

Executive Summary

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

1. Introduction

The Fiscal Year 2016/17 Annual Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Woodland. It is a portion of the implementation of the five-year Consolidated Plan, and provides a detailed summary of how the City's annual Community Development Block Grant (CDBG) entitlement will be spent in the coming year. Both the Consolidated Plan and the Action Plan are implemented by staff from the Community Services Department.

In FY 2016/17, the City will receive \$440,618 in HUD CDBG Entitlement program funds and have an additional \$50,000 in funds from completed projects available for construction activities. This results in total CDBG resources of \$490,618 for FY 2016/17.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Action Plan outlines the City's intent to pursue the overall goals of HUD's community development and planning programs, including the following during Fiscal Year 2016/17.

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

The Action 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 plan that provides a basis for assessing performance.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City's FY 2015/16 Annual Action Plan funded the following infrastructure projects and public service programs.

Infrastructure Projects

1. Yolo Family Service Agency - Reroof, Drought Tolerant Landscaping (Non-housing rehabilitation)
2. City of Woodland - ADA Accessibility Program (ADA accessibility)
3. New Hope Community Development Corporation - Cottonwood Meadows Re-Roof (Housing rehabilitation)
4. Friends of the Mission - Affordable Housing Project (Housing rehabilitation)

Public Service Programs

1. Planned Parenthood Mar Monte - Teen Success (Youth services)
2. CommuniCare Health Centers - Healthcare for Uninsured Youth & Adults (Health services)
3. Northern California Children's Therapy Center - Project Hope for Children (Health services)
4. Yolo Wayfarer Center - Emergency shelter services (Food & shelter)
5. Yolo Community Care Continuum - New Dimensions Supported Housing (Food & shelter)
6. Elderly Nutrition Program - Home delivered meals to low income seniors (Food & shelter)
7. Empower Yolo - Shelter services (Food & shelter)
8. Legal Services of Northern California - Fair housing services (Fair housing)

For the infrastructure projects, construction of the Yolo Family Service Agency project was completed and construction is underway for Friends of the Mission. A construction contract has been awarded for the City of Woodland project and construction will start in July. The New Hope Community

Development Corporation project will be bid out this spring/summer. All of the public service programs are underway or completed. Most of the FY 2015/16 CDBG activities are high priorities in the City Consolidated Plan. Overall, the City has been successful in carrying out Consolidated Plan high priorities in a timely manner and will continue the focus on Consolidated Plan high priorities for the FY 2016/17 Action Plan.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

UPDATE ONCE COMMENT PERIOD CLOSSES

Outreach efforts for the Action Plan included (1) emailing a notice of funding availability (and schedule for FY 2016/17 Action Plan schedule, applications for public service and construction activities, Woodland's rating and ranking system for CDBG applications, and priority rankings from Woodland's 2015-19 Consolidated Plan) on February 5, 2016 to current and previous CDBG subrecipients and other interested parties (a total of 25 nonprofits, government agencies, and other parties); (2) posting the NOFA and other attachments from the February 5 email on the City's website; (3) noticing a February 23 workshop/public meeting for prospective applicants and the general public in the February edition of the Woodland Daily Democrat newspaper; (4) holding the February 23 workshop/public meeting at the Woodland Community and Senior Center (2001 East Street); (5) emailing members of the local continuum of care (Yolo County Homeless and Poverty Action Coalition or HPAC) on February 23 to seek comments on the FY 2016/17 Action Plan; (6) emailing the FY 2016/17 CDBG applicants on April 8, 2016 to provide the funding recommendations from the City's CDBG Review Panel and notify applicants of an April 28 public meeting to obtain comments on the applications submitted and the review panel's recommendations; (7) noticing the April 28 public meeting in the April 13 edition of the Daily Democrat in Spanish and English; (8) holding the April 28 public meeting at the Woodland Community and Senior Center; (9) noticing the availability of the draft FY 2016/17 Action Plan and the City Council's June 7 public hearing on the Action Plan in the May 18, 2016 edition of the Daily Democrat; and (10) holding a June 7 public hearing before the City Council to receive comments on the draft FY 2016/17 Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

UPDATE ONCE COMMENT PERIOD CLOSSES

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 Annual Action Plan process.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
CDBG Administrator		Community Services Department

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

Goals from the City's FY 2015-19 Consolidated Plan include the following.

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))

The following goals are from the City's 2015-19 Consolidated Plan.

- 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 City of Woodland is a member of the local Continuum of Care, Yolo County Homeless and Poverty Action Coalition (or HPAC), and participates in HPAC meetings or other meetings convened by HPAC members to discuss and seek solutions for homeless issues. The City in partnership with Woodland-based nonprofit Fourth & Hope (formerly known as the Yolo Wayfarer Center) applies for Federal Continuum of Care (CoC) grant funds on an annual basis. The scope and purpose of the grant applications submitted by the City are coordinated with Fourth & Hope and reviewed/approved by HPAC. HUD has awarded the City CoC funds to provide housing and services and for chronically homeless individuals and families.

The Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. The City Council also directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's of initiating a "Housing First" pilot project, in collaboration with Yolo

County and other partner agencies to assist in placing unsheltered homeless individuals into permanent housing. These actions support the homeless goals of the City's CDBG Consolidated Plan.

The City participates in the Countywide Homeless Coordination Project with Yolo County and the other cities located in Yolo County. (All cities in the county and Yolo County are members of the local Continuum of Care, HPAC.) This effort funds a countywide homeless program 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.

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

The City of Woodland is a member of the local Continuum of Care, Yolo County Homeless and Poverty Action Coalition (or HPAC), and participates in HPAC meetings or other meetings convened by HPAC members to discuss and seek solutions for homeless issues. The City takes part in HPAC discussions on prioritizing ESG funding and how HPAC will handle changes to the ESG funding process administered through the State of California's Department of Housing and Community Development and the amount of funds available for our HPAC funding region. The City does not provide direct services to the homeless and therefore does not report data in HMIS. However, multiple HPAC members use HMIS and HPAC continues to have discussions on enhancing reporting and being able to access HMIS from other agencies in order to more efficiently deliver services to the homeless.

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

Table 2 – Agencies, groups, organizations who participated

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

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		

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

UPDATE ONCE PUBLIC COMMENT PERIOD CLOSSES

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	Newspaper Ad	Non-targeted/broad community Potential CDBG Subrecipients	A notice of funding availability/application workshop/public meeting was advertised in the Woodland Daily Democrat newspaper in early February 2016 and the notice included staff contact information for the CDBG program.	Comments were not received based on the notice; however, ten people attended the workshop/public meeting.	Not applicable - comments were not received in response to the notice.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community Potential CDBG subrecipients	Ten people attended a public meeting on February 23.			

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

For FY 2016/17, a total of \$470,618 in CDBG funds (entitlement allocation of \$440,618 + \$30,000 in funds from prior years available for re-programming on infrastructure projects) will be available for infrastructure projects and public services programs. These funds will be leveraged with approximately AMOUNT in non-federal funds.

Priority Table

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	440,618	0	50,000	490,618	1,308,768	The City's FY 2016/17 allocation is \$440,618 and the City is also using \$50,000 in available funds from prior year projects that have been completed and did not fully expend their grant amounts.

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: \$		
Continuum of Care	public - federal	Housing	248,513	0	0	248,513	720,000	In March the City received notification that its six Tier 1 grant applications for the Fiscal Year 2015 Continuum of Care Program Competition (funding year 2016/17) have been awarded funds by the U.S. Department of Housing and Urban Development (HUD). The City and nonprofit Fourth & Hope partnered to submit six Tier 1 applications for renewal projects: Reallocation from Transitional Housing to Permanent Supportive Housing (PSH) (\$149,855 award), PSH (2010) for Chronically Homeless Families (\$24,880 award), PSH for Chronically Homeless Individuals (\$24,700 award), Reallocation Project (2012) to Service Chronically Homeless Families (\$15,398 award), Reallocation Project (2013) PSH (\$24,181 award), and Reallocation Project (2014) PSH (\$9,499 award). The City submitted a seventh project, Bonus Project PSH (\$78,761 grant request). The project is in the Tier 2 category and decisions on these submittals will be made by HUD in May.

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: \$		
General Fund	public - local	Public Improvements						<p>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 resuse of the Annex for theatre and dance educational programming. The City's 2015-19 Consolidated Plan lists youth services and parks/recreational facilities as high priorities. The remodeling of the Annex for youth theatre and dance programming will support Consolidated Plan high priorities. Construction of the necessary</p>

Annual Action Plan
2016

Table 5 - 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

The CDBG funds used for FY 2016/17 will be leveraged with approximately \$730,802 in non-federal funds for the following infrastructure projects and public services programs.

Infrastructure Projects:

Empower Yolo's Capital Project - \$1,000

Friends of the Mission's Walter's House HVAC Replacement - \$12,622

Public Services Programs:

Planned Parenthood Mar Monte's Teen Success - \$25,818

Northern California Children's Therapy Center's Project HOPE - \$179,000

Yolo Wayfarer Center's Emergency Shelter Services - \$199,000

Yolo Community Care Continuum's New Dimensions Supported Housing - \$44,812

Short Term Emergency Committee's Woodland Homeless Prevention Program - \$9,600

Elderly Nutrition Program's Home Delivered Meals to Low Income Seniors - \$106,357

Empower Yolo's Shelter Services - \$152,593

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 resuse of the Annex for theatre and dance educational programming. The City's 2015-19 Consolidated Plan lists youth services and parks/recreational facilities as high priorities. The remodeling of the Annex for youth theatre and dance programming will support Consolidated Plan high priorities. Construction of the necessary improvements at the Annex began in approximately February 2016.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	ADA Public Improvement Projects	2015	2019	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$175,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
2	Health & Youth Services Public Facility Projects	2015	2019	Non-Housing Community Development		Public Facilities & Improvements (includes ADA)	CDBG: \$52,802	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 439 Persons Assisted
3	Develop or Rehabilitate Affordable Units	2015	2019	Affordable Housing		Public Facilities & Improvements (includes ADA)	CDBG: \$95,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 547 Households Assisted
4	Assist Homeless & Persons At Risk	2015	2019	Homeless			CDBG: \$13,600	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services - Emergency Food & Shelter	2015	2019	Homeless		Public Services - Emergency Food & Shelter	CDBG: \$44,092	Public service activities other than Low/Moderate Income Housing Benefit: 130 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 121 Households Assisted Homeless Person Overnight Shelter: 385 Persons Assisted
6	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: 24 Persons Assisted
7	Public Services - Health Services	2015	2019	Non-Homeless & Homeless Health Services		Health Services	CDBG: \$6,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
8	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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name Goal Description	<p>ADA Public Improvement Projects</p> <p>Woodland's ADA Accessibility Project (\$140,000 in CDBG funds) will construct ADA complaint ramps, sidewalks, and driveways at locations on the City's ADA Priority Route (Leisureville/Gibson Road, Brannigan Avenue/Ogden Street). The 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 YoloBus routes through the City of Woodland as they connect government, medical, and other high use institutions/facilities.</p> <p>Woodland Host Lions' (Scouting Associates) Boy Scout Cabin ADA Ramp Project (\$35,000 in CDBG funds) will construct a concrete ADA ramp to the west side of the Woodland Boy Scout Cabin. This ramp will run from the sidewalk near the west end of the Boy Scout Cabin property to the southwest end of the building for access to the building and also to the back yard area. A new door and awning will be added to an existing widow location to accomodate ADA access into the building.</p>
2	Goal Name Goal Description	<p>Health & Youth Services Public Facility Projects</p> <p>Yolo Family Service Agency's (YFSA) Project (\$7,500 in CDBG funds) will convert its existing meeting/conference room into three separate private therapy rooms. YFSA provides preventive mental health services to children, youth, families, couples, and individuals. The additional therapy rooms will help YFSA meet the needs of its referring contractors and insurance panels. The primary benefit to the general community will include a timely appointment with one of YFSA's clinicians, reducing the possibility of being placed on a wait list, and quicker intervention for school age youth to address psycho-social needs that prevent successful academic development and growth. Currently, YFSA has a waiting list of 47 clients requesting services that are low to very low-income, between the ages of 3 to 17.</p> <p>St. John's Retirement Village's Cooling Towers for PCU and Manors Project (\$45,302 in CDBG funds) will replace one of two existing cooling towers used to provide environmentally responsible water treatment solutions by taking rejected heat from the atmosphere such as in pollution and heat waste, and turning it into clear air and energy. St. John's is non-profit, multi-level, wellness-focused community that provides four levels of care for approximately 160 seniors including independent assisted living, personal care, memory support, and skilled nursing.</p>

3	Goal Name	Develop or Rehabilitate Affordable Units
	Goal Description	<p>Friends of the Mission's Walter's House HVAC Replacement Project (\$50,000 in CDBG funds) will replace the existing HVAC unit with one that is more energy efficient and reliable. Walter's House operates a 44-bed transitional housing facility, serving very low-income homeless women and men in the Woodland community. On an annual basis Walter's House serves more than 500 homeless persons in its substance abuse treatment program.</p> <p>New Hope Community Development Corporation's (NHCDC) Cottonwood Meadows Stairwell/Siding Dry-rot Improvements Phase I (\$45,00 in CDBG funds) will remove, repair, and replace dry-rotted framing at all eight stairwells and all new wood siding facing the western exposure. The replacement siding and trim will be of a "cement-fiber" type. All new wood and trim will be repainted. Cottonwood Meadows is an apartment complex serving low to very low income senior and senior disabled residents.</p>
4	Goal Name	Assist Homeless & Persons At Risk
	Goal Description	<p>Empower Yolo's Capital Project (\$13,600 in CDBG funds) would result in the replacement of a heat pump outdoor units that serves the upstairs section of their building at 175 Walnut Street. CDBG funds will be used also to remove the roof tile and install new underlayment felt, 1 x 2 batts, and matching "S" tile. Empower Yolo brings a safety net of quality services for families and children many of which are some of the poorest in Yolo County. Many of these services include providing emergency food and shelter, teen activities, children's programs, and rapid rehousing for the homeless.</p>

5	Goal Name	Public Services - Emergency Food & Shelter
	Goal Description	<p>Yolo Community Care Continuum's New Dimensions Supported Housing (\$9,500 in CDBG funds) provides 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 resident at YCCC's facilities located at 139 and 141 Elliot Street and 166 College Street. Sevices include teaching independent living skills, clinical and medical support, teaching vocational skills, and ensuring safety for the residents.</p> <p>Yolo Wayfarer Center's Emergency Shelter (\$10,500 in CDBG funds) 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 10 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>Elderly Nutrition Program's Home Delivered Meals to Low Income Senior Citizens (\$9,750 in CDBG funds) provides 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's Shelter Services (\$8,342 in CDBG funds) provides 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 to assist survivors of domestic violence in becoming independent and safe from the violence in their lives.</p> <p>Short Term Emergency Aid Committee's Woodland Homeless Prevention Program (\$6,000 in CDBG funds) provides emergency cash assistance for (1) overdue rent in order to prevent evictions for low-income Woodland residents and (2) first month's rent to help low-income Woodland individuals and families move into permanent, long-term housing.</p>

6	Goal Name	Public Services - Youth Programs
	Goal Description	Planned Parenthood Mar Monte's Teen Success (\$6,000 in CDBG funds) 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 other partners and children.
7	Goal Name	Public Services - Health Services
	Goal Description	Northern California Children's Therapy Center's Project Hope for Children (\$6,000 in CDBG funds) is a unique and specially developed program that provides health care access for special needs children through the 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.
8	Goal Name	Fair Housing Services
	Goal Description	Legal Services of Northern California's Fair Housing Hotline Project (\$10,000 in CDBG funds) 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.

Table 7 – Goal Descriptions

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 91.215(b):

Yolo Community Care Continuum's New Dimensions Supported Housing (\$9,500 in CDBG funds), 26 extremely low-income persons will be provided with affordable housing.

AP-35 Projects – 91.220(d)

Introduction

The City's Action Plan will fund construction projects and program activities for the Woodland's community's low- and moderate-income residents. The projects improve infrastructure to increase capacity or repair/replace infrastructure to meet current standards and they include Yolo Family Service Agency's (YFSA) Meeting Room Conversion, St. John's Retirement Village's Cooling Towers for PCU and Manors, Empower Yolo's Capital Project (roof repair and HVAC replacement), City of Woodland's ADA Accessibility Program, Woodland Host Lion's Boy Scout Cabin ADA Ramp, New Hope Community Development Corporation's Cottonwood Meadows Stairwell/Siding, and Friends of the Mission's Walter's House HVAC Replacement. YFSA provides counseling services for low income families; St. John's provides four levels of care including independent assisted living, personal care, memory support, skilled nursing for 160 seniors; Empower Yolo provides the only emergency shelter in Yolo County specifically for victims of domestic violence, sexual assault, stalking, and trafficking; Cottonwood Meadows is an apartment complex serving low to very low income senior and senior disabled residents; and Walter's House is a 44-bed transitional housing facility serving homeless women and men.

Program activities that benefit low- and moderate-income individuals and households will be available on a citywide basis to income-eligible households and they include Planned Parenthood Mar Monte's Teen Success (teen pregnancy prevention program to assist teen mothers and pregnant teens and focused on helping participants maintain their family size and graduate from high school), Northern California Children's Therapy Center (health care access for special needs children through early intervention), Yolo Wayfarer Center's Emergency Shelter Services (emergency shelter services), Yolo Community Care Continuum's New Dimensions Supported Housing (housing/supportive services for adults with mental illness), Short Term Emergency Aid Committee's Woodland Homeless Prevention Program (eviction prevention for low income residents), Elderly Nutrition Program's Home Delivered Meals to Low Income Seniors (home delivered meals to low income seniors), Empower Yolo's Shelter Services (emergency shelter for victims of domestic violence, sexual assault, stalking, and trafficking), and Legal Services of Northern California's Fair Housing Services (fair housing services).

#	Project Name
1	Yolo Family Service Agency Meeting Room Conversion
2	St. John's Retirement Village's Cooling Towers for PCU and Manors
3	Empower Yolo Capital Project
4	City of Woodland ADA Accessibility Program
5	Woodland Host Lions Boy Scout Cabin ADA Ramp

Table 8 – Project Information

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

Infrastructure:

Yolo Family Service Agency's Meeting Room Conversion - Mental health services is a Consolidated Plan high priority and this project converts an existing meeting room into three therapy rooms.

St. John's Cooling Towers - Health services is a Consolidated Plan high priority and this project would provide environmentally responsible water treatment by taking rejected heat from the atmosphere such as pollution and heat waste, and converting these substances into clean air and energy.

Empower Yolo's Capital Project - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority and this project will repair the roof and replace a heat pump.

City of Woodland's ADA Accessibility - ADA improvements are a Consolidated Plan high priority and this project will construct ADA compliant curb ramps, sidewalks, and driveways.

Woodland Host Lions' Boy Scout Cabin ADA Ramp - ADA improvements are a Consolidated Plan high priority and this project will provide ADA access to the Boy Scout Cabin.

New Hope Community Development Corporation's Cottonwood Meadows Stairwell/Siding - Multi-unit residential rehabilitation is a Consolidated Plan medium priority and this project will provide for the replacement of dry-rotted framing and wood siding.

Friends of the Mission's Walter's House HVAC Replacement - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority and the project will replace an HVAC unit.

Programs:

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

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

Yolo Wayfarer Center's Emergency Shelter Services - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority and this program provides emergency shelter.

Yolo Community Care Continuum's New Dimensions Supported Housing - Emergency food and shelter

for the homeless and at risk homeless is a Consolidated Plan high priority and this program provides housing for adults with mental illness.

Short Term Emergency Committee's Woodland Homeless Prevention Program - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority and this program helps low income residents from being evicted.

Elderly Nutrition Program's Home Delivered Meals to Low Income Seniors - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority and this program will provide daily hot meals for low income seniors.

Empower Yolo's Shelter Services - Emergency food and shelter for the homeless and at risk homeless is a Consolidated Plan high priority and CDBG funds will support the operation of an emergency shelter.

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

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	Yolo Family Service Agency Meeting Room Conversion
	Target Area	
	Goals Supported	Health & Youth Services Public Facility Projects
	Needs Addressed	Health Services
	Funding	CDBG: \$7,500
	Description	YFSA provides mental health services (counseling) to children, youth, families, couples, and individuals. The project will convert a current meeting room into three separate private therapy rooms. The additional therapy rooms will reduce the possibility of clients being placed on a waiting list and provide for quicker intervention for school age youth to address psycho-social needs that prevent successful academic development and growth. Currently, YFSA has a waiting list of 47 clients requesting services for low to very low income individuals between the ages of 3 to 17.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The Yolo Family Service Agency serves an estimated 279 clients each year. It is estimated that 122 beneficiaries are low income and 157 beneficiaries are very low income.
	Location Description	The address of the Yolo Family Service Agency is 455 First Street, Woodland, CA 95695.

	Planned Activities	The project will convert a current meeting room into three separate private therapy rooms. The additional therapy rooms will reduce the possibility of clients being placed on a waiting list and provide for quicker intervention for school age youth to address psycho-social needs that prevent successful academic development and growth. Currently, YFSA has a waiting list of 47 clients requesting services for low to very low income individuals between the ages of 3 to 17.
2	Project Name	St. John's Retirement Village's Cooling Towers for PCU and Manors
	Target Area	
	Goals Supported	Health & Youth Services Public Facility Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$45,302
	Description	St. John's is a nonprofit that provides four levels of care including independent living, personal care, memory support, and skilled nursing for 160 senior citizens. The proposed project would replace one of two existing cooling towers. The cooling towers provide environmentally responsible water treatment solutions by taking the rejected heat from the atmosphere such pollution and heat waste, and convert the substances into clean air and energy.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The St. John's Retirement Village has 160 residents. Of the 160 beneficiaries, it is estimated that 112 are moderate income, 32 are low income, and 16 are very low income.
	Location Description	St. John's is located at 135 Woodland Avenue, Woodland, CA 95695.
	Planned Activities	The proposed project would replace one of two existing cooling towers. The cooling towers provide environmentally responsible water treatment solutions by taking the rejected heat from the atmosphere such pollution and heat waste, and convert the substances into clean air and energy. The water being used in the cooling towers is recycled and reused. The cooling towers system eliminates chemicals that could be discharged into the City's wastewater system.

3	Project Name	Empower Yolo Capital Project
	Target Area	
	Goals Supported	Assist Homeless & Persons At Risk
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$13,600
	Description	Empower Yolo operates the only emergency shelter in Yolo County that specifically serves victims of domestic violence, sexual assault, stalking, and trafficking. The shelter provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. The project will repair a leaking roof and replace a two-ton heat pump used at Empower Yolo's administrative office in Woodland.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that at least 200 persons will benefit from the project and they are moderate to low income.
	Location Description	Empower Yolo's administrative office is located at 175 Walnut Street, Woodland, CA 95695.
Planned Activities	Empower Yolo operates the only emergency shelter in Yolo County that specifically serves victims of domestic violence, sexual assault, stalking, and trafficking. The shelter provides a comprehensive empowerment program designed to assist survivors of domestic violence in becoming independent and safe from the violence in their lives. The project will repair a leaking roof and replace a two-ton heat pump used at Empower Yolo's administrative office in Woodland. Empower Yolo shares the office building with its affiliate Center for Families. Empower Yolo and Center for Families provide emergency food and shelter, teen activities, children's programs, and rapid re-housing for the homeless.	
4	Project Name	City of Woodland ADA Accessibility Program
	Target Area	
	Goals Supported	ADA Public Improvement Projects

	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$140,000
	Description	The project will result in the construction of ADA compliant curb ramps, sidewalks, and driveways. These improvements will be in various locations that 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 YoloBus routes through the City as they connect government, medical, and other institutions/facilities.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 225 persons will benefit from the project. While ADA projects are presumed benefit for low-moderate income persons, it is unknown how many of the beneficiaries will be low-moderate income persons.
	Location Description	The locations for the ADA improvements include locations on the City's ADA Priority Route, Leisureville/Gibson Road, and Branigan Avenue/Ogden Street.
	Planned Activities	The project will result in the construction of ADA compliant curb ramps, sidewalks, and driveways. These improvements will be in various locations that 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 YoloBus routes through the City as they connect government, medical, and other institutions/facilities.
5	Project Name	Woodland Host Lions Boy Scout Cabin ADA Ramp
	Target Area	
	Goals Supported	ADA Public Improvement Projects
	Needs Addressed	Public Facilities & Improvements (includes ADA)
	Funding	CDBG: \$35,000

Description	The project will result in the construction of a concrete ADA ramp to the west side of the Boy Scout Cabin. The ramp will run from the sidewalk near the west end of the property/building to the southwest end of the building to access the building and then north towards the property's backyard area. An existing window area will be removed to accommodate a door for ADA access into the building.
Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 persons on an annual basis will benefit from the ADA improvements. While ADA projects are presumed benefit for low-moderate income persons, it is unknown how many of the beneficiaries will be low-moderate income persons.
Location Description	The Boy Scout Cabin is located at 515 Lincoln Avenue, Woodland, CA 95695.
Planned Activities	The project will result in the construction of a concrete ADA ramp to the west side of the Boy Scout Cabin. The ramp will run from the sidewalk near the west end of the property/building to the southwest end of the building to access the building and then north towards the property's backyard area. An existing window area will be removed to accommodate a door for ADA access into the building.

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 Meeting Room Conversion, St. John's Retirement Village's Cooling Towers for PCU and Manors, Empower Yolo's Capital Project, Woodland Host Lions' Boy Scout Cabin ADA Ramp, and Friends of the Mission's Walter's House HVAC Replacement** projects are located in low-moderate income Census Tracts; however, the users of their facilities and services are from throughout the Woodland community. For the Yolo Family Service Agency, Empower Yolo, and the Walter's House, these programs are available for only 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 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As noted in the above item (Description of the areas of the entitlement...), a number of the CDBG projects and programs that will be funded in FY 2016/17 are located in low-moderate income Census Tracts. However, the programs offered by the organizations are available citywide to income-eligible households.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

In FY 2016/17 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 Stairwell/Siding**
2. **Friends of the Mission's Walter's House HVAC Replacement**
3. **Yolo Wayfarer Center's Emergency Shelter Services**
5. **Yolo Community Care Continuum's New Dimensions Supported Housing**
6. **Short Term Emergency Committee's Woodland Homeless Prevention Program**
7. **Empower Yolo's Shelter Services**
8. **City of Woodland's Homeless Outreach/Housing First Pilot Program (funded through non-CDBG resources)**
9. **Mercy Housing Affordable Housing Project (City funding assistance for project)**

One Year Goals for the Number of Households to be Supported	
Homeless	135
Non-Homeless	0
Special-Needs	26
Total	161

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	95
The Production of New Units	0
Rehab of Existing Units	91
Acquisition of Existing Units	0
Total	186

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

In FY 2016/17 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 Stairwell/Siding -

Cottonwood Meadows provides rental housing to low and very low income senior and senior disabled residents in Woodland. The project will fund the removal, repair, and replacement of dry-rotted framing at all eight stairwells and wood siding facing the western exposure of Cottonwood Meadows.

2. Friends of the Mission's Walter's House HVAC Replacement - Walter's Housing is located in Woodland and operates a 44-bed transitional housing homeless shelter. The project will result in the replacement of the existing HVAC unit with one that is more energy efficient and and reliable.

3. Yolo Wayfarer Center's Emergency Shelter Services - The shelter program is located in Woodland and provides daily emergency food and shelter services to homeless and low-income citizens of Woodland/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.

5. Yolo Community Care Continuum's New Dimensions Supported Housing - This program provides housing/supportive services to adults with mental illness. Services provided are unduplicated and include assessment of independent living skills, mental health needs, and physical problems.

6. Short Term Emergency Committee's Woodland Homeless Prevention Program - The program provides emergency cash assistance for overdue rent in order to prevent evictions for low-income Woodland residents. The program will also provide first month's rent to help low-income Woodland individuals and families move into permanent, long-term housing.

7. Empower Yolo's Shelter Services - The shelter offers 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 adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care.

8. City of Woodland Homeless Outreach/Housing First Pilot Project - The Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. The City Council also directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's of initiating a

"Housing First" pilot project, in collaboration with Yolo County and other partner agencies to assist in placing unsheltered homeless individuals into permanent housing. These actions are consistent with the homeless goals of the City's CDBG Consolidated Plan.

9. Mercy Housing Affordable Housing Project - The City Council this year approved a general plan amendment/rezone to redesignate the former Yolo General Hospital site at Cottonwood Street/Beamer Street for multi-family housing. Mercy plans to construct an 80-unit affordable housing complex. The Council also approved a development impact fee waiver in the amount of \$952,000. If Mercy receives tax credits, construction will begin before the end of this year.

AP-60 Public Housing – 91.220(h)

Introduction

Yolo County Housing serves as the PHA for Yolo County and operates two public housing facilities in Woodland: Yolano and Donnelly. Two City programs are operated near public housing: Woodland Box Club and Folklorico de Latino Woodland. The City has supported a number of capital improvements near Yolano and Donnelly. These include CDBG assistance for TANA, replacement of a playground used by public housing residents, and design/demolition for a future educational/recreational/box club facility (community center). TANA (Taller Arte del Nuevo Amanecer) offers a silkscreen studio, Chicano/Latino Arts exhibition space, and a teaching center for the arts. Through exhibiting, printing, and teaching, TANA cultivates the cultural and artistic life of the community, viewing the arts as essential to a community's development and wellbeing. Finally, the City funded significant improvements at the intersection of Lemen Avenue/North Street/East Street intersection to realign one of the roadways, install traffic signals, and pedestrian improvements. This intersection is used by public housing residents on a daily basis as they walk and bicycle to schools, grocery stores, and other locations.

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

For FY 2016/17 the City is using CDBG funds for the Short Term Emergency Aid Committee's Woodland Homeless Prevention Program. This effort provides emergency cash assistance for overdue rents in order to prevent evictions for low-income Woodland residents. The goal is to help low-income individuals and families with emergencies pay for rent to keep them from being evicted.

The City through funding from its Measure J sales tax measure is providing more than 400 scholarships for youth day camps, swim lessons, Lifeguard Training, an Outdoor Adventures trip to Yosemite, and tennis classes. Scholarships result in a substantial fee reduction (except tennis, which is free) and are available to families that earn no more than 60% of the countywide median household income, adjusted for household size. Generally, families that meet the requirements for the school lunch program are eligible for the scholarships.

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

Yolo County Housing (YCH) is governed by a board of commissioners separate from the City of Woodland's jurisdiction. Two of the commissioners are residents of YCH developments which includes public housing facilities and other low income developments. A public housing residents group meets on a quarterly basis to discuss issues affecting public housing residents and provide YCH management with input. While the City of Woodland is not involved in the governance or oversight of YCH and its public housing program, all City programs including first time homebuyer loan assistance are available to public housing residents.

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

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 the duration of its Consolidated Plan (FY 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 2016/17, the City has allocated CDBG funds for the Yolo Wayfarer Center's emergency shelter located in Woodland 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. CDBG funds will be provided also to Empower Yolo for shelter services. Empower Yolo operates the only shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and trafficking. The shelter offers 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 adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care.

The Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. The City Council also directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's of initiating a "Housing First" pilot project, in collaboration with Yolo County and other partner agencies to assist in placing unsheltered homeless individuals into permanent

housing. These actions are consistent with the homeless goals of the City's CDBG Consolidated Plan.

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 program 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

For FY 2016/17, the City has allocated CDBG funds for Yolo Wayfarer Center's emergency shelter located in Woodland 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. CDBG funds will be provided also to Empower Yolo for shelter services. Empower Yolo operates the only shelter in Yolo County that specifically provides services to victims of domestic violence, sexual assault, stalking, and trafficking. The shelter offers 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 adult and child is assigned an advocate to assist with goal-setting and obtaining food, clothing, financial aid, transportation, and health care.

The Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. The City Council also directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's of initiating a "Housing First" pilot project, in collaboration with Yolo County and other partner agencies to assist in placing unsheltered homeless individuals into permanent housing. These actions support the homeless goals of the City's CDBG Consolidated Plan.

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 program 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.

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 Yolo County's 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 six grant renewals under the 2015 (payment year 2016/17) HUD Continuum of Care (CoC) Program.

1. Reallocation from Transitional Housing to Permanent Supportive Housing (\$149,855 award)
2. Permanent Supportive Housing (2010) for Chronically Homeless Families (\$24,880 award)
3. Permanent Supportive Housing for Chronically Homeless Individuals (\$24,700 award)
4. Reallocation Project (2012) to Serve Chronically Homeless Families (\$15,398 award)
5. Permanent Supportive Housing Reallocation Project (2013) (\$24,181 award)
6. Permanent Supportive Housing Reallocation Project (2014) (\$9,499 award)

The City submitted a seventh project, Bonus Project Permanent Supportive Housing (\$78,761 grant request), but grant funds were not awarded.

For FY 2016/17, the City will fund the Short Term Emergency Aid Committee's Woodland Homelessness Prevention Program. The program provides emergency cash assistance for overdue rent in order to prevent evictions for low-income Woodland residents and first month's rent to help low-income Woodland individuals and families move into permanent, long-term housing.

The Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. The City Council also directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's of initiating a "Housing First" pilot project, in collaboration with Yolo County and other partner agencies to assist in placing unsheltered homeless individuals into permanent housing. These actions support the homeless goals of the City's CDBG Consolidated Plan.

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 2016/17, the City has allocated CDBG funds for Yolo Wayfarer Center's emergency shelter located in Woodland 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. CDBG funds will be used also for the Short Term Emergency Aid Committee's Woodland Homelessness Prevention Program. The program provides emergency cash assistance for overdue rent in order to prevent evictions for low-income Woodland residents and first month's rent to help low-income Woodland individuals and families move into permanent, long-term housing.

Discussion

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

Introduction

The Woodland City Council on March 1, 2016 approved a development impact fee waiver in the amount of \$974,006 to assist with the construction of Mercy Housing's 80-unit rental project located at 180 W. Beamer Street. The Mercy project will also address a special needs group by reserving a number of units for adults with mental illness. The City Council also approved a general plan amendment to redesignate the site for high density residential and a rezoning for multi-family residential.

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 address funding gaps. As part of the City's Inclusionary Housing Program, Development Fees for affordable units built concurrently with the market units are eligible for fee deferrals and Plan Check/Building Permit fees waivers. The Woodland City Council this year approved a development impact fee waiver in the amount of \$974,006 for construction of Mercy Housing's 80-unit affordable housing rental project.

Access to Credit - The City's housing consultant, NeighborWorks of Sacramento, reviews credit histories of potential homebuyers and provides credit counseling if needed. NeighborWorks will conduct income determinations for twelve low income households who are going through the City's First Time Homebuyer Loan Assistance Program. Households will receive credit counseling if needed.

Public Sector Assistance - Staff submits funding applications in partnership with affordable housing developers. The City has received Federal HOME grants from the CA Department of Housing and Community Development for first time homebuyer programs and rental construction projects, CalHome and BEGIN funds from HCD for homebuyer programs, and Sacramento Area Council of Governments' Community Design Program grant funds to construct infrastructure improvements in support of affordable housing. The City has also received HELP loans from the California Housing Finance Agency for rental acquisition/rehabilitation projects. The City has worked with developers of affordable housing projects to secure multifamily revenue bonds and low income housing tax credits. While the CalHome, BEGIN, HELP, and redevelopment low-moderate housing funds 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. Currently, twelve low income households are going through the City's First Time Homebuyer Loan Assistance Program.

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 for 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

AP-85 Other Actions – 91.220(k)

Introduction

The City's Action Plan will fund construction projects and program activities for the Woodland's community's low- and moderate-income residents. The projects improve infrastructure to increase capacity or repair/replace infrastructure to meet current standards and they include Yolo Family Service Agency's (YFSA) Meeting Room Conversion, St. John's Retirement Village's Cooling Towers for PCU and Manors, Empower Yolo's Capital Project (roof repair and HVAC replacement), City of Woodland's ADA Accessibility Program, Woodland Host Lion's Boy Scout Cabin ADA Ramp, New Hope Community Development Corporation's Cottonwood Meadows Stairwell/Siding, and Friends of the Mission's Walter's House HVAC Replacement. YFSA provides counseling services for low income families; St. John's provides four levels of care including independent assisted living, personal care, memory support, skilled nursing for 160 seniors; Empower Yolo provides the only emergency shelter in Yolo County specifically for victims of domestic violence, sexual assault, stalking, and trafficking; Cottonwood Meadows is an apartment complex serving low to very low income senior and senior disabled residents; and Walter's House is a 44-bed transitional housing facility serving homeless women and men.

Program activities that benefit low- and moderate-income individuals and households will be available on a citywide basis to income-eligible households and they include Planned Parenthood Mar Monte's Teen Success (teen pregnancy prevention program to assist teen mothers and pregnant teens and focused on helping participants maintain their family size and graduate from high school), Northern California Children's Therapy Center (health care access for special needs children through early intervention), Yolo Wayfarer Center's Emergency Shelter Services (emergency shelter services), Yolo Community Care Continuum's New Dimensions Supported Housing (housing/supportive services for adults with mental illness), Short Term Emergency Aid Committee's Woodland Homeless Prevention Program (eviction prevention for low income residents), Elderly Nutrition Program's Home Delivered Meals to Low Income Seniors (home delivered meals to low income seniors), Empower Yolo's Shelter Services (emergency shelter for victims of domestic violence, sexual assault, stalking, and trafficking), and Legal Services of Northern California's Fair Housing Services (fair housing services).

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. CDBG staff maintains an agency referral list for affordable housing, clothing, emergency shelter, food, health care coverage and services, homeless prevention, substance abuse treatment, utility assistance, and veterans' programs.

The City has not identified any gaps in the City's Housing and Community Development programs and services provided. However, the City acknowledges that the level of demand for these programs exceeds the supply of funding to meet the demand.

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. The City estimates that the available funds will provide first time homebuyer loans for 10 families.
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 \$45,000 in FY 2016/17 CDBG funds, the New Hope Community Development Corporation's (NHCDC) Cottonwood Meadows Stairwell/Siding project will result in the exterior rehabilitation of NHCDC's affordable housing apartment complex at 120 North Cottonwood Street.
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. Yolo County and cities executed a new three-year contract to extend the project to June 30, 2018.
5. The City will provide FY 2016/17 CDBG funds to support Wayfarer's emergency shelter (\$10,500 grant); Yolo Community Care Continuum's New Dimensions Supported Housing (\$9,500 grant) to house mentally ill adults at risk of homelessness; Empower Yolo's emergency shelter (\$8,342 grant) to assist survivors of domestic violence, sexual assault, stalking and trafficking; and Short Term Emergency Committee's Woodland Homless Prevention Program (\$6,000 grant) to prevent individuals and family from becoming homeless and to assist homeless individuals and families get back into housing.
6. While not part of the City's CDBG program, the Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. Separately, the City Council directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's cost of initiating a

"Housing First" pilot project, in collaboration with Yolo County and other partner agencies to assist in placing unsheltered homeless individuals into permanent housing.

7. The City Council in March 2016 approved a general plan amendment/rezone to redesignate the former Yolo General Hospital site at Cottonwood Street/Beamer Street for multi-family housing. Mercy Housing plans to construct an 80-unit affordable housing project at the site. The Council also approved a partial development impact fee waiver in the amount of \$952,000. If Mercy receives tax credits for the project, construction will begin before the end of the calendar year.

Actions planned to reduce lead-based paint hazards

The City will take the following actions during FY 2016/17 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 demolition of the building. This work is expected to occur in late 2015/16 or early 2016/17.

Actions planned to reduce the number of poverty-level families

For FY 2016/17, 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 2016/17 the City is funding the 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), Empower Yolo (shelter services for victims of domestic violence, sexual assault, stalking, and trafficking), and Short Term Emergency Aid Committee (homeless prevention).
- 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 2016/17 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.

- While not part of the City's CDBG program, the Woodland City Council on April 19, 2016 approved a general fund appropriation to (a) start a homeless outreach project to identify the chronically unsheltered homeless in Woodland, establish regular ongoing communication with these individuals, and connect them whenever possible to services/programs and housing. The City will contract with Fourth & Hope (Yolo Wayfarer) for homeless outreach. Separately, the City Council directed the City Manager to include general fund funding in the FY 2016/17 budget to cover the City's cost of initiating a "Housing First" pilot project, in collaboration with Yolo County and other partner agencies to assist in placing unsheltered homeless individuals into permanent housing.

Actions planned to develop institutional structure

The City will continue to improve coordination and eliminate gaps in the institutional structure. The City works regularly with Yolo County Housing (Housing Authority) on affordable housing and related areas. In addition, the City continues to improve communication between City departments and divisions, including the Building/Code Enforcement, Finance, Development Engineering, Planning, Public Works, Police, 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 2016/17 the City is funding the 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), Empower Yolo (shelter services for victims of domestic violence, sexual assault, stalking, and trafficking), Short Term Emergency Committee (homeless prevention program), and Yolo Community Care Continuum (supportive housing for adults with mental illness).

Discussion

Program Specific Requirements

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

Introduction

The City of Woodland's CDBG Consolidated Plan for 2015-19 includes the following goals for housing, homelessness, other community development needs, and public services.

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

Other CDBG Requirements

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

Discussion

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