

For households spending between 30 and 50 percent of their gross monthly income on housing costs, White, Asian, and Hispanic households have a disproportionately greater need in comparison to the need in comparison to the needs of that category as a whole. For households spending in excess of 50 percent of their gross monthly income on housing costs, Black/African American households have a disproportionately greater need in comparison to the need in comparison to the needs of that category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,270	3,260	2,925	75
White	7,355	2,340	1,285	65
Black / African American	85	35	160	0
Asian	525	285	145	0
American Indian, Alaska Native	100	15	10	0
Pacific Islander	20	0	10	0
Hispanic	3,235	2,065	1,360	10

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

For households spending between 30 and 50 percent of their gross monthly income on housing costs, White households make up 71.8 percent of this group while they comprise 62.9 percent of the population. Asian households make up 8.7 percent of the households in this group and comprise 5.96 percent of the population. Finally, Hispanic households make up 63.3 percent of this group while they comprise 46.5 percent of the population.

For households spending more than 50 percent of their gross monthly income on housing costs, Black/African American households make up 5.5 percent of this group and comprise 1.5 percent of the population.

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

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

Of the households that earn between 0 and 100 percent of median household income and have one or more housing problems, Black/African American households account for 3.4 percent of these households as a whole. However, according to the 2010 Census, the Black/African American population is only 1.5 percent (855 persons) of the City's population.

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

Not applicable.

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

No, the Black/African American population does not exceed 5 percent in any one Census tract block group.

NA-35 Public Housing – 91.205(b)

Introduction

The average income of Woodland's residents residing in public housing is extremely low at less than 30 percent of median household income. The average income of Woodland Housing Choice Voucher holders (project- and tenant-based) is also extremely low at less than 30 percent of median household income. However, their average income is more than 10 percent less than public housing residents. Yolano and Donnelly are generally fully occupied and average more than 98 percent leased up. A total of 4,075 families are on the wait list for the two developments.

Yolo County Housing reported that there are currently 2,980 families on the voucher program wait list on a countywide basis. In addition, 3,953 families on a countywide basis are waiting for regular project-based units and 440 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers. Yolo County Housing has had its regular wait list closed since May 2011 because of the extremely high demand for housing. The number of families on the voucher program wait list has more than doubled since 2009 and the number of families waiting for complexes with supportive services has increased by 218 percent (302 additional families since 2009). The need for public housing and Housing Choice Vouchers far exceeds the supply. Woodland residents who have public housing and/or Housing Choice Vouchers are in a sense fortunate; however, they will require other forms of assistance including medical services, supplemental food, etc. Having access to public housing and/or Housing Choice Vouchers does not address all of their needs.

Totals in Use

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

Table 21 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	16,594	14,032	14,250	13,962	0	0
Average length of stay	0	0	8	7	1	7	0	0
Average Household size	0	0	2	2	1	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	120	435	34	401	0	0
# of Disabled Families	0	0	78	418	4	413	0	0
# of Families requesting accessibility features	0	0	422	1,301	38	1,260	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	391	1,063	34	1,028	0	0	0

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

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

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	276	317	7	310	0	0	0
Not Hispanic	0	0	146	984	31	950	0	0	0

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

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Yolo County Housing operates two low-income public housing projects in the City of Woodland: Yolano Village (60 units) and Donnelly Circle (72 units). The public housing units are generally leased up and 4075 families are on the waiting list for units. Most of the units at Yolano Village are two-story; however, all the Donnelly Circle units are single story and provide opportunities for families requiring accessible units. The above data indicates that 422 families who are either current residents or on the wait list have requested accessible features, but the data does not indicate the levels of physical disability. Not all physically disabled individuals residing in public housing are in wheelchairs. A number of them may use a cane, walker, or other non-wheelchair mobility device. As a result, the accessibility needs of these individuals is not as significant as individuals who have to rely on wheelchairs. For the public housing applicants requiring accessible units, the level of physical disability ranges from individuals relying on wheelchairs to individuals who have greater mobility and are able to use a cane, walker, or other non-wheelchair mobility device.

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

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 and Donnelly are generally fully occupied and average more than 98 percent leased up. A total of 4,075 families are on the wait list for the two developments.

In the City of Woodland, 475 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 2,980 families on the voucher program wait list on a countywide basis. In addition, 3,953 families on a countywide basis are waiting for regular project-based units and 440 families are waiting for complexes that provide supportive services. These wait lists are only for vouchers. Yolo County Housing has had its regular wait list closed since May 2011 because of the extremely high demand for housing. The number of families on the voucher program wait list has more than doubled since 2009 and the number of families waiting for complexes with supportive services has increased by 218 percent (302 additional families since 2009).

The most immediate needs of residents of public housing are having avenues to enhance their education/training and economic opportunities to obtain employment or improve their existing employment. Improved education/training and employment will provide them with the means to leave public housing and obtain other housing choices including home ownership. For Housing Choice voucher holders, there are similar needs. However, in both instances (residents of public housing and Housing Choice voucher holders) there are a number of households because of illness and disabilities who may remain in public housing and continue to use Housing Choice vouchers. The most immediate needs of this group is often access to adequate health care.

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

The housing needs of residents of public housing and Housing Choice voucher holders tend to be more significant than the population at large. For instance, if these households were to lose their public housing residency and/or their Housing Choice vouchers, they may become homeless or end up in the precarious position of devoting an increasing portion of their gross monthly income for housing costs.

Discussion

While public housing and Housing Choice Voucher resources are available to Woodland residents, the available supply far exceeds to demand. Residents fortunate to have access to these housing resources are extremely low income with income levels less than 30 percent of median household income. As a result, these residents will also require other assistance such as medical services, supplemental food, etc.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Yolo County Homeless and Poverty Action Coalition conducted the 2015 Yolo County Homeless Count on January 26, 2015. The Homeless Count (also known as the Point-in-Time (PIT) Count) was a survey of individuals and families identified as experiencing sheltered or unsheltered homelessness within the boundaries of Yolo County on a single night in January. It is important to recognize that the PIT Count reflects only those persons identified as homeless within the county on a single day. Many individuals and families move in and out of homelessness during the course of a year, meaning that the actual number of people experiencing homeless in 2015 will be much higher than the numbers included in the 2015 Yolo County Homeless Count. A total of 192 homeless individuals (sheltered and unsheltered) were counted for Woodland. Detailed information on Woodland's homeless count is provided in the tables and narrative sections below.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	4	45	49	0	0	0
Persons in Households with Only Children	1	0	1	0	0	0
Persons in Households with Only Adults	50	93	143	0	0	0
Chronically Homeless Individuals	54	138	192	0	0	0
Chronically Homeless Families	1	13	14	0	0	0
Veterans	5	12	17	0	0	0
Unaccompanied Child	1	0	1	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 25 - Homeless Needs Assessment

The data is based on the results of the 2015 Yolo County Homeless Count conducted by the Yolo County Homeless and Poverty Action Coalition on January 26, 2015. Some adjustments have been made to the Homeless Count data in order to fit the above categories. The Homeless Count did not collect data on Persons with HIV. No data is available for the columns covering (1) Estimate the # becoming homeless each year and (2) Estimate the # exiting homeless each year. As a result, estimates are not provided for these columns. While the Homeless Count collected data on the length of stay at current location, the data is for the overall homeless population of Woodland and is not broken down by Persons in Households with Adult(s) and Child(ren), Persons in Households with Only Children, etc.

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

The 2015 Yolo County Homeless Count did collect data on the factors: pregnancy, health benefits, disability insurance, desires permanent housing, serious mental illness, post traumatic stress disorder, substance abuse, etc. for the overall Woodland homeless population. Unfortunately, this data is not broken by homeless population type.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	67	14
Black or African American	22	1
Asian	1	0
American Indian or Alaska Native	0	0
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	19	7
Not Hispanic	0	0

Data Source: The data is based on the results of the 2015 Yolo County Homeless Count conducted by the Yolo County Homeless and Poverty Action Coalition on January 26, 2015
Comments:

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

A total of 29 children (ages 0 - 17, unsheltered and sheltered) were counted in Woodland during the 2015 Yolo County Homeless Count. Countywide, 3 children (ages 0 - 17, unsheltered and sheltered), were counted as being unaccompanied by an adult. Assuming that one of the unaccompanied children was counted in Woodland and the homeless families with children average 2 children per family, there were 14 homeless families with children (ages 0 - 17) in need of housing assistance. Data is not available on the type of families and it is difficult to draw conclusions on the type of families. However, it is assumed that a portion of the families are headed by single parents.

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

Data from the 2015 Yolo County Homeless Count indicates that 81 homeless persons identified themselves as White, 26 Hispanic/Latino, 23 Black or African American, 1 Asian, 0 American Indian/Alaska Native, 2 Hawaiian/Pacific Islander, 28 multiple races, and 31 unknown. This data is based on based on unsheltered and sheltered homeless individuals. According to the 2010 Census, Black or African American individuals represent 1.5 percent (855 persons) of the City's total population; however, 12 percent of homeless individuals identified themselves as Black or African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2015 Yolo County Homeless Count identified 54 unsheltered and 138 sheltered homeless persons in Woodland. Based on field observations and interaction with public service providers, it appears that a significant portion of the unsheltered individuals are single men and they frequent Woodland's downtown area (Main Street) and the Court Street corridor which is directly north of Woodland's downtown areas. A number of them frequent Freeman Park during the daytime which has frontages on Main and Court streets. Some of these individuals appear to suffer from mental illnesses. Whether these individuals have substance abuse and/or behavior issues that prevents them from obtaining emergency shelter services is not known.

A few years ago business owners from the downtown area, City officials, and others met on a regular basis to discuss the homeless individuals who congregate in Woodland's downtown area and how to address this situation. One of the suggestions that emerged from these meetings was the need to provide a day shelter. Services available through the day shelter may include telephones, internet access, showers, etc. The existence of a day shelter may benefit a number of the unsheltered homeless as well as shelter families who often have limited places to do during the daytime. For example, a number of sheltered homeless families and individuals will frequent the Woodland Public Library when they must vacate the emergency shelter during daytime hours. To date, a location has not been found for a daytime shelter.

Discussion: (None offered.)

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

Introduction:

The housing needs of persons who are not homeless but require supportive housing including but are not limited to the following populations: (1) elderly; (2) frail elderly; persons with mental, physical, and/or developmental disabilities; (3) persons with alcohol or other drug addiction; and (4) victims of domestic violence, dating violence, sexual assault, and stalking. Persons with HIV/AIDS and their families is not discussed since the City is not a HOPWA grantee.

Describe the characteristics of special needs populations in your community:

(1) Elderly - According to the Census' 2011 - 2013 ACS, Woodland's elderly population increased from the 2010 Census to 15.3 percent of the City's population. While Woodland is home to a number of senior citizen care facilities, many senior households continue to reside in their own homes or senior/family apartments. While over time a number of Woodland's senior residents because of the onset of dementia and related issues and a decline in physical health/and or mobility may require supportive housing resources, this does not appear to be urgent need for Woodland's senior community. This may be a result of resources such as home health care and the assistance of family members (particularly for dementia care) that allow seniors to reside in their own homes.

(2) Frail elderly - This population is a subset of the population described in #1 and depending on the circumstances these individuals may require supportive housing resources. However, with the availability of the resources detailed in #1, these individuals may be able to continue to reside in their own residences and not be in need of supportive housing.

(3) Persons with alcohol or other drug addiction - Based on information from Cache Creek Lodge (CCL) , a 45-bed residential substance abuse program located in Woodland for men, many of its clients are mandated to receive recovery services as conditions of their probation or parole. CCL utilizes a social model based on a 12-step program and addresses a client's comprehensive needs. Clients commit to a structure schedule in which they receive individual and group counseling, behavioral therapy, financial literacy and employment training, spiritual counseling, temporary housing, recreational activities, and assistance accessing public and community-based health and social services. Programs for individuals with alcohol and drug addictions requires a comprehensive approach similar to what CCL provides. These individual in most instance require services that go beyond housing and treatment.

(4) Victims of domestic violence, dating violence, sexual assault, and stalking - Empower Yolo operates the only shelter in Yolo County for victims of domestic violence, sexual assault, stalking, and trafficking. In 2014, Empower Yolo provided 12,456 bed nights. For this special needs population who are not homeless, the City unfortunately does not have data on their characteristics. However, for the families that come under this category it is likely they have experienced homelessness at some time and are headed by single female adults.

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

(1) Elderly - For the elderly who no longer can reside on their own, housing options include having family members or home care aids assist them, moving in with relatives, or residing in a senior citizen care facility. Supportive services needed by the elderly may include social, cultural, and recreational activities; exercise and wellness programs; physical therapy; personalized services and assistance; and

dementia care. In general, the housing and supportive service needs of the elderly are determined by family members, social workers, and doctors.

(2) Frail elderly - The housing and supportive service needs and how these needs are determined for the frail elderly are similar to what was discussed in #1.

(3) Persons with alcohol or other drug addiction - Based on information from Cache Creek Lodge (CCL) which operates a residential substance program for men in Woodland, a comprehensive approach for this special needs population is needed. Housing these individuals with others who are battling alcohol and drug addiction is a common approach. The residential setting can be as small as single family home, but it is critical that the individual residing in the facility or home are linked with services to address their needs. These services may include group counseling, behavioral therapy, financial literacy and employment training, spiritual counseling, temporary housing, recreational activities, and assistance accessing public and community-based health and social services. The needs of this population are typically determined by drug and alcohol counselors, social workers, medical professionals, and others.

(4) Victims of domestic violence, dating violence, sexual assault, and stalking - The City does not have data on victims of domestic violence, dating violence, sexual assault, and stalking who are not homeless. However, the supportive service needs of this group may be similar to the (homeless) clients of Empower Yolo's shelter for victims of domestic violence, sexual assault, stalking, and trafficking. The needs may include therapy, safety planning, parenting classes, life skills development, domestic violence education, and support groups. These needs are determined by counselors and other professionals.

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

Not applicable - The City of Woodland is not a HOPWA grantee.

Discussion: (None offered.)

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

Describe the jurisdiction's need for Public Facilities:

Youth centers and parks/recreational facilities were identified as high priority community needs. Homeless facilities and health facilities were identified as medium priorities.

How were these needs determined?

These needs were determined through the City's Consolidated Plan outreach efforts. These efforts included five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (for the Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

Describe the jurisdiction's need for Public Improvements:

Accessibility improvements were identified as a high priority community need. Water/sewer improvements were identified as a medium priority.

How were these needs determined?

These needs were determined through the City's Consolidated Plan outreach efforts and a review of the City's Capital Improvement Plan for the 2009 - 2018 period. These efforts included five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (for the Yolano and Donnelly developments); circulating a resident survey (in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

Describe the jurisdiction's need for Public Services:

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 were identified as high priority community needs[D1] . Employment training, crime awareness, and fair housing activities were also identified as high priority needs.

How were these needs determined?

These needs were determined through the City's Consolidated Plan outreach efforts. These efforts included five public meetings; meeting with public housing residents at the Yolo County Housing Quarterly Resident Meeting (for the Yolano and Donnelly developments); circulating a resident survey

(in English and Spanish) through the City's website; having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library; and circulating a separate survey to Woodland service providers. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly, Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Significant characteristics of the jurisdiction's housing market in general, including the supply, demand, and condition and cost of housing – The City's housing stock is sufficient in terms of the overall number of units and the units are generally in good condition; however, there appears to be a need to provide additional affordable housing opportunities in order to reduce the number of lower income households paying more than 30 percent of the gross monthly income in housing costs.

Housing stock available to serve persons with disabilities and other special needs – The following assisted housing projects specifically serve persons with disabilities: Summertree Apartments (555 Community Lane) (69 senior citizen units and 23 family units for persons with physical disabilities) and Summer Housing Inc. Project (undisclosed location) (3 units or beds for adults with brain trauma). However, the first floor units of the newer affordable housing rental project often can be modified to accommodate tenants with physical disabilities and/or these projects already contain accessible units. The Woodland City Council in July 2004 amended the Zoning Ordinance to establish clear criteria for staff to evaluate reasonable accommodation under existing codes and standards to allow access to housing for disabled persons. The intent of the Reasonable Accommodation Ordinance is to facilitate the process for making such a request, thereby furthering fair housing within the City.

Condition and needs of public and assisted housing – The public housing units located in the City are in good condition, but would benefit project within the next ten years to address energy efficiency and tenant comfort issues.

Brief inventory of facilities, housing, and services that meet the needs of homeless persons – These resources include Fourth & Hope (Wayfarer emergency shelter, 73 beds), Empower Yolo's Wallace & Vanucci Center (emergency shelter outside of Woodland in Yolo County but serves Woodland, 31 beds), Shelter Home (10 beds for young male victims of abuse & abandonment), Fourth & Hope (dinner meals at Wayfarer), Yolo Food Bank (food distribution at various Woodland locations), Empower Yolo (clothing closet), Hanson Family Health Center (SSI/SDI enrollment), and Yolo County Office of Education (assistance for homeless children regarding school enrollment, attendance, referrals to community services, tutoring, etc.).

Regulatory barriers to affordable housing - The City has identified (1) the cost of development impact fees, (2) the loss of three affordable housing funding sources, and (3) prevailing wage requirements as barriers to affordable housing. The City has developed a strategy for addressing these barriers.

Significant characteristics of the jurisdiction's economy - While the Manufacturing business sector contributes the fourth most number of jobs (9 percent share, 1,435 jobs) in Woodland, it may have the greatest potential for growth with the City emerging as an agricultural manufacturing hub. Major City infrastructure projects include a surface water project to draw water from the Sacramento River and upgrades to the wastewater treatment plant to increase the amount of solids that can be processed. These projects have the potential to benefit the manufacturing sector and other business sectors. Increasing the educational instruction and apprenticeship opportunities are key to training the

workforce needed for the City's emerging manufacturing hub.

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

Introduction

According to the 2007 - 2011 ACS, Woodland has more than 20,000 residential units that include single-family detach, single-family attached, multi-unit developments ranging from two units to more than 20 units, and manufactured home parks. Currently, most of the City's residential development is occurring in the Spring Lake Specific Plan area of the City. The Spring Lake plan provides for more than 4,000 residential units at build out and approximately 1,300 units have been constructed to date - including three apartment complexes for lower income households (264 units) and at least 60 affordable, for-sale units for lower income households. Three subdivisions with single-family detached homes are under construction in Spring Lake as of June 2015 and two additional subdivisions with mostly single-family detached homes are expected to be under construction by next year. The vast majority of residential construction during the term of the City's Consolidated Plan will occur in the Spring Lake area. The last rental project, Mutual Housing at Spring Lake, was completed in March 2015. The 62-unit project provide housing for very low and low income households. The project site has capacity for an additional 39 units, but the timing for the additional units is uncertain.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,205	64%
1-unit, attached structure	1,070	5%
2-4 units	1,719	8%
5-19 units	2,067	10%
20 or more units	1,958	10%
Mobile Home, boat, RV, van, etc.	532	3%
Total	20,551	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	26	0%	402	5%
1 bedroom	132	1%	2,347	29%
2 bedrooms	1,535	14%	2,954	36%
3 or more bedrooms	9,545	85%	2,422	30%
Total	11,238	100%	8,125	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

Approximately 24 assisted projects with nearly 1,570 affordable and/or senior units are located in Woodland. The type of units provided include family (1,235 units), individual/couples (efficiency units, 76 units), senior citizen (240 units), and disabled (18 units). The income levels of the units are extremely low income (205 units), very low income (472 units), and low income (881 units).

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

No units are expected to be lost from the City's affordable housing inventory during the terms of the City's Consolidated Plan.

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

Overall, there appears to be enough housing units to satisfy the needs of the population. However, too many Woodland households are paying excess of 30 percent of their gross monthly income on housing costs. This appears to be most pronounced for households that rent. There continues to be a need for affordable housing, particular affordable projects that include community rooms/facilities, computers rooms and/or wifi availability, and supportive services.

Describe the need for specific types of housing:

The construction of new affordable housing rental projects and/or the acquisition/rehabilitation of existing rental projects for affordable housing are needed. In addition, additional permanent supportive housing rental units are needed in order to move towards a housing first model for homeless families and individuals.

Discussion:

The following assisted housing projects specifically serve persons with disabilities: Summertree Apartments (555 Community Lane) (69 senior citizen units and 23 family units for persons with physical disabilities) and Summer Housing Inc. Project (undisclosed location) (3 units or beds for adults with brain trauma). However, the first floor units of the newer affordable housing rental project often can be modified to accommodate tenants with physical disabilities and/or these projects already contain accessible units.

The Woodland City Council in July 2004 amended the Zoning Ordinance to establish clear criteria for staff to evaluate reasonable accommodation under existing codes and standards to allow access to housing for disabled persons. The intent of the Reasonable Accommodation Ordinance is to facilitate the process for making such a request, thereby furthering fair housing within the City.

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

Introduction

In Woodland home values bottomed out in approximately 2010/2011. Since that time, home values have increased and this has impacted the ability of lower income households to purchase new or resale homes. Rents have increase in the last couple of years. While the increase in rental rates has not been as significant as the increase in home values, these increases challenged lower income households seeking affordable rents (rents that do not exceed 30 percent of their gross monthly income). The house inventory may be sufficient in terms of overall units, but their appears to be an insufficient amount of affordable rental units. The one positive is that the increase in rents including fair market rents and HOME rents may indicate the financial viability of constructing new affordable housing projects and acquisition/rehabilitation of projects for affordable housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	149,500	319,500	114%
Median Contract Rent	592	863	46%

Table 28 – Cost of Housing

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

Rent Paid	Number	%
Less than \$500	898	11.1%
\$500-999	4,445	54.7%
\$1,000-1,499	2,086	25.7%
\$1,500-1,999	494	6.1%
\$2,000 or more	202	2.5%
Total	8,125	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	320	No Data
50% HAMFI	1,490	415
80% HAMFI	5,065	1,039
100% HAMFI	No Data	1,844
Total	6,875	3,298

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	757	818	1,105	1,628	1,899
High HOME Rent	757	818	1,105	1,290	1,419
Low HOME Rent	673	721	866	1,000	1,116

Table 31 – Monthly Rent

Data Source Comments: None offered.

Is there sufficient housing for households at all income levels?

It appears that there are not enough affordable rental units for households earning up to 30 percent of median household income. Households earning up to 50 percent of median household income may also experience the same problem but not to the same extent as households earning up to 30 percent of median household income.

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

Home values have increased annually since approximately 2010/2011. At that time the new home/resale market was just emerging from the real estate recession and the once large inventory of foreclosed properties was starting to decline. Rents have also increased for at least the last couple of years. It is uncertain how long the trend in increased home values and rents will continue; however, the recent increases have made it challenging for lower income households to find affordable rentals. Under current conditions, there are very limited opportunities for lower income households to purchase new/resale homes at affordable prices.

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

The Area Median Rent of \$863 is 2011 data so it is difficult to compare it with the 2015 Home rents/Fair Market Rent data. However, it can be assumed that the Area Median Rent has increased in the last four years and comparing this with the increases in Home rents/Fair Market Rent data may point to the financial viability of constructing new affordable housing projects and the acquisition/rehabilitation of existing projects for affordable housing.

Discussion: (None offered.)

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

Introduction

The age of the City's housing stock is not significantly old and it is generally in good condition; however, there are a number of residential units constructed in the period of 1960 - 1985 that are candidates for rehabilitation. There are approximately 1,008 vacant units in the City and this includes an estimated 10 abandoned units. While approximately half of the City's housing stock was constructed prior to 1978, it is not clear whether these pre-1978 units present a significant lead-based risk.

Definitions

"Substandard condition" refers to structures that do not meet current California Building Code and local City of Woodland standards. In some instance these structures have health and safety issues that need to be addressed before the structures can be occupied or in other instances the health and safety issues are so significant that demolishing the structures is the only viable option. "Substandard condition but suitable for rehabilitation" mirrors the "substandard condition" definition except it excludes structures that are no longer viable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,972	35%	3,835	47%
With two selected Conditions	194	2%	570	7%
With three selected Conditions	0	0%	82	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,072	63%	3,638	45%
Total	11,238	100%	8,125	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,629	15%	1,004	12%
1980-1999	3,073	27%	2,781	34%
1950-1979	4,920	44%	3,300	41%
Before 1950	1,616	14%	1,040	13%
Total	11,238	100%	8,125	100%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,536	58%	4,340	53%
Housing Units build before 1980 with children present	915	8%	1,195	15%

Table 34 – Risk of Lead-Based Paint

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

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,003	5	1,008
Abandoned Vacant Units	5	5	10
REO Properties	17	0	17
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Alternate Data Source Name:

REO Properties

Data Source Comments:

According to the CA Dept. of Finance, effective January 1, 2015 there were 1008 vacant residential units in Woodland (Table 2: E-5 City/County Population and Housing Estimates, 1/1/2015). It estimated that no more than 10 of the vacant units have been abandoned and all of the non-abandoned vacant units are suitable rehabilitation in the event that they need rehabilitation. Most of the non-abandoned vacant units are waiting to be rented. According to Zillow.com as of June 27, 2015 there were 17 REO properties. All of the properties are suitable fore rehabilitation in the event they need rehabilitation.

Need for Owner and Rental Rehabilitation

There is an ongoing need to rehabilitate residential units constructed in the 1960 - 1985 period. The rehabilitation issues are focused on energy efficiency issues (windows, HVAC systems, insulation, appliances, etc.), roofs, plumbing, accessibility features (bathrooms, front door thresholds/access, etc.), and cosmetic issues (stucco repairs, painting, countertops, flooring, etc.). For multi-family rental projects, increased rents may provide projects owners with the financial capacity to undertake rehabilitation projects.

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

It is estimated that approximately half of the City's housing units were constructed prior to 1978 (10,000). Beginning in 1978, lead-based paint was prohibited. However, data is not available on the number of pre-1978 units contain lead-based paint. Approximately 40 percent of the City's residential units are occupied by low or moderate income families. It is assumed that at least 40 percent of the housing units in Woodland that contain lead-based paint hazards are occupied by low or moderate income families. The number of units is not known; however it does not exceed 4,000. The number of pre-1978 housing units is approximately 10,000 (10,000 X 0.4 = 4,000), but data on the number of pre-1978 housing units that contain lead-based paint hazards is not known.

Discussion: (None offered.)

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

Introduction

Yolo County Housing operates two public housing projects in Woodland: Yolano Village (60 family units) and Donnelly Circle (72 family units). It may be appropriate to rehabilitate the interiors of the units within the next ten years to modernize them for the benefits of residents and improve their energy efficiency.

Totals Number of Units

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Yolo County Housing operates two public housing projects in Woodland: Yolano Village (60 family units) and Donnelly Circle (72 family units). The Yolano units appear to have been constructed in the 1970s while the Donnelly units were constructed in the 1960s. The Yolano and Donnelly developments are located on Lemen Avenue. Both projects appear to be in good condition based on their exterior appearance.

Public Housing Condition

Public Housing Development	Average Inspection Score
Yolano Village and Donnelly Circle	80

Table 37 - Public Housing Condition

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

It may be appropriate to rehabilitate the interiors of the units within the next ten years to modernize them for the benefits of residents and improve their energy efficiency.

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

Yolo County Housing (YCH) offers a number of key programs/amenities on-site for the residents of the Yolano and Donnelly developments. These include a computer lab building, a boxing club program (which is available through the City's Parks and Recreation Program), Folklorico Latino de Woodland (which is available through the City's Parks and Recreation Program), a pre-school, a soccer league, and Taller Arte del Nuevo Almanecer (community-based art center managed by the Chicana/ o Studies Department at UC Davis and focused on teenagers interested in art). YCH started an effort a few years ago to construct a new recreation, education, and boxing club facility adjacent to Yolano and Donnelly at the location of YCH's former headquarters. The facility would function as a community center, allow the relocation of the boxing club and Folklorico into larger spaces, provide facilities for education programs, and provide other offerings and classes. In FY 2013-14, the City allocated CDBG funds for the design of the facility. This year (FY 2014-15), the City allocated CDBG funds for the abatement of the lead paint and asbestos present in the building and demolition of the structure. YCH is committed to a vision of providing public housing residents with education and other opportunities to grow and succeed.

Discussion: (None offered.)

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

Introduction

A total of 114 emergency shelter beds, 66 transitional housing beds, and 171 supportive housing beds (including permanent supportive housing beds) are available to the Woodland Community. With the exception of Empower Yolo's Wallace and Vanucci Center which is located at an undisclosed location in Yolo County, all of the emergency shelter, transitional housing, and supportive housing facilities are located within Woodland.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	104	0	24	16	0
Households with Only Adults	0	0	42	49	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	10	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: Emergency Shelters1. Fourth & Hope (207 4th St) - 73 beds for all households (families, singles, veterans, etc.)2. Wallace & Vanucci Center (undisclosed location in Yolo County) - 31 beds for victims of domestic violence3. Shelter home (undisclosed location in Woodland) - 10 beds for young male victims of abuse and abandonment
 Transitional Housing1. Family Transitional Housing (207 4th St) - 24 beds for families2. Safe Harbor (584 Kentucky Ave) - 14 beds for adult individuals with mental health symptoms3. Summer Housing, Inc. (undisclosed location) - 5 beds for adult individuals with traumatic brain injuries4. Cache Creek Lodge (435 Aspen St) - 23 beds for adult males with substance abuse issues
 Supportive Housing1. Walter's House (285 4th St) - 44 beds for residential substance abuse treatment of adults2. 165 Fourth St - 8 beds for individuals and 16 beds for families who are transitioning from homelessness3. Skylark on Community Lane - 4 beds for individuals and 20 beds for families who are transitioning from homelessness4. 925 North St - 6 beds for individuals transitioning from homelessness5. Hotel Woodland (436 Main St) - 20 beds for individuals transitioning from homelessness6. Summer House Inc. (undisclosed location) - 12 beds for individuals with developmental disabilities7. New Dimensions (582 Kentucky Ave) - 15 beds for individuals with mental health symptoms8. Haven House (College St) - 7 beds for individuals with mental health symptoms9. Elliot St - 8 beds for individuals with mental health symptoms10. Elm St - 5 beds for individuals with mental health symptoms11. Crossroads Housing (undisclosed location) - 6 beds for young female victims of abuse

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

These resources include the Yolo County Department of Employment and Social Services (employment services including Workforce Investment Act and CalFresh, CalWORKS, General Assistance, and Covered California enrollment), Yolo County Department of Mental Health (mental health services), CommuniCare's Hanson Family Health Center (comprehensive health care services including dental and mental health for uninsured), Yolo Food Bank (food distribution), Cache Creek Lodge (substance abuse treatment), and Woodland Food Closet (food distribution).

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

These resources include Fourth & Hope (Wayfarer emergency shelter, 73 beds), Empower Yolo's Wallace & Vanucci Center (emergency shelter outside of Woodland in Yolo County for victims of domestic violence but serves Woodland, 31 beds), Shelter Home (10 beds for young male victims of abuse & abandonment), Fourth & Hope (dinner meals at Wayfarer), Yolo Food Bank (food distribution at various Woodland locations), Empower Yolo (clothing closet), Hanson Family Health Center (SSI/SDI enrollment and health services for the uninsured), and Yolo County Office of Education (assistance for homeless children regarding school enrollment, attendance, referrals to community services, tutoring, etc.), and Volunteers of America (provides employment services to homeless veterans and their families, serves Yolo County and three other counties).

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

Introduction

Woodland is the location of five facilities that provide supportive housing for individuals with mental health symptoms. In addition, the City during the first year of the Consolidated Plan will be funding five public service programs that provide supportive services for persons who are not homeless but have other special needs.

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

(1) Elderly - For the elderly who no longer can reside on their own, housing options include having family members or home care aids assist them, moving in with relatives, or residing in a senior citizen care facility. Supportive services needed by the elderly may include social, cultural, and recreational activities; exercise and wellness programs; physical therapy; personalized services and assistance; and dementia care. In general, the housing and supportive service needs of the elderly are determined by family members, social workers, and doctors.

(2) Frail elderly - The housing and supportive service needs and how these needs are determined for the frail elderly are similar to what was discussed in #1.

(3) Persons with alcohol or other drug addiction - Based on information from Cache Creek Lodge (CCL) which operates a residential substance program for men in Woodland, a comprehensive approach for this special needs population is needed. Housing these individuals with others who are battling alcohol and drug addiction is a common approach. The residential setting can be as small as single family home, but it is critical that the individual residing in the facility or home are linked with services to address their needs. These services may include group counseling, behavioral therapy, financial literacy and employment training, spiritual counseling, temporary housing, recreational activities, and assistance accessing public and community-based health and social services. The needs of this population are typically determined by drug and alcohol counselors, social workers, medical professionals, and others.

(4) Victims of domestic violence, dating violence, sexual assault, and stalking - The City does not have data on victims of domestic violence, dating violence, sexual assault, and stalking who are not homeless. However, the supportive service needs of this group may be similar to the (homeless) clients of Empower Yolo's shelter for victims of domestic violence, sexual assault, stalking, and trafficking. The needs may include therapy, safety planning, parenting classes, life skills development, domestic violence education, and support groups. These needs are determined by counselors and other professionals.

(5) Public Housing Residents and Housing Choice Voucher Holders - The most immediate needs of residents of public housing are having avenues to enhance their education/training and economic opportunities to obtain employment or improve their existing employment. Improved education/training and employment will provide them with the means to leave public housing and obtain other housing choices including home ownership. For Housing Choice voucher holders, there are similar needs. However, in both instances (residents of public housing and Housing Choice voucher holders) there are a number of households because of illness and disabilities who may remain in public

housing and continue to use Housing Choice vouchers. The most immediate needs of this group is often access to adequate health care.

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

Summer House, Inc. (undisclosed location, 12 beds), New Dimensions (582 Kentucky Ave, 15 beds), Haven House (College St, 7 beds), Elliot St (8 beds), and Elm St (5 beds) provide supportive housing for individuals with mental health symptoms.

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

These activities include the following:

1. Supports and motivates pregnant and teen mothers to develop healthy alternatives to having additional children during adolescence; set and achieve short- and long-term goals; complete high school or a GED program; develop a mature communication style to help foster a healthy relationship with their parents and children (Planned Parenthood Mar Monte, Teen Success).
2. Primary health care for uninsured youth and adults (CommuniCare Healthcare Centers, Hanson Family Health Center).
3. Early intervention health care services for disabled children from ages 0 – 3 (Northern California Children’s Therapy Center, Project Hope for Children).
4. Home-delivery meals to low income senior citizens (People Resources, Inc., Elderly Nutrition Program).
5. Fair housing services (Legal Services of Northern California, Fair Housing Hotline).

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

Not applicable - Woodland is not an entitlement/consortia grantee.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies that may at times have a negative effect on affordable housing and residential investment include the cost of development impact fees; the elimination of the State CalHome, BEGIN, and redevelopment low-moderate income affordable housing funding sources; and State prevailing wage laws.

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

Introduction

62 percent of Woodland's workforce is concentrated in five business sections as measured by a share of workers: Education and Health Care Services; Retail and Trade; Transportation and Warehousing; Manufacturing; and Agriculture, Mining, Oil and Gas Extraction. In order to grow the City's workforce, additional educational and apprenticeship opportunities are needed, particularly as Woodland emerges as an agricultural manufacturing hub. The City is undertaking three wastewater and water utility projects that may support job growth. In addition, the City is embarking on a feasibility study to identify the solutions and their costs for addressing the deep flood zones in the northern section of the community.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,454	1,364	8	9	1
Arts, Entertainment, Accommodations	2,237	1,333	12	9	-3
Construction	1,079	1,159	6	8	2
Education and Health Care Services	2,913	2,811	16	19	3
Finance, Insurance, and Real Estate	981	658	5	4	-1
Information	281	80	2	1	-1
Manufacturing	1,590	1,435	9	9	0
Other Services	1,180	853	6	6	0
Professional, Scientific, Management Services	1,686	717	9	5	-4
Public Administration	0	1	0	0	0
Retail Trade	2,907	2,185	16	14	-2
Transportation and Warehousing	1,135	1,737	6	11	5
Wholesale Trade	1,002	804	5	5	0
Total	18,445	15,137	--	--	--

Table 39 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	28,081
Civilian Employed Population 16 years and over	25,388
Unemployment Rate	9.59
Unemployment Rate for Ages 16-24	21.69
Unemployment Rate for Ages 25-65	6.61

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	5,566
Farming, fisheries and forestry occupations	1,261
Service	2,496
Sales and office	6,093
Construction, extraction, maintenance and repair	3,726
Production, transportation and material moving	1,712

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,023	72%
30-59 Minutes	5,290	22%
60 or More Minutes	1,346	6%
Total	23,659	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,149	643	1,867
High school graduate (includes equivalency)	4,402	482	1,364
Some college or Associate's degree	7,189	493	1,499
Bachelor's degree or higher	5,862	240	861

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	208	496	834	1,390	990
9th to 12th grade, no diploma	1,192	756	1,194	989	932
High school graduate, GED, or alternative	1,603	1,922	1,704	2,622	1,800
Some college, no degree	2,643	2,015	1,650	3,088	1,151
Associate's degree	224	711	634	1,104	325
Bachelor's degree	378	1,020	1,068	2,550	851
Graduate or professional degree	0	412	513	1,432	514

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,352
High school graduate (includes equivalency)	32,004
Some college or Associate's degree	40,790
Bachelor's degree	53,657
Graduate or professional degree	63,601

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Using the share of jobs column from the Business Activity table, the five major employment sections within Woodland are (1) Education and Health Care Services (19 percent of jobs, 2,811 jobs); (2) Retail Trade (14 percent of jobs, 2,185 jobs); (3) Transportation and Warehousing (11 percent of jobs, 1,737 jobs); (4) Manufacturing (9 percent of jobs, 1,435 jobs); and (5) Agriculture, Mining, Oil, Gas Extraction (9 percent of jobs, 1,364 jobs).

Describe the workforce and infrastructure needs of the business community:

For the workforce, additional training/apprenticeship opportunities are needed for the manufacturing and research sectors, particularly for agricultural manufacturing. Woodland is emerging as a hub for agricultural manufacturing and research because of its proximity to agriculture production areas and transportation resources. However, there needs to be increased educational/apprenticeship opportunities available for existing and future workers. While Woodland has a large industrial area in the City's northeastern section, deep flood zones in this area hinder efforts to add additional businesses/jobs in the industrial area. The City is working with the Federal and State governments on a flood feasibility study to identify solutions and their costs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Improvements to the City wastewater treatment facility to increase the amount of solids it can process (biological oxygen demand or BOD) may enable new businesses with high BOD needs to located in Woodland.

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

The skills and education of the current workforce are average or above average in corresponding to the employment opportunities in Woodland. However, there needs to be additional educational/apprenticeship opportunities for workers who will be needed for the City's emerging agricultural manufacturing hub. Four-year and two-year educational institutions will play a role in this effort, but trade/technical schools play a more significant role.

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

The Yolo County Workforce Investment Board (WIB) performs a number of functions to link employers with employees and assist job seekers with information on job opportunities and training programs. WIB's efforts to assist job seekers is consistent with the Consolidated Plan's identification of job training as a high priority.

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

Yes

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

Woodland, the other cities in Yolo County, and Yolo County collaborated on the countywide 2009 - 2014 CEDS. The CEDS contains four vital projects: (1) Improve cooperation among primary education, secondary education, community colleges and universities for curricula tailored to the jobs of the future – for career tracks in healthcare, hospitality, manufacturing and food sciences, retail, and office skills, (2) Improve integration of employers and the University of California at Davis in the development of skills in the technology sectors, and (3) Enhance mentoring within and beyond our educational institutions, with an emphasis on early and frequent exposure to youth less likely to graduate from high school, (4) Maintain strong One Stop and Workforce Investment Board systems and partnerships. It is not expected that these projects and their corresponding programs and activities will be coordinated with the Consolidated Plan since the current CEDS is a countywide effort.

Discussion: (None offered.)

MA-50 Needs and Market Analysis Discussion

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

No. This is based on defining "concentration" as a Census Tract or Census Block Group in which at least 51 of the housing units have multiple housing problems.

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

Using a definition of "concentration" as a Census Tract or Census Block Group in which at least 51 of the households are racial or ethnic minorities or low-income, there is a concentration of low- and moderate-income households in the City of Woodland in the Census Tract Block Groups generally adjacent to Main Street north and south from Cottonwood Street on the west to approximately State High 113 on the east.

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

The areas with a concentration of low-income families tend to be the older neighborhoods in the City. A significant portion of the homes were constructed from the early 1960s through the mid to late 1980s.

Are there any community assets in these areas/neighborhoods?

Community Assets in these neighborhoods include four parks, three elementary schools and a middle school, government offices (Woodland City Hall, county administrative office, Yolo County Courthouse, etc.), a number of private social service agencies (Legal Services of Northern California, Yolo Family Service Agency, Empower Yolo, Center for Families, and Yolo County Court Appointed Special Advocates), a private junior college (Cambridge College), several commercial centers, and a large portion of the City's industrial area.

Are there other strategic opportunities in any of these areas?

There are a number of employers close to or located in these neighborhoods including retail businesses, government agencies, and light and heavy industrial businesses.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Geographic Priorities – While the City has two geographic target areas: the 7-unit permanent supportive housing project located at 925 North Street and the Lemen Avenue (location of City's public housing developments), the City does not plan to allocate investments on a geographic basis.

Priority Needs – The high priority needs identified during the Consolidated Plan process include public facilities and improvements (general, including accessibility); youth centers; parks, recreational facilities; public services (other: emergency food & shelter); youth services; employment training; crime awareness; fair housing activities; health services; rehabilitation of owner-occupied single-family units; and rehabilitation administration.

Influence of Market Conditions – There is a need for the construction of new affordable housing rental projects (or the acquisition of existing market rate rental projects for affordable housing) to address lower income residents who are paying more than 30 percent of their gross monthly income on housing costs.

Anticipated Resources - For the first year of the City's Consolidated Plan, a total of \$868,514 in CDBG funds (annual allocation + program income + prior year resources) will be available for infrastructure projects and public service programs. These funds will be leveraged with \$1,306,803 in resources from subrecipients.

Institutional Delivery Structure – Key positions in the delivery of housing programs and services to the homeless and low-income non-homeless include the City's Community Development Director, Yolo County Housing's CEO, the Countywide Homeless Coordinator, and the Director of Yolo County's Health and Human Services Agency.

Goals – The Consolidate Plan goals include but are not limited to development of affordable housing, rehabilitation of affordable housing units, providing fair housing services, funding emergency shelter programs and services, constructing public improvement projects to remove architectural barriers, funding youth programs, supporting health service programs, and participating in the Workforce Investment Board.

Public Housing – The local Public Housing Authority is not subject to a Section 504 Voluntary Compliance Agreement and is not designated as troubled under 24 CFR part 902.

Barriers to Affordable Housing – The City has identified (1) the cost of development impact fees, (2) the loss of three affordable housing funding sources, and (3) prevailing wage requirements as barriers to affordable housing. The City had developed a strategy for addressing these barriers.

Homelessness Strategy – The Homeless Point in Time (PIT) Count conducted every two years provides information on the needs of sheltered and unsheltered individuals. The emergency shelter in Woodland provides case management to assess the needs of homeless individuals and families residing at the shelter and follows up with referrals to the appropriate agencies to address the needs.

Lead-based Paint Hazards – The City has taken actions to address Lead-Based Paint hazards and increase access to housing without Lead-Based Paint hazards.

Anti-Poverty Strategy – The City has established goals and policies designed to improve the local economy and reduce the level of poverty within the community.

Monitoring – The City uses a number of methods to ensure that activities carried out in furtherance of the Consolidated Plan are in compliance with CDBG requirements.

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

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

Geographic Priorities – While the City has two geographic target areas: the 7-unit permanent supportive housing project located at 925 North Street and the Lemen Avenue (location of City's public housing developments), the City does not plan to allocate investments on a geographic basis. It should be noted that 925 North Street will be funded during the first year of the Consolidated Plan for interior rehabilitation improvements.

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Public Facilities & Improvements (includes ADA)
	Priority Level	High
	Population	Moderate Persons with Physical Disabilities
	Geographic Areas Affected	
	Associated Goals	
	Description	The City will construct public facility improvements with a focus on removing architectural barriers (ADA improvements).
	Basis for Relative Priority	This priority was identified as a moderate to high priority through the resident surveys completed for the Consolidated Plan. In order to improve access to services, business, and government agencies for the physically-disabled community, investments need to be made in existing infrastructure that does not meet current standards.
2	Priority Need Name	Youth Centers
	Priority Level	High
	Population	Low Families with Children Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Services - Youth Programs
	Description	The City will provide assistance for the construction of youth centers.

	Basis for Relative Priority	This priority was identified as a high priority through the resident surveys completed for the Consolidated Plan. At a meeting held with residents of Public Housing, the residents emphasized the need to provide youth programs in order to engage them and provide alternatives to criminal involvement.
3	Priority Need Name	Parks, Recreational Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Services - Youth Programs
	Description	The City will fund improvements to parks and recreational facilities to benefit youth and families. Where possible, the funding should be focuses on low-moderate income neighborhoods or areas near low-moderate income neighborhoods.
	Basis for Relative Priority	This priority was identified as a high priority through the resident surveys completed for the Consolidated Plan.
4	Priority Need Name	Public Services - Emergency Food & Shelter
	Priority Level	High
	Population	Extremely Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Victims of Domestic Violence

	Geographic Areas Affected	
	Associated Goals	
	Description	The City will agencies that provide emergency food and shelter services to the homeless and related services to those at risk of homelessness.
	Basis for Relative Priority	This priority was identified as a high priority through the resident surveys completed for the Consolidated Plan. In addition, the total count of sheltered and unsheltered homeless persons in Woodland increased during the 2015 Point In Time Homeless Count conducted by the Yolo County Homeless and Poverty Action Coalition in January 2015.
5	Priority Need Name	Public Services - Youth Services
	Priority Level	High
	Population	Extremely Low Low Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	
	Description	The City will fund services that benefit youth, particularly youth who are from lower income families. Potential programs funded in this area include recreational activities, counseling, and mentoring. Through the passage of a sales tax measure (Measure J) in 2014, the City of Woodland has already funded partial scholarships for children from lower income families who are participating in the City's summer recreation programs.
	Basis for Relative Priority	This priority was identified as a high priority through the resident surveys completed for the Consolidated Plan. At a meeting held with residents of Public Housing, the residents emphasized the need to provide youth programs in order to engage them and provide alternatives to criminal involvement.
6	Priority Need Name	Employment Training
	Priority Level	High

	Population	Extremely Low Low Families with Children Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Assist Homeless & Persons At Risk
	Description	The City will help fund employment training programs focused on lower income residents to assist them in getting the training needed to obtain employment.
	Basis for Relative Priority	This priority was identified as a high priority through the resident surveys completed for the Consolidated Plan. In addition, Woodland's unemployment rate is higher than the State of California's.
7	Priority Need Name	Crime Awareness
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Families with Children
	Geographic Areas Affected	
	Associated Goals	
	Description	The City will fund activities to promote crime awareness and engage the community in methods to lower the amount of criminal activities.

	Basis for Relative Priority	This priority was identified as a moderate priority through the resident surveys completed for the Consolidated Plan. Also, in 2014 the City started the Youth Gang Reduction, Intervention and Prevention Project (YGRIP) in order to reduce the number of youths who become involved in gangs. The City funded the hiring of a coordinator for YGRIP and the coordinator meets on a regular basis with various stakeholders including representatives from the City, the Woodland Joint Unified School District, law enforcement, probation, and other agencies to collaborate on efforts to stem youth gang involvement. This summer the Woodland Police Department as part of YGRIP is running a recreational program for youths at risk.
8	Priority Need Name	Fair Housing Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	
	Description	The City will fund the Fair Housing Hotline Project operated by Legal Services of Northern California (LSNC). The project provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations. The project also includes an annual fair housing conference in April that is open to landlords and tenants.
	Basis for Relative Priority	This priority was identified as a moderate priority through the resident surveys completed for the Consolidated Plan. In addition, the City is subject to a legal settlement adjudicated by the U.S. Department of Housing and Urban Development requiring the City to provide at least \$10,000 in CDBG funds to Legal Services of Northern California for fair housing services as long as the City receives CDBG funds.
9	Priority Need Name	Health Services

Priority Level	High
Population	Extremely Low Low Moderate Families with Children Public Housing Residents Individuals Families with Children Mentally Ill Victims of Domestic Violence Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
Geographic Areas Affected	
Associated Goals	Public Services - Health Services
Description	The City will fund health services including mental health services for lower income individuals and families.
Basis for Relative Priority	This priority was identified as a moderate priority through the resident surveys completed for the Consolidated Plan.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Too many lower income households in rental projects are paying more than 30 percent of their gross monthly income on housing costs.
TBRA for Non-Homeless Special Needs	The City has limited data on this specific market condition and is unable to draw conclusions on the need.
New Unit Production	Too many lower income households in rental projects are paying more than 30 percent of their gross monthly income on housing costs.
Rehabilitation	A significant portion of the City's single-family housing stock was constructed in the 1960s and 1970s and many of these homes are located in low-moderate income areas.
Acquisition, including preservation	Existing affordable housing rental projects are not at risk at this time of conversion to market rate housing.

Table 48 – Influence of Market Conditions

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

Introduction

For the first year of the City’s Consolidated Plan, a total of \$868,514 in CDBG funds (annual allocation + program income + prior year resources) will be available for infrastructure projects and public service programs. These funds will be leveraged with \$1,306,803 in resources from subrecipients.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,755	28,255	60,343	510,353	1,700,000	

Table 49 - Anticipated Resources

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

For the first year (FY 2015-16) of the Consolidated Plan federal funds will be leveraged with \$1,306,803 in non-federal funds for the following infrastructure projects and public services programs.

- Friends of the Mission's Affordable Housing Interior Rehabilitation - \$24,372**
- Planned Parenthood Mar Monte's Teen Success - \$26,198**
- CommuniCare Health Centers' Health Care for Uninsured Youth and Adults - \$96,704**
- Northern California Children's Therapy Center's Project Hope for Children - \$115,033**

Yolo Wayfarer Center's Emergency Shelter Services - \$370,600

Yolo Community Care Continuum's New Dimensions Supported Housing - \$184,357

Elderly Nutrition Program's Home Delivered Meals to Low Income Seniors - \$200,668

Empower Yolo's Shelter Services - \$287,269

Legal Services of Northern California's Fair Housing Services - \$1,602

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

The City Hall complex in downtown Woodland includes a 6,000 square foot building which is know as the "City Hall Annex" and is located at 520 Court Street. The building also includes a 6,000 square foot basement. The building has been vacant since approximately 2012 when the City's Community Development Department relocated to the City Hall building at 300 First Street. The Woodland City Council on December 2, 2014 approved a resolution authorizing the City Manager to execute a lease agreement (in the amount of \$1/year) with the Woodland Opera House for use of the Annex building for theatre and dance programming. In addition, the City Council approved a budget adjustment allocating up to \$475,000 in Measure E (local sales tax measure) funding toward building improvement costs in support of the Woodland Opera House's reuse of the Annex for theatre and dance educational programming. The theatre and dance programming activities are focused on youth and youth services as well as parks/recreational facilities are identified as high priority community needs in the Consolidated Plan

Discussion: (None offered.)

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Woodland	Government	Economic Development Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities	Jurisdiction
Food Bank of Yolo County	Non-profit organizations	Homelessness Non-homeless special needs	Other
YOLO COUNTY FAMILY SERVICES AGENCY	Subrecipient	Non-homeless special needs	Other
ELDERLY NUTRITION PROGRAM IN YOLO COUNTY/PEOPLE RESOURCES, INC.	Subrecipient	Non-homeless special needs	Other
Yolo County Court Appointed Special Advocate	Non-profit organizations	Non-homeless special needs	Other
Yolo County Housing	PHA	Homelessness Planning Public Housing Rental	Other
Yolo Wayfarer Center	Subrecipient	Homelessness	Jurisdiction
Yolo Community Care Continuum	Subrecipient	Rental	Other
CommuniCare Health Centers	Subrecipient	Homelessness Non-homeless special needs	Other
Empower Yolo	Subrecipient	Homelessness	Other
Yolo Family Service Agency		Non-homeless special needs	Other

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CACHE CREEK LODGE	Non-profit organizations	Non-homeless special needs	Region
Friends of the Mission	Subrecipient	Homelessness Rental	Jurisdiction
St. John's Retirement Village Inc.	Subrecipient	Non-homeless special needs	Region
WOODLAND VOLUNTEER FOOD CLOSET	Non-profit organizations	Homelessness Non-homeless special needs	Jurisdiction
YOLO COUNTY CONTINUUM OF CARE	Continuum of care	Homelessness Non-homeless special needs Rental	Other
Yolo Adult Day Health Center	Non-profit organizations	Non-homeless special needs	
YOLO COUNTY	Government	Planning	
YOLO COUNTY DEPARTMENT OF EMPLOYMENT AND SOCIAL SERVICES	Government	Homelessness Non-homeless special needs	Other

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

There are many non-profit organizations and governmental agencies involved in the institutional delivery system. Each entity has its own expertise; however, increased partnerships/collaborations are essential to sustain efforts and survive in some instances. For example, recently Center for Families (formerly known as the Yolo Family Resource Center) relocated to the Empower Yolo's administrative building in Woodland. Empower Yolo operates the only emergency shelter in Yolo County for domestic violence victims and provides other related services. The rent for the Center for Families has been reduced significantly and in a number of instances the two organizations have been able to share case management. Local governments and non-profits based in Yolo County are re-looking the countywide Ten Year Plan to End Homelessness. While there has been a recent success of the Bridge to Housing Project led by Yolo County Housing and Yolo County to move homeless off the Sacramento River in West Sacramento (Yolo County) into housing and obtain services for them, there is still a struggle to obtain consistent successes with the efforts to end homelessness. For example, the number of homeless persons increased with the 2015 point in time homeless count.

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

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

Table 51 - Homeless Prevention Services Summary

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

While there are services available through the Yolo County Health and Human Services Agency and the Hanson Family Health Center (CommuniCare Health Centers) to test, treat, and counsel individuals HIV, the data on homeless persons with HIV is not readily available.

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

In general, the service delivery system is good. However, there are chronically homeless, mostly male individuals that would immensely benefit from a street outreach effort to assess their needs and address them. As part of these efforts there is a need for day shelter to focus on this population.

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

The current effort to re-invigorate the countywide Ten Year Plan to End Homelessness is the key to addressing many of the priority needs in Woodland. Decreasing the number of homeless individual and families moving them onto a path of permanent housing solutions will allow the City and its partners with increased resources for addressing the priority needs of the non-homeless population.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Multi/Single Family Affordable Units Construction	2015	2019	Affordable Housing				Rental units constructed: 75 Household Housing Unit
2	Affordable Housing Monitoring	2015	2019	Affordable Housing			CDBG: \$0	Other: 1131 Other
3	Develop or Rehabilitate Affordable Units	2015	2019	Affordable Housing				Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit
4	Owner-Occupied Rehabilitation	2015	2019	Affordable Housing			CDBG: \$230,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit
5	Fair Housing Services	2015	2019	Fair Housing Services			CDBG: \$50,000	Other: 500 Other
6	Effective and Added Homeless Programs	2015	2019	Homeless			CDBG: \$0	Other: 100 Other
7	Assist Homeless & Persons At Risk	2015	2019	Homeless		Employment Training	CDBG: \$125,000	Homeless Person Overnight Shelter: 750 Persons Assisted Homelessness Prevention: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Urgent Infrastructure Project	2015	2019	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
9	ADA Public Improvement Projects	2015	2019	Non-Housing Community Development			CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
10	Health & Youth Services Public Facility Projects	2015	2019	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
11	Public Services - Emergency Food & Shelter	2015	2019	Homeless			CDBG: \$125,000	Homeless Person Overnight Shelter: 4000 Persons Assisted Homelessness Prevention: 1000 Persons Assisted
12	Public Services - Youth Programs	2015	2019	Non-Homeless Special Needs		Youth Centers Parks, Recreational Facilities	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Public Services - Health Services	2015	2019	Non-Homeless & Homeless Health Services		Health Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
14	Public Services - Employment Training	2015	2019	Job Training			CDBG: \$10,000	Other: 10 Other
15	Neighborhood Revitalization Area	2015	2019	Neighborhood Revitalization Area			CDBG: \$10,000	Other: 1 Other
16	Economic Assistance	2015	2019	Economic Development				Other: 2 Other
17	Economic Development - Microenterprise	2015	2019	Economic Development - Microenterprise				Jobs created/retained: 10 Jobs

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Multi/Single Family Affordable Units Construction
	Goal Description	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 home ownership opportunities.
2	Goal Name	Affordable Housing Monitoring
	Goal Description	The City will continue to annually monitor the current inventory of more than 1,131 affordable multi-family units/apartments and senior-designated housing units.
3	Goal Name	Develop or Rehabilitate Affordable Units
	Goal Description	The City will work to develop or rehabilitate 100 affordable housing units over the next five years.

4	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	Rehabilitate 5 owner-occupied units for lower-income households over the next five years.
5	Goal Name	Fair Housing Services
	Goal Description	Assist approximately 500 Woodland households with discrimination allegations, disputes, counseling, and education and outreach during the next five years.
6	Goal Name	Effective and Added Homeless Programs
	Goal Description	Ensure than homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in the Countywide Homeless Coordination Project.
7	Goal Name	Assist Homeless & Persons At Risk
	Goal Description	Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and persons threatened with homeless during the next five years.
8	Goal Name	Urgent Infrastructure Project
	Goal Description	Complete one urgent water, sewer, or storm water improvement in a low-moderate income neighborhood during the next five years.
9	Goal Name	ADA Public Improvement Projects
	Goal Description	Complete five public improvement projects over the next five years to remove architectural barriers (ADA improvements).
10	Goal Name	Health & Youth Services Public Facility Projects
	Goal Description	Construct at least three public facility projects over the next five years to benefit health and youth services.
11	Goal Name	Public Services - Emergency Food & Shelter
	Goal Description	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.

12	Goal Name	Public Services - Youth Programs
	Goal Description	Assist approximately 50 Woodland residents annually during the next five years through youth programs serving primarily very low, low, and moderate income youth and families as a means of improving the quality of life and preventing youth from engaging in criminal activity or substance abuse.
13	Goal Name	Public Services - Health Services
	Goal Description	Assist approximately 300 Woodland residents annually during the next five years through the provision of health services to very low, low, and moderate income individuals and families, and special needs populations such as victims of domestic violence, the homeless, and mentally ill.
14	Goal Name	Public Services - Employment Training
	Goal Description	Participate on the Workforce Investment Board (WIB) in order to assist lower income individuals with job training and other employment-like service so they can obtain jobs.
15	Goal Name	Neighborhood Revitalization Area
	Goal Description	Establish a Neighborhood Revitalization Area if it is found to be feasible in order to maintain and improve a low-moderate income neighborhood in Woodland through code enforcement, graffiti removal, and crime awareness services.
16	Goal Name	Economic Assistance
	Goal Description	Provide financial assistance to two development projects and/or business assistance over the next five years.
17	Goal Name	Economic Development - Microenterprise
	Goal Description	During the next five years provide financial assistance to two businesses to either start-up or expand the businesses in order to provide additional jobs for low and moderate income individuals.

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

Extremely Low Income: 30 families.

Low-Income: 60 families.

Moderate Income: 10 families.

The above estimates are based on the construction of new affordable units or the acquisition/rehabilitation of existing residential developments for affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Yolo County Housing (YCH) which serves as the Public Housing Authority for Yolo County is not subject to a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The City of Woodland does not have oversight or governance jurisdiction over YCH. However, YCH has taken a number of actions to facilitate resident involvement. YCH is governed on a day-to-day basis by a seven-member housing commission which includes two resident commissioners. In addition, YCH staff facilitates Yolo County Housing Quarterly Resident Meetings for the residents of the Yolano Village (60 units) and Donnelly Circle (72 units) which are public housing developments located in Woodland.

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

No

Plan to remove the ‘troubled’ designation

Not applicable - YCH is not designated as troubled.

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

Barriers to Affordable Housing

Public policies that may at times have a negative effect on affordable housing and residential investment include the cost of development impact fees; the elimination of the State CalHome, BEGIN, and redevelopment low-moderate income affordable housing funding sources; and State prevailing wage laws.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has limited flexibility in addressing the three barriers listed above. However, the City may be able to find other funding sources to assist with the payment of development impact fees for new residential construction. Potentially, CDBG funds could be used to cover a portion of the development impact fees for affordable projects of modest size. State bond funding has been exhausted for the CalHome and BEGIN first time homebuyer programs. The City is using repaid CalHome and BEGIN loans to help fund first time homebuyer loans until a new affordable housing bond measure is passed by the State's voters. At this time there are no opportunities to re-establish the redevelopment low-moderate income housing funds the City received until the State dissolved redevelopment agencies in February 2012. Federal and/or State prevailing wage requirements are typically triggered for affordable housing projects because of the use of Federal funding, State funding, and local funding in some instances. Nonetheless, the City will rely on legal counsel to provide guidance when a project may not trigger the payment of prevailing wages.

SP-60 Homelessness Strategy – 91.215(d)

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

The Yolo County Homeless and Poverty Action Coalition (HPAC) conducts a Homeless Point in Time (PIT) Count for the Yolo County Continuum of Care every two years. Data from the homeless count is generated on the needs of sheltered and unsheltered individuals. The City participates in both HPAC and the Continuum of Care.

The Yolo Wayfarer Center operates an emergency shelter in Woodland with a capacity of 73 beds. The shelter's provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County and its services to the homeless include weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities. In addition, Wayfarer provides referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services. The case management function is essential for assessing the needs of homeless individuals and families and making referrals to the appropriate agencies to address those needs.

The Woodland City Council has adopted an internal policy of allocating no less than 40 percent of its annual CDBG funds for public service programs to agencies that offer food and shelter services. Wayfarer's shelter has received CDBG public service funds from the City for several years. In addition, the City participates in and funds the countywide Homeless Coordination Project. This effort provides funding for the Wayfarer's shelter during the winter season and funds a homeless coordinator position.

Addressing the emergency and transitional housing needs of homeless persons

The Woodland City Council has adopted an internal policy of allocating no less than 40 percent of its annual CDBG funds for public service programs to agencies that offer food and shelter services. Wayfarer's emergency shelter has received CDBG public service funds from the City on an annual basis for several years. In addition, the City participates in and funds the countywide Homeless Coordination Project. This effort provides funding for the Wayfarer's shelter during the winter and funds a homeless coordinator position.

The City is a member of the Yolo County Continuum of Care (CoC) and annually works with the CoC to apply for Federal CoC funds for Wayfarer's transitional housing program to service individuals and families. The City has received transitional housing Federal grant funds on an annual basis for more than ten years.

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

The City is a member of the Yolo County Continuum of Care (CoC) and annually works with the CoC to apply for Federal CoC funds for Wayfarer's permanent supportive housing (PSH) programs that service

chronically homeless individuals and families. The City has received PSH Federal grant funds since approximately 2009.

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

The Center for Families (formerly known as the Yolo Family Resource Center) which is located in Woodland has been awarded Emergency Solutions Grants (ESG) for its rapid countywide rapid re-housing program. In May of this year the Center for Families was awarded \$200,000 in ESG funds by the State to provide for rapid re-housing. The Woodland City Council in December 2014 approved the submittal of a certification of local approval in support of the Center for Families' ESG application.

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

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

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:

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

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

The actions above are not directly linked to the extent of lead poisoning and hazards in the City. It is estimated that about half of the City's housing units (approximately 10,000 units) were constructed prior to 1978. Lead paint was outlawed in 1978. However, it not known how many of the pre-1978 units may have lead paint and pose lead poisoning and hazards.

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

The City's Building Division provides contractors with a technical guidance book on lead-based hazards if they undertaking remodel projects. In addition, it should be noted that the California Contractors State Licensing Board (CSLB) requires general contractors to receive training on lead-based paint hazards by completing a class on this subject.

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

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

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:

- (1) The City of Woodland and the Successor Agency to the former 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).
- (2) Support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency.
- (3) 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.

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

The ability to coordinate poverty reducing goals, programs, and policies with the affordable housing plan may not be as strong as it should be. As CDBG entitlement funding is reduced this poses challenges to all entitlement communities working to reduce the number of poverty-level families. The City, however, has been experiencing positive job growth over the last two years with new businesses opening and this trend appears to be continuing. While a number of the new jobs and not well-paying (hotels, restaurants, etc.) they provide entry-level employment which is critical for unemployed and under-employed individuals.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

City staff holds annual monitoring visits with subrecipients. The monitoring visit is focused on a four-page checklist that staff completes during the visit. The checklist covers the following areas: (1) program goals, (2) beneficiary data compilation/reporting, (3) general requirements, (4) program requirements, (5) document checklist, (6) property records, (7) accounting procedures, (8) procurement procedures, (9) budget, and (10) cost allocation plan. All CDBG construction projects and public service programs are required to submit quarterly and annual reports. These reports are reviewed by staff to ensure timely expenditure of funds and completion of projects and programs.

For construction projects, staff advises subrecipients on the Federal overlay requirements including but not limited to procurement, equal employment opportunity, Davis-Bacon and Related Acts, and lead-based paint requirements. Staff drafts the notice to bidders and the construction contract and attachments. Staff runs the Federal wage decision for construction projects and is responsible for the labor standards monitoring. Staff also convenes a pre-construction meeting for construction projects.

Expected Resources

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

Introduction

For the first year of the City’s Consolidated Plan, a total of \$868,514 in CDBG funds (annual allocation + program income + prior year resources) will be available for infrastructure projects and public service programs. These funds will leveraged with \$1,306,803 in resources from subrecipients.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	421,755	28,255	60,343	510,353	1,700,000	

Table 53 - Expected Resources – Priority Table

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

For the first year (FY 2015-16) of the Consolidated Plan federal funds will be leveraged with \$1,306,803 in non-federal funds for the following infrastructure projects and public services programs.

Friends of the Mission's Affordable Housing Interior Rehabilitation - \$24,372

Planned Parenthood Mar Monte's Teen Success - \$26,198

CommuniCare Health Centers' Health Care for Uninsured Youth and Adults - \$96,704
Northern California Children's Therapy Center's Project Hope for Children - \$115,033
Yolo Wayfarer Center's Emergency Shelter Services - \$370,600
Yolo Community Care Continuum's New Dimensions Supported Housing - \$184,357
Elderly Nutrition Program's Home Delivered Meals to Low Income Seniors - \$200,668
Empower Yolo's Shelter Services - \$287,269
Legal Services of Northern California's Fair Housing Services - \$1,602

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

The City Hall complex in downtown Woodland includes a 6,000 square foot building which is know as the "City Hall Annex" and is located at 520 Court Street. The building also includes a 6,000 square foot basement. The building has been vacant since approximately 2012 when the City's Community Development Department relocated to the City Hall building at 300 First Street. The Woodland City Council on December 2, 2014 approved a resolution authorizing the City Manager to execute a lease agreement (in the amount of \$1/year) with the Woodland Opera House for use of the Annex building for theatre and dance programming. In addition, the City Council approved a budget adjustment allocating up to \$475,000 in Measure E (local sales tax measure) funding toward building improvement costs in support of the Woodland Opera House's reuse of the Annex for theatre and dance educational programming. The theatre and dance programming activities are focused on youth and youth services as well as parks/recreational facilities are identified as high priority community needs in the Consolidated Plan

Discussion: (None offered.)

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	ADA Public Improvement Projects	2015	2019	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$135,845	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
4	Public Services - Youth Programs	2015	2019	Non-Homeless Special Needs		Public Services - Youth Services	CDBG: \$6,000	Public service activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted
5	Public Services - Health Services	2015	2019	Non-Homeless & Homeless Health Services		Health Services	CDBG: \$12,000	Public service activities other than Low/Moderate Income Housing Benefit: 315 Persons Assisted
6	Public Services - Emergency Food & Shelter	2015	2019	Homeless		Public Services - Emergency Food & Shelter	CDBG: \$39,500	Public service activities other than Low/Moderate Income Housing Benefit: 96 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 29 Households Assisted Homeless Person Overnight Shelter: 135 Persons Assisted
7	Fair Housing Services	2015	2019	Fair Housing Services		Fair Housing Services	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Develop or Rehabilitate Affordable Units	2015	2019	Affordable Housing		Public Facilities & Improvements (includes ADA)	CDBG: \$143,655	Rental units rehabilitated: 55 Household Housing Unit
9	Health & Youth Services Public Facility Projects	2015	2019	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$13,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

3	Goal Name	ADA Public Improvement Projects
	Goal Description	The City will the City of Woodland's Community Development Department's (Engineering Division) ADA accessibility project to construct ADA compliant ramps, sidewalks, and driveways at various locations and correspond to locations that have been specifically requested by the community members or are located on the City's ADA Priority Route. It is estimated that 20 ADA improvements will be constructed.
4	Goal Name	Public Services - Youth Programs
	Goal Description	The City will fund Teen Success which is a specialized program designed for pregnant and parenting teen mothers, ages 12 to 19, and their offspring. The program supports and motivates teens to develop healthy alternatives to having additional children during adolescence; set and achieve short- and long-term goals; complete high school or a GED program; and develop a mature communication style to help foster a healthy relationship with their partners and children.

5	Goal Name	Public Services - Health Services
	Goal Description	<p>The City will funding the following public service programs (health services):</p> <p>CommuniCare Health Centers' Health Care for Uninsured Youth and Adults (\$6,000 in CDBG funds) - CommuniCare's Hansen Family Health Center is the only health care provider in Woodland offering comprehensive primary health care services to low income patients regardless of their health coverage status or their ability to pay for service. Patients without any form of health coverage are requested to make a payment based on a sliding scale, but many are without means to pay even this nominal amount and the clinic does not turn away patients if they cannot pay. City CDBG funds will help fund a physician's assistant who treats uninsured patients.</p> <p>Northern California Children's Therapy Center's Project Hope for Children (\$6,000 in CDBG funds) - Project Hope is a unique and specially developed program that provides health care access for special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. Services provided through this program are directed toward children who are uninsured or underinsured and otherwise lack access to health care.</p>

6	Goal Name	Public Services - Emergency Food & Shelter
	Goal Description	<p>The City will fund the following public services (emergency food & shelter):</p> <p>Yolo Wayfarer Center Emergency Shelter (\$11,000 in CDBG funds) - Wayfarer offers dormitory style shelter for up to 73 individuals daily (including families). The 90-day program requires accountability and offers daily breakfasts, packed lunches, dinner meals, counseling, mailbox services, showers, laundry facilities, employment training, a literacy program, substance abuse education groups, and case management. Assistance accessing mainstream benefit programs, as well as job and housing searches is provided. After ten days, guests are required to make progress on their personal development plan. This includes classes in life skills, health, employment and housing readiness.</p> <p>Yolo Community Care Continuum's New Dimensions Supported Housing (\$10,000 in CDBG funds) - This program provides individualized services to residents of the New Dimensions Supportive Housing Project via YCCCC, a 15-unit affordable project for adults at risk of mental illness. Services will be provided also to mentally ill adults residing at YCCC's facilities located at 139 and 141 Elliot Street, 166 College Street, and 820 Elm Street. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.</p> <p>Elderly Nutrition Program's Home Delivered Meals to Low Income Senior Citizens (\$10,000 in CDBG funds) - The Elderly Nutrition Program will provide hot, noon-time meals, which are prepared daily, to Woodland senior citizens in need. This critical meal program not only prevents hunger and saves lives, but benefits the health, quality of life, longevity and independence of seniors. It also provides assurance to the Woodland community that seniors are eating nutritionally and being checked on regularly.</p> <p>Empower Yolo Shelter Services (\$8,500 in CDBG funds) - The program will provide emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo operates the only shelter in Yolo County that specifically serves victims of domestic violence, sexual assault, stalking and trafficking. More than just a temporary refuge, the Empower Yolo shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives.</p>
7	Goal Name	Fair Housing Services
	Goal Description	The City will fund the Fair Housing Hotline Project. Legal Services of Northern California operates the project which provides free information and advice on fair housing issues, case intake and complaint processing, and investigation of alleged fair housing violations. In addition, Legal Services holds a fair housing conference annually in April open to tenants and landlords.

8	Goal Name	Develop or Rehabilitate Affordable Units
	Goal Description	<p>The City fund the following projects:</p> <p>New Hope Community Development Corporation's Cottonwood Meadows Re-Roof (\$75,655 in CDBG funds) - The roof at the 48-unit affordable senior citizen project located at 120 North Cottonwood Street will be replaced.</p> <p>Friends of the Mission's Affordable Housing Interior Rehabilitation (\$68,000 in CDBG funds) - The seven residential units at FOM's permanent supportive housing apartment complex at 925 North Street will be rehabilitated.</p>
9	Goal Name	Health & Youth Services Public Facility Projects
	Goal Description	The City will fund the re-roof and start of drought tolerant landscaping at the Yolo Family Services Agency which provides mental health counseling to lower income families.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City's Action Plan will focus construction projects and program activities for the Woodland's community's low- and moderate-income residents. The projects will seek to improve existing infrastructure that does not meet current standards and they include the Yolo Family Service Agency's Re-Roof, City of Woodland's ADA Accessibility Program, New Hope Community Development Corporation's Cottonwood Meadows Re-Roof, and Friends of the Mission's Affordable Housing Interior Rehabilitation at 925 North Street. Yolo Family Service Agency provides counseling services for low-income families, Cottonwood Meadows is a 48-unit affordable housing complex for senior citizen households, and Friends of the Mission's 925 North Street apartment complex provides affordable housing to very low-income and formerly homeless families and singles in Woodland. Program activities that benefit low- and moderate-income individuals and households will be available on a citywide basis to income-eligible households. Of the \$67,500 allocated for program activities, 58.5 percent will benefit food and shelter programs: Yolo Wayfarer Center (\$11,000 for Emergency Shelter Services), Yolo Community Care Continuum (\$10,000 for New Dimensions Supported Housing), Elderly Nutrition Program (\$10,000 for Home Delivered Meals to Low Income Seniors), and Empower Yolo (\$8,500 for Shelter Services). It has been the City's policy to allocate at least 40 percent of the public funds for food and shelter programs. While the Yolo Wayfarer Center and Empower both operate shelters, Empower Yolo serves a subset of the homeless population – victims of domestic violence, sexual assault, stalking and trafficking.

Projects

#	Project Name
1	Yolo Family Service Agency's Re-Roof of Building 3
2	City of Woodland ADA Accessibility Project
3	Cottonwood Meadows Re-Roof
4	Friends of the Mission's Affordable Housing Project
5	Planned Parenthood Mar Monte's Teen Success
6	CommuniCare Health Care for Uninsured Youth and Adults
7	NCCTC Project Hope for Children
8	Yolo Wayfarer Center Emergency Shelter Services
9	YCCC New Dimensions Supported Housing
10	Elderly Nutrition Home Delivered Meals to Low Income Seniors
11	Empower Yolo Shelter Services
12	Legal Services of Northern California Fair Housing Services

Table 55 – Project Information

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

Yolo Family Service Agency's Re-Roof of Building 3 - YFSA provides preventive mental health services to strengthen families in Yolo County. Mental health services is a medium priority in the City's

Consolidated Plan. While the re-roof does not provide result in direct services to YFSA's clients, the project will enable YFSA to continue to operate in Building 3 and not have to divert limited resources from programs to capital maintenance.

City of Woodland ADA Accessibility Project - Public facilities and improvements (general, including accessibility) is a high priority in the City's Consolidated Plan. The improvements include the construction of ADA compliant curb ramps, sidewalks, and driveways and will improve access in the Woodland Community for the disabled community.

Cottonwood Meadows Re-Roof - The rehabilitation of multi-unit residential projects is a medium priority in the City's Consolidated Plan. Cottonwood Meadows provides low-income housing for senior citizen households.

Friends of the Mission's Affordable Housing Project - The rehabilitation of multi-unit residential projects is a medium priority in the City's Consolidated Plan. The seven-unit apartment complex slated for rehabilitation provides critical housing services by serving very low-income and formerly homeless families and singles in Woodland.

Planned Parenthood Mar Monte's Teen Success - Youth services is a high priority in the City's Consolidated Plan and this program builds capacity in teenage mothers and pregnant teenagers so they can realize their goals and become responsible parents and adults.

CommuniCare Health Care for Uninsured Youth and Adults - Health services is a high priority in the City's Consolidated Plan.

Northern California Children's Therapy Center's Project Hope for Children - Health services is a high priority in the City's Consolidated and this program provides early intervention for young children at risk.

Yolo Wayfarer Center Emergency Shelter Services - Public services (other: emergency food and shelter) is a high priority in the City's Consolidated Plan. Yolo Wayfarer operates the only emergency shelter in Woodland.

Yolo Community Care Continuum's New Dimensions Supported Housing - Public services (other: emergency food and shelter) is a high priority in the City's Consolidated Plan. The New Dimension program address the critical need of housing mentally ill adults and providing them with supportive services. The clients of this program are formerly homeless and/or at risk of being homeless.

Elderly Nutrition Home Delivered Meals to Low Income Seniors - Public services (other: emergency food and shelter) is a high priority in the City's Consolidated Plan. Access to a hot, nutritious daily meal as well as other services may allow a number of the program's clients to remain in their homes.

Empower Yolo Shelter Services - Public services (other: emergency food and shelter) is a high priority in the City's Consolidated Plan. Empower Yolo operates the only emergency shelter in Yolo County that serves victims of domestic violence, sexual assault, stalking and trafficking.

Legal Services of Northern California Fair Housing Services - Fair housing activities is a high priority in the City's Consolidated Plan. This program provides resources and referral for individual and families that may be experiencing fair housing issues.

The available affordable housing resources (permanent supportive, transitional, and multi-family) are not keeping pace with the demand.

AP-38 Project Summary
Project Summary Information

1	Project Name	Yolo Family Service Agency's Re-Roof of Building 3
	Target Area	
	Goals Supported	Health & Youth Services Public Facility Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$13,000
	Description	Many of the tiles on the existing roof at Building 3 are broken and the type of tiles used is no longer manufactured. The roof needs to be replaced before it starts leaking. The replacement of the roof will extend the life of the building and enhance the quality of services that the Yolo Family Service Agency (YFSA) provides to its clients. YFSA provides preventive mental health services to strengthen families in Yolo County. After the re-roof has been completed YFSA will use any remaining funds to start the transition of its existing landscaping to drought tolerant landscaping.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The Yolo Family Service Agency serves approximately 130 individuals on a weekly basis.
	Location Description	The Yolo Family Service Agency (YFSA) is located at 455 First Street, Woodland, CA 95695. Building 3 is on the Lincoln Avenue side of YFSA's property at 619 Lincoln Avenue.
Planned Activities	Many of the tiles on the existing roof at Building 3 are broken and the type of tiles used is no longer manufactured. The roof needs to be replaced before it starts leaking. The replacement of the roof will extend the life of the building and enhance the quality of services that the Yolo Family Service Agency (YFSA) provides to its clients. YFSA provides preventive mental health services to strengthen families in Yolo County. After the re-roof has been completed YFSA will use any remaining funds to start the transition of its existing landscaping to drought tolerant landscaping. The drought tolerant landscaping will allow YFSA to reduce its water consumption and costs.	
2	Project Name	City of Woodland ADA Accessibility Project
	Target Area	
	Goals Supported	ADA Public Improvement Projects

	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$135,845
	Description	Funds will be used to construct ADA compliant curb ramps, sidewalks, and driveways at various locations and correspond to locations that have been specifically requested by community members or are located on the City's ADA Priority Route. The route was identified by staff City staff in conjunction with the ad hoc ADA committee consisting of disabled community members. This route is coordinated with Yobobus primary routes through the City as they connect government, medical, and other institutional/facilities and high use corridors.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 200 individuals will benefit from the infrastructure improvements.
	Location Description	The infrastructure improvements will occur at locations within the ADA priority route including the intersections of Leisureville/Gibson Road and Branigan Avenue/Ogden Street.
	Planned Activities	The CDBG funding will be used to construct ADA compliant curb ramps, sidewalks, and driveways. These improvements will be in various locations that correspond to locations that have been specifically requested by community members or are located on the City's ADA Priority Route. This route was identified by staff in conjunction with the City's ad hoc ADA committee consisting of community members with disabilities. The route is coordinated with the primary Yobobus routes through the City of Woodland as they connect government, medical, and other institutions/facilities and high use corridors.
3	Project Name	Cottonwood Meadows Re-Roof
	Target Area	
	Goals Supported	Develop or Rehabilitate Affordable Units
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$75,655
	Description	The project will fund replacement of the existing roof, dry rot repairs at roof areas, rain gutter and downspout replacement, and removal of the solar hot water panel and storage tanks at the Cottonwood Meadows low-income senior apartment complex.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	A total of 47 senior citizen households will benefit from the project.
	Location Description	The Cottonwood Meadows apartment complex is located at 120 North Cottonwood Street.
	Planned Activities	The project will include dry rot repairs at roofing areas, rain gutter and downspout replacement, removal of the solar hot water panel and storage tanks, and the complete roofing replacement. The proposed work would provide a decent and suitable living environment for the Cottonwood Meadows' senior and disabled residents who are low income and on fixed incomes.
4	Project Name	Friends of the Mission's Affordable Housing Project
	Target Area	
	Goals Supported	Develop or Rehabilitate Affordable Units
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$68,000
	Description	The project will fund the interior rehabilitation of a seven-unit apartment complex constructed in 1994 that provides housing to very low-income and formerly homeless families and singles in Woodland.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	A total of seven households will benefit from the interior rehabilitation project.
	Location Description	The project is located at 925 North Street.
	Planned Activities	The project will result in the interior rehabilitation of the seven residential units located at the 925 North Street apartment complex. The improvements for each unit will include the replacement of the kitchen cabinetry, flooring, bath tub surrounds, kitchen and bathroom sinks, screen doors, front and interior doors, kitchen stoves and hoods, refrigerators, and blinds. In addition, the interior of each unit will be painted.

5	Project Name	Planned Parenthood Mar Monte's Teen Success
	Target Area	
	Goals Supported	Public Services – Youth Programs
	Needs Addressed	Youth Services
	Funding	CDBG: \$6,000
	Description	Teen Success is a specialized program designed for pregnant and parenting teen mothers, ages 12 to 19, and their offspring. The program supports and motivates teens to develop healthy alternatives to having additional children during adolescence; set and achieve short- and long-term goals; complete high school or a GED program; and develop a mature communication style to help foster a healthy relationship with their partners and children.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	The program will benefit 12 households.
	Location Description	The program location is 175 Walnut Street which houses the offices of Empower Yolo. Empower Yolo is provided meeting space for Teen Success.
Planned Activities	The Teen Success program serves pregnant and parenting teen mothers in Woodland. The support group is held at Empower Yolo located at 175 Walnut Street. Participants are recruited from various community organizations including, but not limited to, WIC, CommuniCare, Medi-Cal eligibility workers, Woodland High School, Pioneer High School, Cache Creek High School, Yolo Center for Families, Empower Yolo, Cal Learn, and Cal Works. Pregnant and parenting teen mothers will benefit from the Teen Success program by learning live-enhancing skills and acquiring pivotal knowledge that can improve their lives and that of their children, such as effective birth control methods, the efficacy of higher education, a mature communications style, parenting skills and job-interviewing techniques. The ultimate goal of Teen Success is to help pregnant and parenting teen mothers develop knowledge, skills, and a positive outlook to become self-sufficient, productive people and raise their children to be contributing members of society.	
6	Project Name	CommuniCare Health Care for Uninsured Youth and Adults

	Target Area	
	Goals Supported	Public Services – Health Services
	Needs Addressed	Health Services
	Funding	CDBG: \$6,000
	Description	CommuniCare Health Centers Hansen Family Health Center is the only health care provider in Woodland offering comprehensive primary health care services to low income patients regardless of their health coverage status or their ability to pay for service. Patients without any form of health coverage are requested to make a payment based on a sliding scale, but many are without means to pay even this nominal amount and the clinic does not turn away patients if they cannot pay.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 300 individuals will benefit from CommuniCare's program.
	Location Description	The program will be operated at CommuniCare's Hansen Family Health Center, 215 West Beamer Street.
	Planned Activities	The CDBG funds will be used to support maintaining 1 full time physician assistant on staff at the Hansen Family Health Center who will continue providing primary medical care during regular daytime and evening clinic hours and will provide a minimum of 300 patient visits for primary medical care are to very low-income, uninsured children and adult residents of Woodland who qualify as CDBG-eligible based on the program guidelines.
7	Project Name	NCCTC Project Hope for Children
	Target Area	
	Goals Supported	Public Services – Health Services
	Needs Addressed	Health Services
	Funding	CDBG: \$6,000

	Description	Project Hope for Children is a unique and specially developed program that provides health care access for special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. Services provided through this program are directed toward children who are uninsured or underinsured and otherwise lack access to health care.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 families will benefit from the Project Hope for Children program.
	Location Description	The Project Hope for Children will operate at 1321 College Street, Suite E.
	Planned Activities	Northern California Children's Therapy Center's (NCCTC) Project Hope for Children will provide health care services to special needs children through early intervention, socialization, and an array of comprehensive multiple therapy programs aimed at helping disabled children achieve their greatest level of independence. CDBG funds will benefit 15 at-risk, low-income children in Woodland who will receive access to all NCCTC programs.
8	Project Name	Yolo Wayfarer Center Emergency Shelter Services
	Target Area	
	Goals Supported	Public Services – Emergency Food & Shelter
	Needs Addressed	Emergency Food & Shelter
	Funding	CDBG: \$11,000
	Description	Wayfarer offers dormitory style shelter for up to 73 individual daily (including families). The 90-day program requires accountability and offers daily breakfasts, packed lunches, dinner meals, counseling, mailbox services, showers, laundry facilities, employment training, a literacy program, substance abuse education groups, and case management. Assistance accessing mainstream benefit programs, as well as job and housing searches is provided. After ten days, guests are required to make progress on their personal development plan. This includes classes in life skills, health, employment and housing readiness.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 individuals will benefit from the Emergency Shelter Services program.
	Location Description	The Yolo Wayfarer Center's emergency shelter is located at 207 Fourth Street.
	Planned Activities	<p>Up to 73 individuals daily (including families) will be provided with dormitory style shelter. The shelter program requires accountability and offers three nutritious meals a day, counseling, mailbox services, showers, laundry facilities, employment training, substance abuse education groups, and case management. Assistance accessing main-stream benefit programs, as well as job and housing search assistance is provided. After 10 days, guests are required to make progress on their personal development plan. This includes classes in life skills, health, employment and housing readiness. The program's meals component is also open to the general public, serving all individuals and families in the community that are experiencing food insecurity.</p> <p>Families and individuals working toward self-sufficiency may have their stay in the emergency shelter extended for up to 6 months. Based on need and availability, guests will be placed in transitional housing, permanent supportive housing, and/or substance abuse treatment program. All employable adults have plans that include employment goals. Disabled adults and families eligible for SSI are connected with appropriate services. Families are also assisted with applying for public assistance programs, including food stamps and child welfare services as appropriate. Weekly meetings with case managers identify success and need for change.</p>
9	Project Name	YCCC New Dimensions Supported Housing
	Target Area	
	Goals Supported	Public Services – Emergency Food and Shelter
	Needs Addressed	Emergency Food and Shelter Services
	Funding	CDBG: \$10,000

	Description	CDBG funds will be used to provide individualized services to residents of the New Dimensions Supportive Housing Project via YCCC, a 15-unit affordable project for adults at risk of mental illness. Services will be provided also to mentally ill adults residing at YCCC facilities located at 139 and 141 Elliot Street, 166 College Street, and 820 Elm Street. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that a total of 29 mentally ill adults will benefit from the proposed program.
	Location Description	The program will be operated at the following locations: 139 and 141 Elliot Street, 166 College Street, and 820 Elm Street.
	Planned Activities	The New Dimensions Supported Housing program will provide unduplicated services and include assessment of independent living skills, mental health needs, and physical problems. Staff works individually with the residents to teach independent living skills, mental health management skills, and care of health problems. Staff helps residents obtain benefits and to integrate into the community through volunteer work or employment. Staff meets with each household regularly to ensure that household chores are being completed and that the housemates are getting along with each other. The Yolo Community Care Continuum has learned, over the 36 years of experience, that unless mental health clients have safe, decent and affordable housing with support, they will become trapped in a cycle of homelessness and even incarceration. There are no other housing support services available to Woodland residents who have a mental illness in these housing programs.
10	Project Name	Elderly Nutrition Home Delivered Meals to Low Income Seniors
	Target Area	
	Goals Supported	Public Services – Emergency Food and Shelter
	Needs Addressed	Emergency Food and Shelter Services
	Funding	CDBG: \$10,000

	Description	The Elderly Nutrition Program (ENP) will provide hot, noon-time meals, which are prepared daily, to Woodland senior citizens in need. This critical meal program not only prevents hunger and saves lives, but benefits the health, quality of life, longevity and independence of seniors. It also provides assurance to the Woodland community that seniors are eating nutritionally and are being checked on regularly.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 96 adults will benefit from the program.
	Location Description	The meals are prepared at 40 N. East Street, Suite C (People Resources, Inc./Elderly Nutrition Program) and then delivered to the residences of individuals.
	Planned Activities	The Elderly Nutrition Program/Meals on Wheels of Yolo County provides a noontime meal each weekday which meets 1/3 of the daily nutritional requirements for senior citizens. Each meal is carefully planned to appeal to the seniors' palate, low in sodium, high in calcium, and address the dietary and dental needs of seniors. The Elderly Nutrition volunteers also provide a daily check-in, and monthly educational materials printed on the back of the food menus. Loved ones will be notified immediately if their senior does not respond to daily check-ins. Elderly Nutrition's professional staff provides quarterly health assessments, referrals to additional services and nutritional consultation as needed. The meals prepared by Elderly Nutrition address food insecurity for seniors in Woodland.
11	Project Name	Empower Yolo Shelter Services
	Target Area	
	Goals Supported	Public Services – Emergency Food and Shelter
	Needs Addressed	Emergency Food and Shelter Services
	Funding	CDBG: \$8,500

	Description	This program will provide emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo operates the only shelter in Yolo County that specifically serves victims of domestic violence, sexual assault, stalking and trafficking. More than just a temporary refuge, the Empower Yolo shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 35 homeless individuals will benefit from the program.
	Location Description	The emergency shelter which serves victims of domestic violence, sexual assault, stalking and trafficking is located at an undisclosed location.
	Planned Activities	Empower Yolo will provide emergency food and shelter for the homeless, who are among the special population, victims of domestic violence. Empower Yolo provides the only shelter in Yolo County that specifically serves victims of domestic violence, sexual assault, stalking, and trafficking. More than just a temporary refuge, the Empower Yolo shelter also provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. During the course of their stay, every woman and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care. Programs offered at the shelter include case management, safety planning, weekly goal-setting and process groups, parenting classes, economic empowerment, life skills development, art therapy, and domestic violence education and support groups. The shelter provides individual, on-site therapy to the women and children residing at the shelter, as well as on-site legal and restraining order assistance, as needed. While the shelter is known as a safety net from violence, the less-known objective of the shelter program is to educate, empower, and support survivors in healing and rebuilding their lives from violence.
12	Project Name	Legal Services of Northern California Fair Housing Services
	Target Area	
	Goals Supported	Public Services – Fair Housing

Needs Addressed	Fair Housing Services
Funding	CDBG: \$10,000
Description	CDBG funds will provide fair housing services through the Fair Housing Hotline Project. This program provides free information and advice on fair housing issues, case intake and compliant processing, and investigation of alleged fair housing violations.
Target Date	6/30/2016
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 individual who rent will benefit from the program.
Location Description	The program will be operated at 619 North Street (Legal Services of Northern California).
Planned Activities	Legal Services of Northern California (LSNC) fair housing services include phone and in-person consultations with City of Woodland residents who contact LSNC with housing complaints. LSNC attorneys advise clients with fair housing issues of their rights under fair housing laws. LSNC attorneys also pursue reasonable accommodations, where appropriate, and assist clients in filing complaints with HUD and the California Department of Fair Employment and Housing (DFEH) when the issue cannot be resolved informally. LSNC also maintains its Fair Housing Resources webpage (lsnc.net/fair-housing-resources/) to reflect the current resources and services available to City of Woodland consumers. In addition, LSNC provides an annual fair housing workshop in collaboration with the City of Woodland and Yolo County Housing, with speakers from HUD and/or DFEH. The services are primarily used by people who are members of protected classes and vulnerable populations, including homeless individuals applying for housing, seniors, victims of domestic violence, disabled adults, LGBT individuals and families, and people experiencing discrimination based on race or ethnic background. The services primarily benefit low and very low income persons.

AP-50 Geographic Distribution – 91.220(f)

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

The **Yolo Family Service Agency's Re-Roof** and the **Friends of the Mission's Affordable Housing Interior Rehabilitation** projects are located in low-moderate income Census Tracts; however, their services are available on a citywide basis to income-eligible households. The **Planned Parenthood Mar Monte's Teen Success, Yolo Wayfarer Center's Emergency Shelter Services, Elderly Nutrition's Home Delivered Meals to Low Income Seniors,** and **Legal Services of Northern California's Fair Housing Services** programs are located in low-moderate income Census Tracts; however, their programs are available on a citywide basis to income-eligible households.

The distribution of minority persons throughout the City with the exception of the Hispanic or Latino population does not include any concentrations. A concentration is defined as 51 percent or more. The Black population does not exceed 5 percent in any one Census Tract Block Group while two block groups have Asian populations that exceed 15 percent. In both instances the Asian population is under 20 percent. There are a number of block groups in the City with a concentration of Hispanic or Latino persons. Based on the 2011 – 2013 American Community Survey, the Hispanic or Latino population is nearly half of the City's population at 48.2 percent.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted in the above item, a number of the CDBG projects and programs that will be funded in FY 2015-16 are located in low-moderate income Census Tracts. However, the programs offered by the organizations are available citywide to income-eligible households.

Discussion: (None offered.)

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In FY 2015-16 the City of Woodland will use CDBG funds to provide affordable housing assistance through the following projects and programs.

1. **New Hope Community Development Corporation's Cottonwood Meadows Re-Roof**
2. **Friends of the Mission's Affordable Housing Interior Rehabilitation**
3. **Yolo Wayfarer Center's Emergency Shelter Services**
4. **Yolo Community Care Continuum's New Dimensions Supported Housing**
5. **Empower Yolo's Shelter Services**

One Year Goals for the Number of Households to be Supported	
Homeless	135
Non-Homeless	54
Special-Needs	29
Total	218

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	54
Acquisition of Existing Units	0
Total	54

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

Discussion

For FY 2015-16, CDBG funds will be used to support the following affordable housing projects and programs.

New Hope Community Development Corporation's Cottonwood Meadows Re-Roof - The project will fund replacement of the existing roof, dry rot repairs at roof areas, rain gutter and downspout replacement, and removal of the solar hot water panel and storage tanks at the Cottonwood Meadows low-income senior apartment complex that services 47 households.

Friends of the Mission's Affordable Housing Interior Rehabilitation - The project will fund the interior rehabilitation of a seven-unit apartment complex constructed in 1994 that provides housing to very low-income and formerly homeless families and singles in Woodland.

Yolo Wayfarer Center's Emergency Shelter Services - The program will provide dormitory style shelter for 100 homeless individuals. The 90-day program requires accountability and offers daily breakfasts,

packed lunches, dinner meals, counseling, mailbox services, showers, laundry facilities, employment training, a literacy program, substance abuse education groups, and case management. Assistance accessing mainstream benefit programs, as well as job and housing searches is provided. After ten days, guests are required to make progress on their personal development plan. This includes classes in life skills, health, employment and housing readiness.

Yolo Community Care Continuum's New Dimensions Supported Housing - The program will provide housing and supportive services to 29 adults at risk of mental illness. Services include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.

Empower Yolo's Shelter Services - The program will provide emergency food and shelter for 35 homeless individuals who are victims of domestic violence, sexual assault, stalking and trafficking. The 164 households/individuals benefitting from the **Yolo Wayfarer Center, Yolo Community Care**

Continuum, and Empower Yolo are not listed in the "One Year Goals for the Number of Households Supported Through" section since they are not directly receiving rental assistance.

AP-60 Public Housing – 91.220(h)

Introduction

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

Yolo County Housing serves as the PHA for Yolo County and operates to public housing facilities in Woodland - Yolano Village (60 units) and Donnelly Circle (72 units). While the City's FY 2015-16 Action Plan does not include projects and programs that directly address the needs of public housing, residents of Yolano and Donnelly may benefit from the health care services provided by CommuniCare Health Centers' Hansen Family Health Center located in Woodland. The City has allocated \$6,000 in FY 2015-16 CDBG funds to provide primary health care services for uninsured youth and adults at the Hansen Family Health Center. CommuniCare's facility is the only health care provider in Woodland offering comprehensive primary health care services to low income patients regardless of their health coverage status or their ability to pay for services. CommuniCare also provides services in case management, nutrition and health education, referral assistance, and enrollment assistance into health coverage program. Patients without any form of health coverage are requested to make payments based on a sliding fee scale, but many are without the means to pay even this nominal amount which covers only a portion of the cost of care they receive. As a policy, CommuniCare does not turn away patients if they cannot pay.

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

No actions are planned for this area.

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

Not applicable, the PHA (Yolo County Housing) is not designated as troubled.

Discussion: (None offered.)

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

Introduction

Consistent with the overall goals of the U.S. Department of Housing and Urban Development, the City has identified the following five-year goals to pursue during 2015-2019 to assist homeless persons or prevent people from becoming homeless again.

- 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 (2013 – 2021) of the General Plan and the City's 8-year Implementation Housing Component.
- 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.
- Emergency food and shelter for the homeless and at risk homeless.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

For FY 2015-16, the City has allocated CDBG funds in the amount of \$11,000 for the Yolo Wayfarer Center's emergency shelter located at 207 Fourth Street. The shelter program provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County, including weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities—in addition to providing referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2015-16, the City has allocated CDBG funds in the amount of \$11,000 for the Yolo Wayfarer Center's emergency shelter located at 207 Fourth Street. The shelter program provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County, including weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities—in addition to providing referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services. Separately, the City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities located in Yolo County. This effort funds a countywide homeless coordinator and the cold weather shelter (Yolo Wayfarer Center) located in Woodland. The City's annual contribution to the project is \$20,000 and the City funds this through the use of affordable housing monitoring fees and a payment in lieu of taxes that it receives from an affordable housing project. The City has also allocated \$6,000 in FY 2015-16 CDBG funds to provide primary health care services for uninsured youth and adults at CommuniCare Health Centers' Hansen Family Health Center located in Woodland. CommuniCare's facility is the only health care provider in Woodland offering comprehensive primary health care services to low income patients regardless of their health coverage status or their ability to pay for services. CommuniCare also provides services in case management, nutrition and health education, referral assistance, and enrollment assistance into health coverage program. Patients without any form of health coverage are requested to make payments based on a sliding fee scale, but many are without the means to pay even this nominal amount which covers only a portion of the cost of care they receive. As a policy, CommuniCare does not turn away patients if they cannot pay.

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

The City in partnership with the Homeless Coordinator and the Yolo Wayfarer Center annually applies for funding for homeless assistance and service provider programs. The City of Woodland received the following grant renewals under the 2014 (payment year 2015-16) HUD Continuum of Care (CoC) Program.

- 1) Transitional Housing 2014 (\$144,998)
- 2) Permanent Supportive Housing (2009 PSH) for Chronically Homeless Individuals (\$23,806 grant)
- 3) Permanent Supportive Housing (2010 PSH) for Chronically Homeless Families (\$24,007 grant)
- 4) Reallocation (2012) to Service Chronically Homeless Families (\$14,803 grant)

In addition, the City received a conditional grant award for a Reallocation Project (\$9,070 grant) to service the chronically homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

For FY 2015-16, the City has allocated CDBG funds in the amount of \$68,000 to assist the Friends of the Mission with the interior rehabilitation of the seven residential units located at 925 North Street. Friends of the Mission provides housing to very low-income and formerly homeless families and singles in Woodland at its 925 North Street apartment complex. The City will also be allocated CDBG funds during FY 2015-16 in the amount of \$11,000 for the Yolo Wayfarer Center's emergency shelter located at 207 Fourth Street. The shelter program provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County, including weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities—in addition to providing referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services.

In May the State of California announced Emergency Solutions Grants (ESG) awards to the Yolo Wayfarer Center (\$150,000 for emergency shelter) and the Yolo Family Resource Center (\$200,000 for rapid re-housing). Wayfarer operates the emergency shelter in Woodland and the facility provides daily emergency food and shelter services to homeless and low-income citizens of Woodland and Yolo County, including weekday nutritional meals, case management, and access to mail, shower, telephone, and laundry facilities—in addition to providing referrals to agencies that provide rental and utility assistance, work needs, medicine, travel expenses, clothing, household items, and mental health services.. The Yolo Family Resource Center's main office is located in Woodland and it will use the ESG funds to provide financial assistance and stabilization services to meet the goal of permanent housing for homeless individuals and families throughout Yolo County. Financial assistance includes rent deposits, utility deposits and payments, and short- and medium-term rental assistance. Empower Yolo's administrative office is located in Woodland and it operates the only shelter in Yolo County that

specifically serves victims of domestic violence, sexual assault, stalking and trafficking. The City Council in December 2014 approved the submittal of certifications of local approvals in support of the Wayfarer and YFRC ESG applications as the programs provided by each agency will be located in Woodland.

Discussion: (None offered.)

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

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Housing Development Costs - City staff works with developers to obtain financing to bridge financing gaps. As part of the City's Inclusionary Housing Program, Development Fees for affordable units that are built concurrently with the market units are eligible for fee deferrals and waiving of Plan Check/Building Permit fees. In 2013, the City deferred the payment of more than \$700,000 in development impact fees until certificate of occupancy for the Mutual Housing at Spring Lake multi-family affordable housing project.

Access to Credit - The City's housing consultant, NeighborWorks of Sacramento, reviews credit histories of potential homebuyers and provides credit counseling when needed.

Public Sector Assistance - At the request of an affordable housing developer, staff will submit applications for various funding sources. In the past, the City of Woodland has received Federal HOME grants from the California Department of Housing and Community Development (HCD) for first time homebuyer assistance and multifamily new construction projects, CalHome and BEGIN funds from HCD for first time homebuyer assistance, and Sacramento Area Council of Governments Community Design Program grant funds to construct infrastructure improvements in support of affordable housing developments. The City has also received HELP loans from the California Housing Finance Agency for multi-family acquisition/rehabilitation projects. The City has also worked with developers of affordable housing projects to secure multifamily revenue bonds, and low income housing tax credits. The affordable housing grants, loans, revenue bonds, tax credits, funds through the City's CDBG program, and funds from the City's now-defunct redevelopment agency facilitated the establishment of significant and diverse housing resources. While the CalHome, BEGIN, and HELP programs are no longer available, the City receives program income (repaid housing loans) that can be used for new home loans to assist lower-income households.

Prevailing Wage Laws & Davis-Bacon and Related Acts Law - City staff informs affordable housing developers of these laws and will also consult legal counsel if there are questions as to whether or not these laws will be triggered by the project and public subsidy. Staff also informs developers of the reporting requirements that are involved with these laws.

Other Impediments - It should be noted that the City has addressed other impediments to fair housing by adoption of a Reasonable Accommodation Ordinance and updating the Density Bonus Ordinance to assist in affordable housing development.

Discussion: (None offered.)

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City of Woodland is confident in the level of communication and contact that exists between various social services, housing, and economic development service providers. Information and referral services are provided to citizens upon request. The City always works to assist citizens in obtaining the information they require to meet their housing and supportive service needs.

The City has not identified any gaps in the City's Housing and Community Development programs and services provided. However, because the level of demand for these programs exceeds the supply of funding to meet the demand, City staff has committed to work with interested applicants to ready their projects for CDBG funding and improve their applications so they will be more competitive next year.

Actions planned to foster and maintain affordable housing

The City continues to explore opportunities to develop affordable housing through collaborative efforts with both for-profit and non-profit developers. The need for affordable housing is increasing and the City of Woodland will continue to be at the forefront of the creation of quality affordable housing. The City utilizes all available resources to foster and maintain affordable housing within the community. The City will also continue creating affordable housing through its Inclusionary Housing Program. Specific actions that the City will take during the Action Plan period include the following.

1. While the City does not have a first time homebuyer grant at this time, funding is available from HOME, BEGIN, and CalHome Program Income (repaid housing loans) to assist first time homebuyers. It is estimated that the available funds are sufficient to assist eight to ten first time homebuyers purchasing new or resale homes.
2. City staff will monitor the current inventory of affordable units to ensure that the affordability restrictions are being met. Activities will include on-site monitoring visits to multi-family projects, desk reviews of multi-family projects, and mailings to owner-occupied affordable units to verify continued residency.
3. With \$68,000 in FY 2015-16 CDBG funds, the Friends of the Mission's (FOM) Affordable Housing Project will result in the interior rehabilitation of FOM's seven unit apartment complex at 925 North Street. The complex serves very low-income and formerly homeless families and singles in Woodland.
4. The City has participated in the Countywide Homeless Coordination Project with the other cities in the county and Yolo County. The City has contributed \$20,000/year towards this effort which funds a countywide homeless coordinator and the cold weather shelter (Yolo Wayfarer Center) in Woodland. The three-year contract between Yolo County and the cities for the project expires on June 30, 2015; however, the project is expected to continue with a new contract being executed. The City will provide FY 2015-16 CDBG funds to support Wayfarer's emergency shelter (\$11,000 grant), Yolo Community Care Continuum's New Dimensions Supported Housing (\$10,000 grant) to house mentally ill adults at risk of homelessness, and Empower Yolo's emergency shelter (\$8,500 grant) to assist survivors of domestic violence, sexual assault, stalking and trafficking.

Actions planned to reduce lead-based paint hazards

In 2015-16, the City of Woodland will continue to take action to evaluate and reduce lead-based paint

hazards, including disseminating information through the service-provider agencies, securing funding to assess lead hazard risk in CDBG-funded facilities, remediating lead hazards in CDBG-funded facilities, and cooperating with the County Health Department in promoting comprehensive health programs, risk screening, public education and prevention.

The City will take the following actions during FY 2015-16 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.
- Yolo County Housing continues to work on the site plan/design for its New Education/Recreation/Boxing Club Facility (FY 2013-14 CDBG funding) planned for 1224 Lemen Avenue. Additional CDBG funding was provided in FY 2014-15 for the abatement of the lead paint/asbestos present in the building and the actual demotion of the building. This work is expected to occur in 2015-16.

Actions planned to reduce the number of poverty-level families

For FY 2015-16, the City will continue the following ongoing programs to address poverty in the City:

- The City will continue to work with the Yolo County Employment Development Department (EDD) and Workforce Investment Board to implement the One-Stop Shop for people to gain access to available jobs and assist with job displacement as businesses close or downsize in the current economy.
- The City plans to support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency. For FY 2015-16 the City is funding the CommuniCare Health Centers (health services for uninsured youth and adults), Yolo Wayfarer Center (emergency shelter services), Yolo Community Care Continuum (supportive housing for mentally ill adults), Elderly Nutrition (home-delivered meals provided to low-income senior citizens), and Empower Yolo (shelter services for victims of domestic violence, sexual assault, stalking, and trafficking).
- Minimize homelessness in the City by improving referrals of homeless and those at-risk of homelessness to homeless shelters and service agencies which offer programs to increase self-sufficiency. In 2015-16 the City has reserved a majority of its Public Service funds to support specific programs that supply residence with adequate food and shelter. These programs provide the City's homeless population with resources to ensure they can meet basic human needs.

Actions planned to develop institutional structure

The City will continue to focus on improving coordination and eliminating gaps in the institutional structure. The City has continued the liaison between the City and Yolo County Housing (Housing Authority) and consulted with them on other development opportunities within the City. In addition, the City continues to work to improve communication between City departments and divisions, including the Building, Finance, Development Engineering, Planning, Public Works, and Community Services.

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

The City plans to support existing social services and housing activities to better address the needs of extremely low and low-income households to promote self-sufficiency. For FY 2015-16 the City is funding the CommuniCare Health Centers (health services for uninsured youth and adults), Yolo Wayfarer Center (emergency shelter services), Yolo Community Care Continuum (supportive housing for mentally ill adults), Elderly Nutrition (home-delivered meals provided to low-income senior citizens), and Empower Yolo (shelter services for victims of domestic violence, sexual assault, stalking, and trafficking).

Discussion: (None offered.)

Program Specific Requirements

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

Introduction:

Housing

- Develop at least 75 multifamily and/or single family affordable housing units over the next five years.
- Continue to annually monitor the inventory of affordable multifamily rental units/apartments and senior designated housing units.
- Partner with for-profit and non-profit housing developers for the development and/or rehabilitation of affordable housing by exploring various funding mechanisms in order to increase and maintain the number of affordable units and reduce the number of owner and renter households who reside in substandard housing.
- Rehabilitate 5 units over the next 5 years in order to reduce the number of substandard housing units, thereby increasing the viability of the housing stock and improving the quality of residential neighborhoods.
- Assist approximately 500 Woodland households with discrimination allegations, dispute, counseling and education and outreach over the next 5 years in order to reduce fair housing discrimination and improve landlords' and owners' understanding of their fair housing obligations.

Homelessness

- Ensure that homeless programs are effectively operated, new programs are added to meet gaps in services, and continue to partner in Homeless Coordination Project.
- Continue to fund agencies that provide emergency housing assistance and support services to assist the homeless and person threatened with homelessness. Assist approximately 1,000 Woodland residents over the next 5 years in an effort to reduce the number of unsheltered homeless.

Other Community Development Needs

- Complete five public improvement projects over the next five years to remove architectural barriers and improve access to public facilities in the City for mobility-impaired individuals.
- Construct or rehabilitate a minimum of two public facilities providing youth services during the next 5 years to benefit low- and moderate-income residents and prevent crime and substance abuse among youth.

Public Services

- Provide emergency food, shelter and mental health services to over 5,000 homeless individuals or those "at-risk" of homelessness over the next 5 years in an effort to address the reason for homelessness and reduce the number of unsheltered homeless.
- Continue to support youth programs with the assistance of local agencies to primarily benefit 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. Assist approximately 50 Woodland residents annually over the next 5 years.
- Continue to support health services with the assistance of local agencies to primarily benefit very low-, low-, and moderate-income individuals and families, and special needs populations such as victims of domestic violence, the homeless and mentally ill. Assist approximately 300 Woodland residents

annually over the next 5 years to improve the quality of life for low- and moderate-income persons with added health programs or services that would otherwise be unavailable.

- Partner with local agencies through participation on the Workforce Investment Board to provide job training or other employment-like services to assist low- and moderate-income individuals in obtaining a new job.
- Establish a Neighborhood Revitalization Area if found to be feasible in order to improve the quality of life in a low- and moderate income neighborhood in a strategic collaborative effort.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	28,225
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	28,225

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

Discussion:

Other than CDBG, the City of Woodland does not receive other Federal funds administered by HUD on an entitlement basis.

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>Resident Survey</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>City of Woodland, Community Services Department</p>
	<p>Provide a brief summary of the data set.</p> <p>The City circulated a resident survey (in English and Spanish) during the 2015 - 19 Consolidated Plan process through through the City's website and having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly (the two public housing facilities in Woodland), Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments. Residents were asked to rank community needs that warrant public funds and also to provide comments on specific issues in their neighborhoods.</p>
	<p>What was the purpose for developing this data set?</p> <p>The ranking of community needs factored into the funding priorities established for the Consolidated Plan period.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Residents completed surveys in January and February 2015.</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>The City circulated a resident survey (in English and Spanish) during the 2015 - 19 Consolidated Plan process through through the City's website and having the resident survey available at the Woodland Community Services Department, the Woodland Senior Center, the Woodland Community Development Department, and the Woodland Library. In addition, the resident survey was made available to the residents of the following affordable housing developments or developments that contain a significant amount of affordable units: Yolano and Donnelly (the two public housing facilities in Woodland), Cottonwood Meadows Senior Apartments, Crosswood Apartments, St. John's Retirement Village, Sycamore Pointe Apartments, Fair Plaza Senior Apartments, Leisureville Mobile Home Park, Rochdale Grange Apartments, and the Heritage Oak Apartments.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>A total of 170 surveys were completed.</p>

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>The following data is available on the survey respondents:</p> <p>Rent or Own Home - 101 rent, 51 own, and 2 other.</p> <p>Age and Disability - 67 are 62 years or older and 12 are disabled.</p> <p>Race - American Indian or Alaska Native, 3; Black or African American, 4; White, 74; Asian, 3; Native Hawaiian or other Pacific Islander, 1; and Other, 9.</p> <p>Ethnicity - 69 are Hispanic and 51 are not Hispanic.</p>
2	<p>Data Source Name</p> <p>CA Dept of Finance, 2015 Housing Estimates (E-5)</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>California Department of Finance</p> <hr/> <p>Provide a brief summary of the data set.</p> <p>The data set provides city/county population and housing estimates (effective January 1, 2015).</p> <hr/> <p>What was the purpose for developing this data set?</p> <p>The Department of Finance sought to provide population and housing estimates that can be used by policy makers at the state and local government levels.</p> <hr/> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data set includes information for the City of Woodland.</p> <hr/> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data set covers calendar year 2014.</p> <hr/> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>
3	<p>Data Source Name</p> <p>REO Properties</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>Zillow.com</p> <hr/> <p>Provide a brief summary of the data set.</p> <p>The data set accessed at Zillow.com on June 27, 2015 and provided information on the REO properties in Woodland.</p>

	<p>What was the purpose for developing this data set?</p> <p>The purpose was to obtain information on REO properties in Woodland.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>The data covers the City of Woodland.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>The data is effective June 27, 2015.</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete.</p>